



Anna Maria Luxury Real Estate

MAY 2022 Newsletter

Real estate sales on Anna Maria Island continues to slow down due mostly to low inventory. Sales for the month of **April 2022 at 40** were **60% lower than April 2021 at 70**. **Even though sales are slowing, the Inventory continues to remain at the same level as its been for the last year or two. It currently is at 94.** Sales for **April 2022** for Anna Maria City, Holmes Beach, and Bradenton Beach were **40** (SF-26, Con-9, Dup-4 & Lot-1) **compared to April 2021 at 70** (SF-42, Con-23, Dup-1 & Lot-4). As mentioned above, the inventory **continues to be the lowest it's been in 30 years** and continues to be well below 300 for 37 of the last 45 months. Inventory is currently at only **94** (SF-65, Con-25, Dup-2 & Lot-2). Inventory for the previous 45 months were 79, 88, 82, 72, 72, 72, 76, 100, 135, 145, 155, 162, 175, 196, 230, 261, 253, 274, 308, 314, 312, 289, 279, 282, 292, 296, 293, 305, 334, 338, 319, 291, 257, 249, 231, 214, 223, 240, 254, 267, 297, 297, 310, 290, 298. **Sales have started to slow down, but the inventory has not started to build much yet.** Looking at Manatee County the average sale price of single-family homes and Condos in Manatee County through April 2022 was up again 31% over a year ago to \$703,385 above April 2021 at \$536,981 and the current inventory is down 7.7% at 431 from 467 in April 2021. As I noted above, the average sale price of a single-family home in Manatee County is \$703,385 and the median sales price is 525,000 and the Pending sales are at 705 vs 826 last year. Again..... I CAN NOT say this strongly enough; for those of you thinking of selling within the next year or two now would be the time to put your property on the market while the inventory is shrinking. As far as you buyers...buying sooner is better than later unless you aren't going to buy for more than two years. Call (941) 232-2216 or email me at alan@alanguetto.com for an opinion of the value of the property you may want to sell, or for starting a search to find a property to buy today.

Since last month's newsletter, there were 52 properties on AMI that went pended SF-15, Condo-36, multi-family- 0 and the lots- 1. The single families were listed between \$625,000 and \$6,999,000; The condos between \$429,000 and \$4,125,000; The Multi families between \$1,200,000 and \$1,499,100: and one lot at \$649,000. Of the 94 single-family properties currently for sale, there are only two single-family properties under \$1 million (\$949,000 and \$960,000) and 22 over \$4 Million ranging between \$4,200,000 and \$28,500,000. **We have left out Frank & Al's best buys again this month since there is so little inventory, and it changes so fast.** If you have any questions or want to see any properties just call Lynn or I. **We can also put you on your own automatic search for properties with your specific criteria so you can get them as soon as they go up for sale because the inventory is turning over so quickly, [let us know what that is today!](#)**

To summarize the Anna Maria Island Real Estate Market sales thru April 2022 were 60% lower than thru April 2021. The inventory has begun to creep up but still the lowest I've seen it in

