



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

July 2017

Recently Sold

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Featured for Sale



Runaway Bay 272 - 2 bed/ 2 bath ~ \$359,000

June 2017

Monthly Island Sales Info

Online Home Estimates Are Not Appraisals



June 2017 Island Sales

Sold Price UP 54% since 2016

Single Family Home Sales - 25

\$1,237,100 Avg Sold Price

2016 Single Family Home Sales - 20

\$804,029 Avg Sold price

Sold Price UP 29% since 2016

Condo Sales - 16

\$485,969 Avg Sold price

2016 Condo Sales- 10

\$376,350 Avg Sold price

Sold 6 More than 2016

Multi-Family Home Sales - 6

\$576,750 Avg Sold price

2016 Multi-Family Home Sales - 0

Sold 3 Less than 2016

Vacant Land Sales - 0

2016 Vacant Land Sales - 3

\$397,667 Avg Sold price

Posted in Appraisal & Valuation, Being a REALTOR®, Economic Updates on Realtor.org

by Karen Belita, Data Scientist

June 29, 2017



The prevalence of technology gives anyone more access to a broad spectrum of information on the internet. In real estate, access to property details and values is easier due partly to Automated Valuation Models or AVMs.

Automated Valuation Models spit out a price for a property based on computer algorithms and calculations that take different sets of property data and look for patterns and relationships between property value and the input data. There are websites that will have a home value estimate available by just searching an address, while others may provide an estimate only upon request.

When it comes to online home value estimates, the number one caveat for consumers is that these estimates are not a substitute for formal appraisals, comparative market analyses and the in-depth expertise of real estate professionals. However, it is important to know the different sources of AVMs and home value estimates available online, to understand these estimates in their proper context.

The most popular sources of home value estimates online are those that use AVMs. These estimates have varying levels of accuracies and may not take into account the unique qualities of a home, a neighborhood, and local markets. The main sources of AVM estimates are:

* Realtors Property Resource® (RPR®): RPR® has two home value estimates, their AVM estimate and the Realtors Valuation Model® (RVM®) estimate. The difference between

Anna Maria Sales Team's
FOR SALE!



213 Periwinkle Plaza, Anna Maria

2-3 bed/2 bath
Fabulous Pool Home in Anna Maria!
\$819,000

Beach life is yours in this open and relaxing 2-3 bed/2 bath island home on the exclusive North End of Anna Maria Island! Unwind poolside in your big, beautiful backyard next to your large custom pool and spa! Vacation relaxation is yours year round with your own shuffleboard court! Whether inside or out, there is room to stretch out and enjoy...from the open and bright family room, to the large dining area and pool deck, this home has everything you need to relax! Just a short walk to the beach, and the shops of Pine Avenue...

[...read more here...](#)

the two is that RVM® uses the same data as the AVM plus Multiple Listing Service (MLS) Data. Both AVM and RVM® show the accuracy level of the estimate by giving estimate ranges and confidence scores. This resource is available for REALTORS® only and allows a significant amount of expert customization, making it a useful tool for members, especially when working with well-researched clients.

* Realtor.com®: Realtor.com® uses tax assessment records, recent sale prices of comparable properties, and other factors to estimate home values. This estimate is free and publicly available.

* Redfin: Redfin is a web-based real estate brokerage that gives the Redfin estimate for the property, which is based on market, neighborhood, and home specific data, including MLS data on recently sold homes. Redfin cites that their estimates for properties currently on the market are more accurate than estimates for off-market properties. This estimate is free and publicly available.

* HouseCanary: HouseCanary has two main services: valuations and forecasting. Their estimates use property level data from public records and the MLS. Their accuracy will vary across markets depending on the availability of data. This estimate is available with subscription to their services.

* Homes.com: Homes.com's estimate mainly uses public records. They test and benchmark the accuracy of their estimates. This estimate is free and publicly available.

* Zillow: Zillow has the Zestimate, which is their home value estimate for properties and is computed using public and user-submitted data. Their estimates have different accuracy levels depending on the data of the property and location. This estimate is free and publicly available.

* Eppraisal.com: Eppraisal.com uses property records, home sales data, and local market data for their estimates. Their accuracy depends on the accuracy and completeness of public data. This estimate is free and publicly available.

There are also websites that provide home value estimates by request only or estimates using user inputs: Trulia.com, HomeValues.com, ForSaleByOwner.com, GuaranteedSale.com, ValuemyHouse.com, and ZipRealty.com...

Read the entire article on our website...[HERE...](#)

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

The Anna Maria Sales Team
Kathleen White & Erin Joy Heckler

www.AnnamariaSales.com

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

Kathleen White
941-773-0165

Erin Joy Heckler
941-448-5616



Tortuga 164, Bradenton Beach

2 bed/2 bath

Bay View Beauty!

\$489,000

MOTIVATED SELLER! BRING OFFERS! BEAUTIFUL BAY VIEWS! Tortuga has it all... This spacious and grand 2 bedroom/2 bath bay view condo beckons you to enjoy the beach life! With water views and wonderful natural light, this bright and open space has room for relaxation and enjoyment! The large master suite is open to the enclosed deck with views of the bay.

[...read more here.](#)



Runaway Bay 272, Bradenton Beach

2 bed/2 bath

Waterview Condo!

\$359,000

Enjoy both Beach and Bay from this beautifully updated Runaway Bay 2 bedroom/2bath condo. Open and bright, this wonderful spot gives you plenty of room to relax and enjoy all that Anna Maria Island has to offer. With Gulf Beach access across the street and Bayfront access for your kayaks, Runaway Bay makes the most of island life. Sit on your porch and enjoy the birds over the water, rest & relax in your bright open family room. Dine at the table, or the open kitchen counter.

[...read more here.](#)

Anna Maria Sales Team's HOT PICK of the Month!

Expert picks for great buys in today's market!

**Contact Kathleen & Erin
for more info today!**

Top Island Buys!

- 1. Updated home one block to beach!**
2/2 ~ \$499,900
- 2. Adorable townhome in great community!**
2/2.5 ~ \$419,000
- 3. Large villa with Great Rental potential!**
4/2 ~ \$629,000

Anna Maria Sales Team's

SOLD!



WE SOLD

6803 7th Ave

\$380,000

Beuatifully updated home!

WE SOLD

8219 8th Ter

\$470,000

Beautiful Pool Home!



Have you thought about selling? The market has appreciated, and continues to do so. Even if you bought just a few years ago, now may be a good time to capitalize on the sale of your home. We are happy to give you market value information.

Call or email us about your home, and we will discuss recent sales and pricing possibilities with you.

Anna Maria Sales Team

Find Your Place in the Sun



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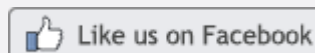
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