

Anna Maria Sales Team's Real Estate Report *Find Your Place in the Sun*

December 2018

Featured For Sale
Monthly Island Sales Stats
For Sale from AMST
Recently Sold

Featured for Sale



304 63rd street A & B, Holmes Beach FL 34217

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to tell your friends!*

December 2018 Monthly Island Sales Info



December 2018 Island Sales

Single Family Homes:
Sold Price up 0.39 % since 2017
2018 Single Family Home Sales - 12
\$1,245,000 Avg Sold Price

2017 Single Family Home Sales - 16
\$1,240,213 Avg Sold price

Condos:
Sold Price up 5.2% since 2017

2018 Year End Summary and the Top Real Estate Trends to Look for 2019

Written by Robert Kiyosaki for Daily Reckoning



In case you weren't paying attention, 2018 was an exciting year in real estate-full of twists and turns. Obviously, I don't have a crystal ball-but after spending decades as a successful real estate investor, I am pretty well versed in reading the tea leaves. So, what does 2019 have in store for real estate investors? First let's take a look at the 2018 summary for Anna Maria Island:

Sold Price up 3.2% since 2017

2018 Condo Sales - 6
\$372,643 Avg Sold price

2017 Condo Sales - 7
\$393,083 Avg Sold Price

Multi-Family:

Sold price down 2 since 2017

2018 Multi- Family Home Sales - 0

2017 Multi-Family Home Sales - 2
\$912,500 Avg Sold Price

Land:

Sold Price down 1 since 2017

2018 Vacant Land Sales - 0

2017 Vacant Land Sales - 1
\$490,000 Avg Sold Price

Anna Maria Sales Team's

FOR SALE!



640 Estuary Drive, Bradenton FL 34209

3 bed/ 2 bath

Spacious Condo in Perico Bay Club

\$335,000

This Perico Bay Club condo is a large 3 bed/2 bath bright and open home with cathedral ceilings and 2 porches! Beautiful views abound in this great location, near the pool and one of the piers this fabulous community has to offer. With lots of square footage, neutral colors, Eucalyptus wood floors, built in cabinetry, covered parking and ample storage this is the perfect place to move in and relax! In this gorgeous community with tennis courts, shuffleboard, kayak launch....[read more here...](#)



116 81st street, Holmes Beach FL 34217

3 bed/2 bath

West of Gulf drive!

\$899,000

"Little Miss Magic" is a darling ground level beach bungalow just five doors from the sugar sand beaches of Anna Maria.

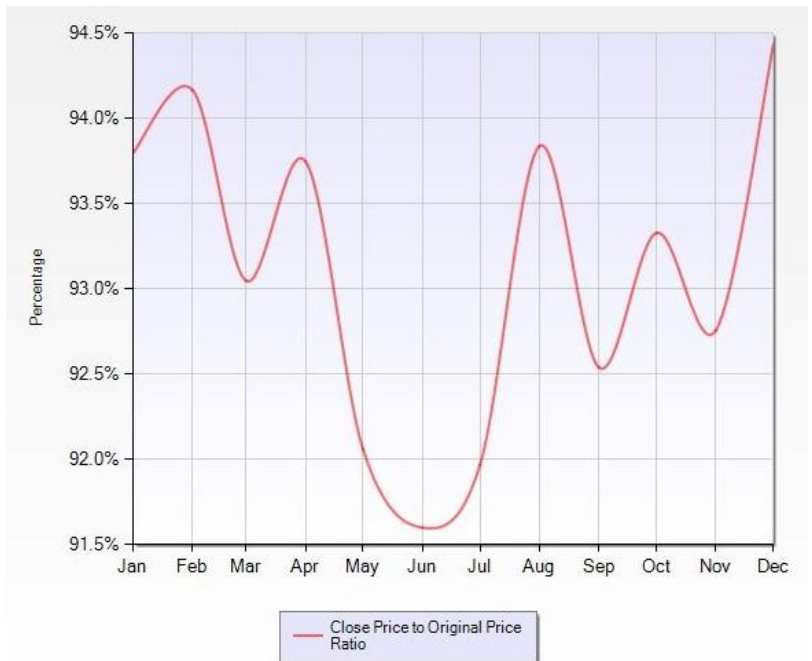
**SOLD ON ANNA MARIA ISLAND BETWEEN JANUARY 1
THROUGH DECEMBER 31 2018**

	#Sold	Lowest	Highest	Avg. Sale Price
Homes	223	\$265,000	\$5,000,000	\$1,074,237
Condos	128	\$202,500	\$1,999,000	\$451,320
Multi Family	23	\$409,000	\$1,575,000	\$700,478
Land	9	\$250,000	\$1,450,000	\$609,389
Total	383			