941-232-2216 | Alan@AlanGalletto.com | 941-778-6066 | Lynn@AlanGalletto.com

Island Real Estate, 6101 Marina Drive, Holmes Beach, FL 34217

www.AnnamariaLuxuryRealEstate.com



30 years, at again only **94** (SF-65, Con-25, Dup-2, Lot-2) **20% up from last month but still lower than 6 of the last 12 months at 79, 88, 82, 72, 72, 76, 100, 135, 145, 155, 162 & 175**. Pended properties (properties under contract) continue to remain about where they have been for the market at **58** (SF-31, Con-24, Dup-2 & Lot-1) at the low end from the previous fourteen months at **50, 55, 63, 70, 85, 94, 95, 101, 87, 86, 90, 94, 112, 92**. Distressed properties continue to be non-existent as they have been for the last couple of years with again none in the current inventory and only two in the last thirty-nine months. The **distribution of the 63 single-family properties** currently for sale on **AMI continues to skew to the high end** with 0% (0) <\$750K, .3% or (2) between \$750K and \$1 million, 10% or (6) between \$1 million and \$2 million and 30% or (18) between 2-3 Million and 60% or (37) over \$3 million. **The highest-priced single-family home** currently is \$28,500,000, **102 48th St.** a 1940, remodeled 3,892 10BR.7.5bath beach house directly on a gulf front lot. The **lowest-priced** is a Villa, **3007 Ave E unit A**, a 2 BR/1 bath, and 700 sq. ft. The **distribution of the 25 Condos** currently for sale on AMI is .5% or (1) <\$500K, 60% or (14) \$500K-\$750K, 20% or (4) \$750K - \$1 million and 30% or (6) >\$1 million. You can see that 99% of the single-family prices are over \$1 million while 80% of the condos were below \$1million and only 20% over \$1 million. As I mentioned above of the **current inventory of 63 single-family homes** the lowest priced property at **3007 Ave E, unit A** listed at **\$949,000** a 2br/1bath, 700 sq. ft. Villa and the highest is an **\$28,500,000** a Gulf Front property **102 48th St, HB**. Of the current inventory of **25** condos the lowest-priced unit, this month is a **1br/1bath Condo** at **1603 Gulf Dr. #31 HB** listed at **\$499,000** and the highest a **4br/4 bath condo** at L'Plage, **6430 Gulf Dr. #1** listed at **\$2,998,000 (reduced from last month)**. The prices for single-family homes continue to move up rapidly while condos continue to creep up. Of the **single-family** properties currently for sale **on AMI**, the **average** list price is **\$4,247,122** and the **median** list price is **\$3,425,000** and for **condos**, the **average** list price is **\$1,038,500** and the **median** list price is **\$749,900**.

Longboat Key current inventory bumped up from where it was last month to **71** (SF- 30, Con- 36, Dup- 0 & Lot- 5) still in the low end of the range it's been in the last twenty-seven months 48, 41, 62, 48, 63, 59, 75, 127, 129, 156, 172, 178, 199, 218, 275, 295, 337, 388, 386, 378, 364, 354, 309, 309, 274, 289, 359 and still significantly lower than the previous seven months at 388, 386, 404, 442, 461, 455, 452. Of the current inventory of **30** single family homes, the average price is **\$3,986,533** and the median list price is **\$2,995,000**. For the **36** condos for sale on LBK, the average and median list prices respectively are **\$2,322,581 & \$1,324,000**.

Hope you are all staying safe & come on down to enjoy the Florida sunshine.

Keep those calls and e-mails coming!

We love hearing from you and look forward to seeing you on the island...Alan, Frank & Lynn



April 2021 VS. April 2022 (SOLD & INV) STATS ON ANNA MARIA ISLAND

HOMES	42	63	26	65
CONDOS	23	25	9	25
M/FAMILY	1	2	4	2
LOTS	4	1	1	2
TOTAL	70	91	40	94

May 1, 2021 - April 30, 2022 SALES ON ANNA MARIA ISLAND

	<u># Sold</u>	<u>Lowest</u>	<u>Highest</u>	<u>Avg. Sale Price</u>	<u>Median Sale Price</u>
HOMES	314	\$400,000	\$16,500,000	\$2,253,179	\$1,850,000
CONDOS	176	\$ 254,000	\$3,750,000	\$721,841	\$600,000
DUPLEXES	36	\$689,999	\$5,450,000	\$1,594,111	\$1,222,500
LOTS	18	\$325,000	\$3,250,000	\$917,583	\$775,000
TOTAL	544				

May 1, 2020 – April 30, 2021 SALES ON ANNA MARIA ISLAND

	<u># Sold</u>	<u>Lowest</u>	<u>Highest</u>	<u>Avg. Sale Price</u>	<u>Median Sale Price</u>
HOMES	388	\$255,000	\$6,650,000	\$1,473,075	\$2,225,000
CONDOS	240	\$209,000	\$1,765,000	\$ 524,566	\$462,500
DUPLEXES	37	\$353,000	\$2,995,000	\$ 903,788	\$819,000
LOTS	30	\$117,000	\$4,000,000	\$ 995,010	\$641,000
TOTAL	695				

