



Anna Maria Sales Team's Real Estate Report

November 2015

Top Tips for Holiday Home Sale

.....
Hot Pick of the Month

.....
Monthly Island Sales Stats

.....
For Sale

.....
Recently Sold



Featured FOR SALE - 505 S Bay, Anna Maria

Monthly Island Sales Info

Island Highlights

October 2015



October 2015 Island Sales

Sold Price up 27% since 2014

Single Family Home Sales - 12

\$1,113,083 Avg Sold price

2014 Home Sales - 20

\$873,540 Avg Sold price

Sold Price up 11% since 2014

Condo Sales - 13

\$423,692 Avg Sold price

2014 Condo Sales - 8

\$382,813 Avg Sold price

Sold Price up 27% since 2014

Multi-Family Home Sales - 3

\$625,000 Avg Sold price

2014 Multi-Family Home Sales - 4

\$493,125 Avg Sold price

Anna Maria Island...

Top 10 Tips for Selling Your Home During the Holidays

from HGTV.com



Attract homebuyers even during the holidays with these useful tips.

The holiday season from November to January is often considered the worst time to sell in the market. While the thought of selling during the winter months may dampen your spirits, the season does have its advantages. Buyers tend to be more serious and less fierce with fewer homes being shown.

First, decide if you really need to sell. Really. Once you've committed to the sale, don your holiday apparel and follow these tips from FrontDoor.

1. **Deck the halls, but don't go overboard.**

Homes often look their best during the holidays, but sellers should be careful not to overdo it on the decor. Adornments that are too large or too many can crowd your home and distract buyers.

distract buyers.

Sold Price up 57% since 2014

Vacant Land Sales - 1

\$649,000 Avg Sold price

2014 Vacant Land Sales - 4

\$412,500 Avg Sold Price

Anna Maria Sales Team's FOR SALE!



2 bed/ 2 bath villa Canalfront!!

\$359,000

Lowest priced waterfront property on the island!! Jump in the boat right off your back porch... you have direct access to the inter coastal waterway on Anna Maria Sound. This light and bright totally updated 2 bedroom 2 bath villa in Seaside Gardens is beautiful...

[Learn more...](#)

2. Hire a reliable real estate agent.

That means someone who will work hard for you and won't disappear during Thanksgiving, Christmas or New Year's.

Ask your friends and family if they can recommend a listing agent above and beyond to get your home sold. This will ease your stress more time to enjoy the season.

3. Seek out motivated buyers.

Anyone house hunting during the holidays must have a good reason. Work with your agent to target buyers on a deadline, including people for jobs in your area, investors on tax deadlines, college students, military personnel, if you live near a military base.

4. Price it to sell.

No matter what time of year, a home that's priced low for the market makes buyers feel merry. Rather than gradually making small price reductions, real estate agents advise sellers to slash their prices *before* putting in the market.

5. Make curb appeal a top priority.

When autumn rolls around and the trees start to lose their leaves, the exterior of your home becomes even more important. Bare trees expose your home, so touch up the paint, clean the gutters and spruce up the lawn. Keep buyers' safety in mind as well by making sure stairs and walkways are clear....[Click here for more...](#)

**To purchase your island dream,
contact the Anna Maria Sales Team today!
The Anna Maria Sales Team**



**2 bed/2 bath villa
Perico Bay Club**

\$224,900

PRICE REDUCED!!! This open & airy 2 bed/2 bath villa with its own separate garage is spacious & bright, with water views! Enjoy the Florida sunshine in your private courtyard, or relax on your deck and watch the birds and views overlooking the pond...

[Learn more...](#)



**2 Bed/ 2 bath
Canalfront home in Anna Maria!**

Kathleen White & Erin Joy Heckler

www.AnnamariaSales.com

Whether buying or selling, the Anna Maria Sales Team is here for a needs.

Contact :

Kathleen White

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KWhite35@tampabay.rr.com

or

Erin Joy Heckler

941-448-5616

Erin@IslandReal.com



Expert picks for great buys in today's market

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

Great Investment-

Remodeled 2/2 villa with private pool!

ONLY \$525,000

Great Value-

\$789,000

This lovely canal front home, on a quiet street in the city of Anna Maria, is the perfect island retreat for a weekend or a lifetime! From the moment you step through the front door you feel this home's special touches. The open concept beckons you to relax and enjoy the lush views overlooking the canal through the large glass doors onto the wrap around lanai...

[Learn more...](#)

Anna Maria Sales Team's
SOLD!

WE SOLD -**6300 Flotilla Dr-****\$285,000**

An updated 3/2 in bayfront community!

WE SOLD -**2907 Ave F****\$3,200,000**

A direct Gulf front 4 bed/5 bath custom pool home!



Updated 2/2 canalfront villa with private boat dock!

ONLY \$359,000

Great Potential-

2/1 home on large duplex lot!

ONLY \$549,000

Great Location-

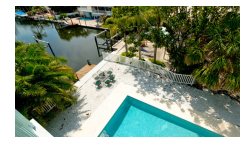
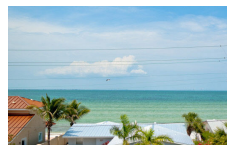
3/2 townhome with 2 car garage only steps to beach!

ONLY \$429,000

FEATURED FOR SALE!

Beautiful Views!





5 bed/ 5 bath Pool home
Canalfront with Sunshine Skyway views!
\$1,980,000

Welcome to paradise! Unbelievable open, bright space with 3200sf and gorgeous I coffee in the chef's kitchen of this spacious 5 bedroom/5 bath waterfront home with dock. With fabulous sunrises over the Bay and relaxing water views down the canal, the shops of Pine Avenue, and the waves of the Bay, this home affords you all living...

Click [HERE](#) for more info

Anna Maria Sales Team

"The Anna Maria Sales Team ~ your Island experts for your Island life..."



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