DEC 2017 VS 2018 INVENTORY

	#Sold in Dec. 2017	#Sold in Dec. 2018	Pending	Inventory
Homes	16	12	7	175
Condo	7	6	4	67
Multi Family	2	0	0	21
Land	1	0	0	15
Total	26	18	11	278

CLOSE PRICE RATIO



Time frame is from Jan 2018 to Dec 2018

DAYS ON THE MARKET

Totally remodeled, this adorable 3/2 has a well equipped kitchen with beachy cabinets, stainless steel appliances, granite counter tops and an open floor plan with sliders leading to the beautiful private pool. The features in this designer decorated home include a wood burning fireplace, tongue and groove ceilings, custom molding throughout, wainscoting and so much more....Sold turnkey furnished and with weekly rentals allowed including a great rental history [...read more here...](#)

Anna Maria Sales Team's SOLD:



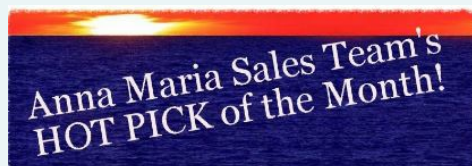
WE SOLD
906 Sandpiper Circle
\$225,000
Spacious Perico Bay
Club Condo

WE SOLD
1325 Gulf dr. #230
\$309,000
Tortuga Inn Beauty



Thinking about selling?
The market has appreciated!
If you bought just a few years ago, your home may be worth more. We can provide information on *how much your home is worth*.

Call or email us, and we can discuss recent sales and pricing possibilities with you.



Expert picks for great buys in today's market!
Contact Kathleen & Erin
for more info today!

Top Island Buys!

1. Ground level beauty in the North End!
3/2 ~ \$649,000
2. Updated Condo with Gulf Views!
2/2 ~ \$359,900
3. Great investment in Key Royale!
3/2 ~ \$749,000



Time frame is from Jan 2018 to Dec 2018

New Buying Patterns

The baby boomers who once purchased all the traditional two-story homes are now ready to downsize. But they don't just want less space, they are also looking for ranch-style homes, so they don't have to navigate stairs as they age. What does that mean? Single-story homes will increase in value as demand rises.

Steady Stream of New Construction

The top trend I've seen so far has been a steady stream of new construction, which is kept rent prices mostly in check for 2018. Where I live in Arizona, you can't drive down any street without seeing some sort of new construction happening. A stable pipeline of new buildings means we'll see the impact of lower rent growth but still above long-term averages when it comes to rent across the U.S.

Low Available Inventory

After the real estate bubble burst in 2008, and foreclosure properties were abundant, inventory wasn't a concern. Fast forward 10 years, and the economy back to a comfortable level, inventory levels are back to pre-2008 numbers..[Read more...](#) to read the full article

To purchase your place in the sun, contact the Anna Maria Sales Team today!

The Anna Maria Sales Team
Kathleen White & Erin Joy Leathem
www.AnnaMariaSales.com

Whether buying or selling, the Anna Maria Sales Team is here for all your real estate needs.

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FEATURED FOR SALE!





Spacious duplex
304 63rd street A & B, Holmes Beach
2 bed/ 2 bath + 2 bed/ 1 bath
\$769,000

This is the whole duplex! With over 2,500 sq. ft., this property could easily be converted into a single family home! Investors, take advantage of 2 units with weekly rentals allowed with 2 bedroom/1 bath on one side and 2 bedrooms/2 baths on the other side. With a huge yard at over 9,300 sq. ft, there is plenty of room with a pool! All just a short walk from the beach [...read more here...](#)

Anna Maria Sales Team

Find Your Place in the Sun



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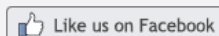
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