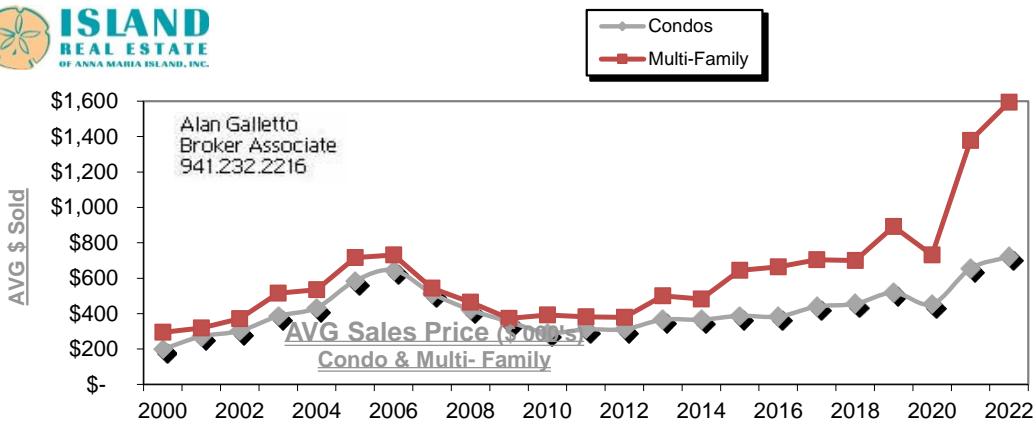
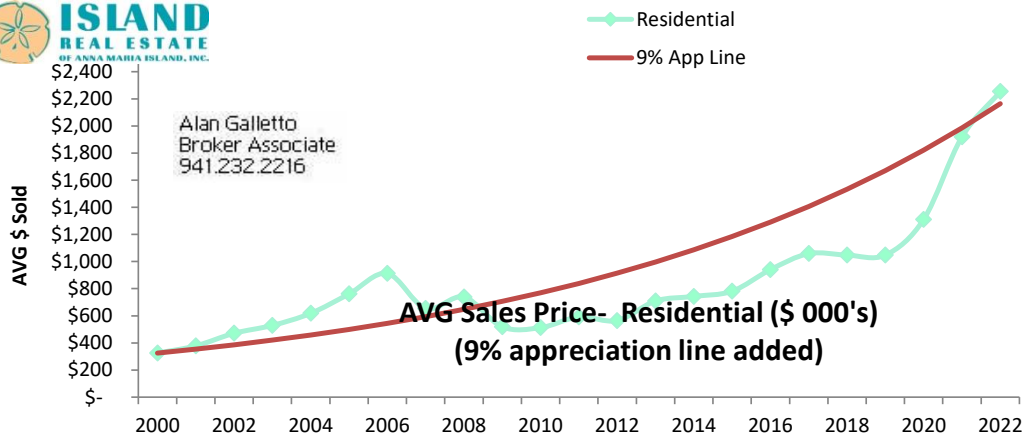
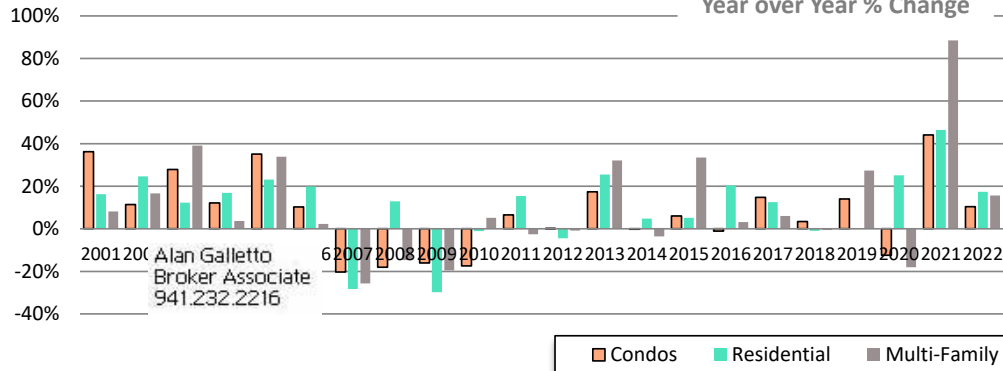
SALES 2004-2020

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>
SFamily	346	327	237	234	225	212	228	219	237	245	174	187	118	121	111	74	182	243
CONDO	208	194	107	31	135	109	128	106	120	126	126	94	84	57	71	45	186	101
DUPLEX	40	28	24	23	25	24	27	34	26	27	16	23	10	26	10	15	53	70
LOTS	16	30	7	9	18	16	24	22	25	33	24	15	12	7	7	4	17	21
TOTAL	610	579	375	397	403	361	407	381	408	431	340	319	224	211	199	138	438	435

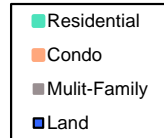
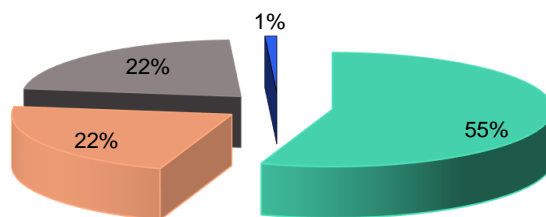


Average Sale Price

Year over Year % Change



Anna Maria Island Inventory Breakdown

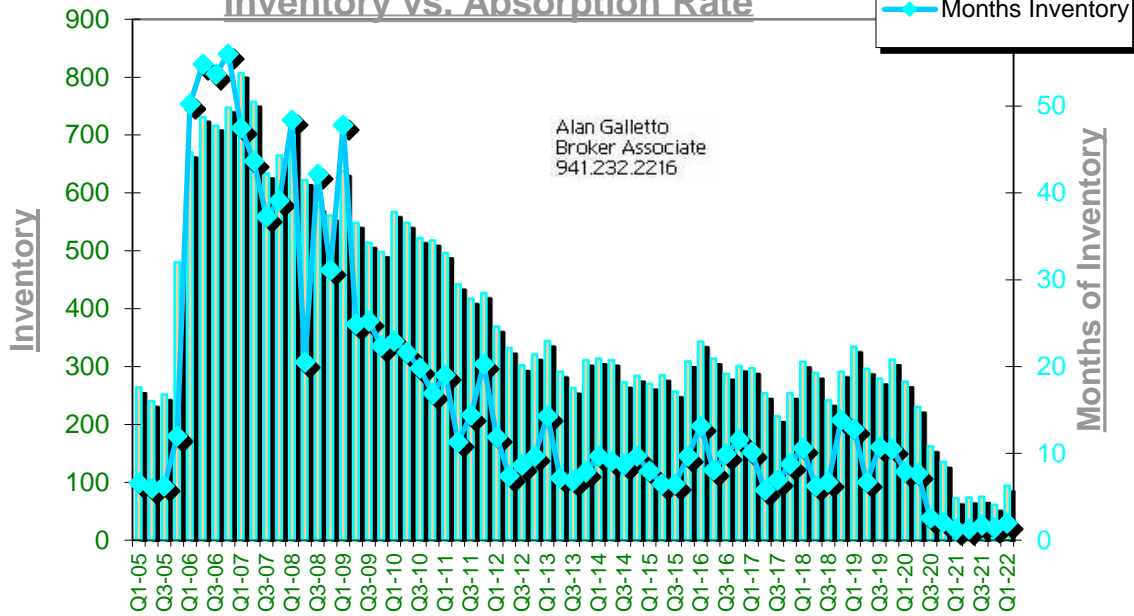


Alan Galletto
Broker Associate
941.232.2216



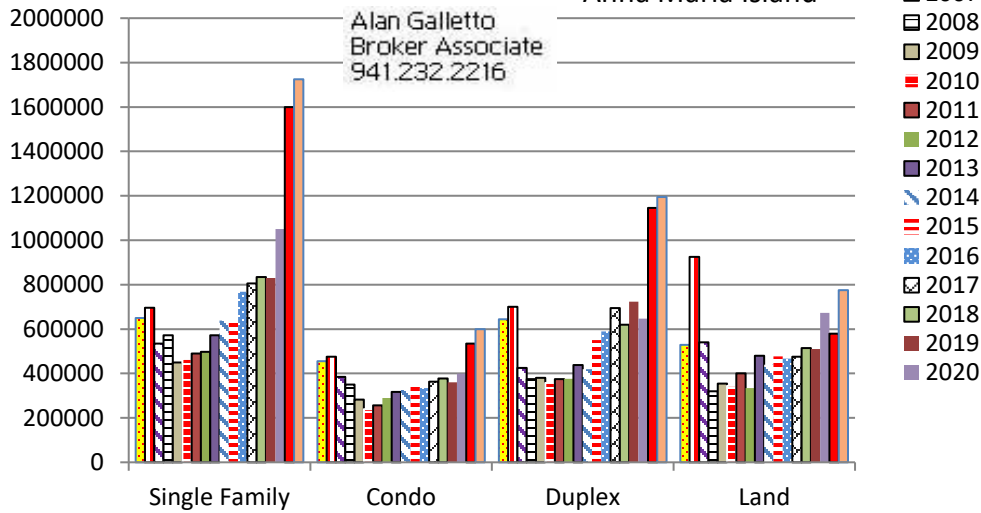
Inventory vs. Absorption Rate

Alan Galletto
Broker Associate
941.232.2216

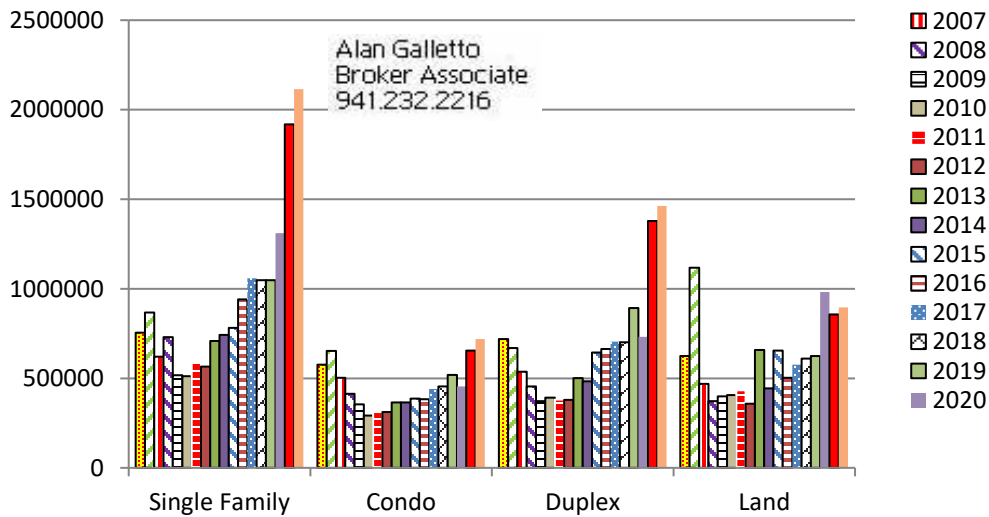




Median Sold Anna Maria Island



Average Sold Anna Maria Island

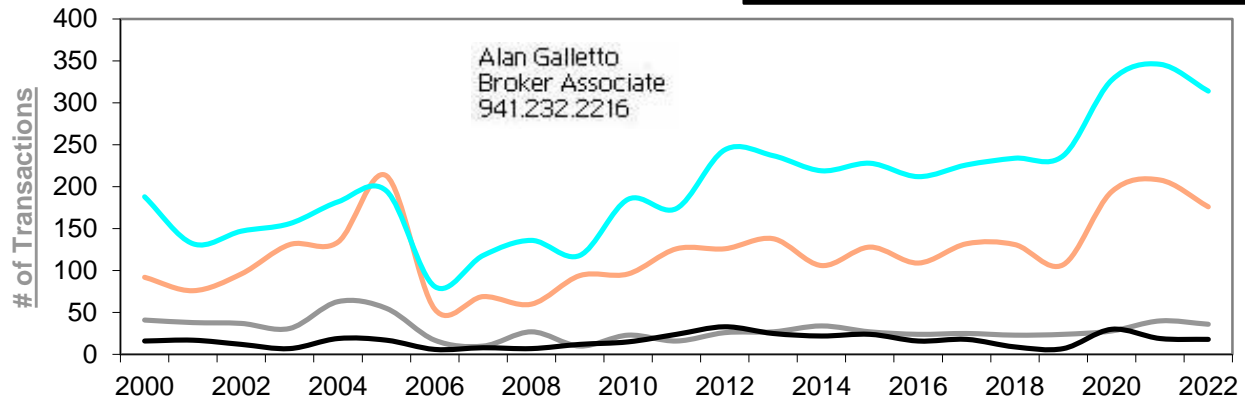




ISLAND
REAL ESTATE
OF ANNA MARIA ISLAND, INC.

of Transactions Rolling 12 months

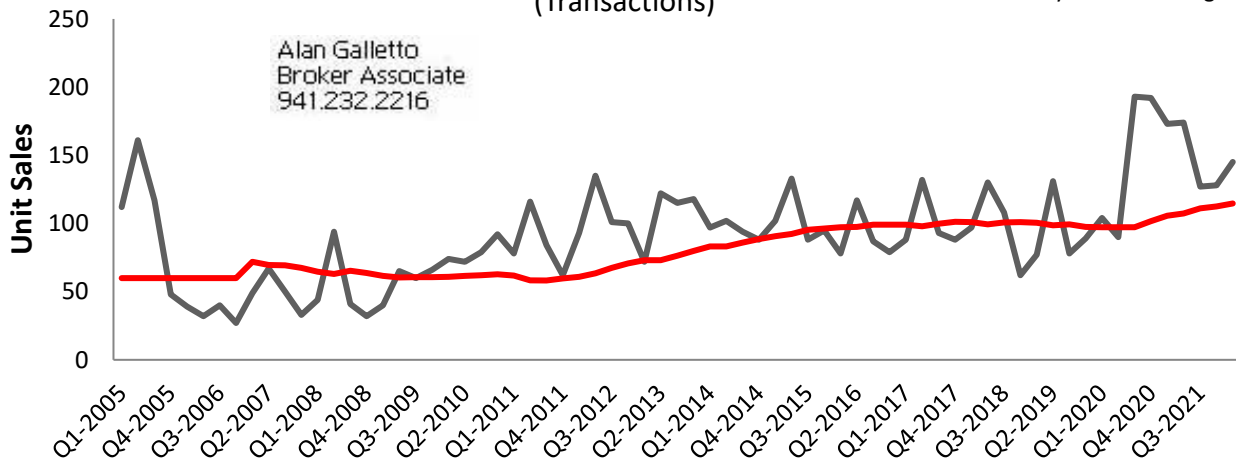
Condos Residential
Multi-Family Land



ISLAND
REAL ESTATE
OF ANNA MARIA ISLAND, INC.

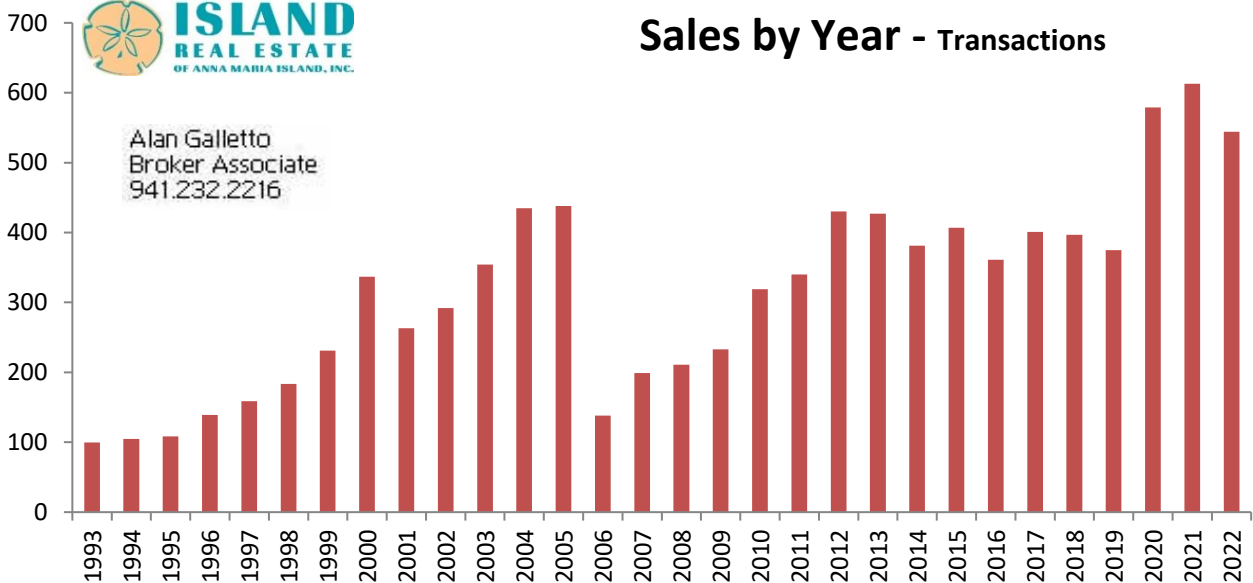
Sales by Qtr (Transactions)

Unit Sales
5yr Historical Avg



ISLAND
REAL ESTATE
OF ANNA MARIA ISLAND, INC.

Sales by Year - Transactions



UNITS CLOSED ON ANNA MARIA ISLAND FROM JANUARY 2005 TO PRESENT

	<u>Multi</u>				
	<u>SFR</u>	<u>Condo</u>	<u>Fam</u>	<u>Lot</u>	<u>Total</u>
Jan '05	13	14	1	1	29
Feb '05	12	11	3	0	26
Mar '05	23	26	5	3	57
April '05	21	15	10	2	48
May '05	20	22	8	5	55
June '05	26	25	6	1	58
July '05	19	25	6	0	50
Aug '05	17	13	9	0	39
Sept '05	15	9	3	1	28
Oct '05	4	21	1	2	28
Nov '05	7	3	1	0	11
Dec '05	5	2	0	2	9
Jan '06	10	3	5	0	18
Feb '06	4	2	1	0	7
Mar '06	6	7	0	1	14
April '06	6	1	1	1	9
May '06	6	5	2	0	13
June '06	5	4	1	0	10
July '06	6	6	1	0	13
Aug '06	6	7	2	0	15
Sept '06	7	4	0	1	12
Oct '06	9	2	1	1	13
Nov '06	1	1	1	0	3
Dec '06	8	3	0	0	11
Jan '07	2	6	1	0	9
Feb '07	4	5	2	1	12
Mar '07	19	5	2	2	28
Apr '07	11	11	1	0	23
May '07	16	10	1	0	27
Jun '07	11	3	2	1	17
Jul '07	8	3	1	0	12
Aug '07	15	6	0	2	23
Sep '07	12	3	0	0	15
Oct '07	3	1	0	1	5
Nov '07	2	5	0	0	7
Dec '07	8	13	0	0	21
Jan '08	6	5	0	0	11
Feb '08	9	5	1	0	15
Mar '08	8	8	2	0	18
Apr '08	23	11	6	1	41
May '08	12	8	3	1	24
Jun '08	22	5	2	0	29
Jul '08	9	6	4	1	20
Aug '08	8	2	2	1	13
Sep '08	3	1	3	1	8
Oct '08	7	0	1	0	8
Nov '08	8	4	1	2	15
Dec '08	6	2	1	0	9

atee MLS **FIRST COLUMN TO** 1219

	<u>Multi</u>				
	<u>SFR</u>	<u>Condo</u>	<u>Fam</u>	<u>Lot</u>	<u>Total</u>
Jan'09	9	4	2	0	15
Feb'09	5	3	0	1	9
Mar'09	10	5	1	1	17
Apr'09	10	9	1	1	21
May'09	11	10	2	0	23
Jun'09	9	9	0	3	21
Jul'09	9	6	0	1	16
Aug'09	15	6	0	2	23
Sep'09	9	11	0	2	22
Oct'09	10	8	1	0	19
Nov'09	9	8	1	1	19
Dec'09	12	14	2	0	28
Jan'10	8	5	0	1	14
Feb'10	14	9	3	1	27
Mar'10	22	5	5	3	35
Apr'10	16	11	1	0	28
May'10	20	7	1	1	29
Jun'10	12	5	1	0	18
Jul'10	11	4	2	1	18
Aug'10	18	10	2	1	31
Sep'10	20	9	4	2	35
Oct'10	10	8	1	2	21
Nov'10	16	7	2	2	27
Dec'10	20	14	1	1	36
Jan'11	8	6	1	1	16
Feb'11	10	11	0	1	22
Mar'11	15	17	4	4	40
Apr'11	28	19	1	1	49
May'11	15	16	1	3	35
Jun'11	14	15	1	2	32
Jul'11	16	7	0	4	27
Aug'11	14	8	0	3	25
Sep'11	17	9	1	3	30
Oct'11	14	3	3	1	21
Nov'11	10	5	1	1	17
Dec'11	14	9	3	0	26
Jan'12	13	11	2	2	28
Feb'12	16	8	2	1	27
Mar'12	26	13	0	2	41
Apr'12	24	10	5	4	43
May'12	31	16	3	3	53
Jun'12	23	9	2	2	36
Jul'12	13	14	2	1	30
Aug'12	21	7	2	0	30
Sep'12	13	13	1	7	34
Oct'12	18	8	2	5	33
Nov'12	22	4	4	1	31
Dec'12	27	9	1	1	38

2nd Column TOTAL 2535

	<u>Multi</u>				
	<u>SFR</u>	<u>Condo</u>	<u>Fam</u>	<u>Lot</u>	<u>Total</u>
Jan'13	8	8	0	2	18
Feb'13	12	13	0	0	25
Mar'13	21	3	2	3	29
Apr'13	23	15	4	2	44
May'13	23	6	2	1	32
Jun'13	22	18	1	1	42
Jul'13	32	11	1	1	45
Aug'13	21	7	2	1	31
Sep'13	24	8	3	4	39
Oct'13	17	11	2	2	32
Nov'13	20	10	2	2	34
Dec'13	13	10	6	5	34
Jan'14	22	10	3	2	37
Feb'14	14	7	2	1	24
Mar'14	22	9	3	2	36
Apr'14	26	14	3	2	45
May'14	18	8	1	0	27
Jun'14	22	6	3	2	33
Jul'14	17	9	4	1	31
Aug'14	17	9	4	2	32
Sep'14	7	9	8	3	27
Oct'14	20	4	4	4	32
Nov'14	10	8	1	1	20
Dec'14	20	15	0	1	36
Jan'15	15	9	3	3	30
Feb'15	15	9	1	1	26
Mar'15	31	11	1	3	46
Apr'15	21	15	1	4	41
May'15	37	14	2	3	56
Jun'15	20	13	2	1	36
Jul'15	21	4	3	2	30
Aug'15	16	9	1	2	28
Sep'15	17	11	0	1	29
Oct'15	13	10	3	1	27
Nov'15	8	9	4	2	23
Dec'15	15	13	3	1	32
Jan'16	15	8	3	1	27
Feb'16	8	7	0	2	17
Mar'16	20	7	3	1	31
Apr'16	25	10	1	3	39
May'16	30	13	2	0	45
Jun'16	22	8	0	3	33
July'16	21	7	2	2	32
Aug'16	11	11	4	1	27
Sep'16	18	8	2	0	28
Oct'16	9	10	0	2	21
Nov'16	18	8	<u>3</u>	<u>1</u>	30
Dec'16	15	12	<u>1</u>	<u>0</u>	28

Source: Manatee MLS 4082

UNITS CLOSED ON ANNA MARIA ISLAND FROM JANUARY 2005 TO PRESENT

<div> <div></div> <div>Multi</div> <div>SFR Condo Fam Lot Total</div> </div>						<div> <div></div> <div>Multi</div> <div>SFR Condo Fam Lot Total</div> </div>						<div> <div></div> <div>Multi</div> <div>SFR Condo Fam Lot Total</div> </div>					
4082						5833											
Jan'17	11	10	1	0	22	Jan'21	28	20	7	1	56	Jan'25					0
Feb'17	11	11	1	2	25	Feb'21	22	12	0	1	35	Feb'25					0
Mar'17	23	12	4	2	41	Mar'21	37	31	7	1	76	Mar'25					0
Apr'17	27	11	0	5	43	Apr'21	42	23	1	4	70	Apr'25					0
May'17	31	13	1	3	48	May'21	25	25	4	4	58	May'25					0
Jun'17	25	10	6	0	41	Jun'21	34	19	2	4	59	Jun'25					0
July'17	24	12	2	2	40	Jul'21	26	11	2	4	43	Jul'25					0
Aug'17	16	12	1	1	30	Aug'21	31	11	4	1	47	Aug'25					0
Sep'17	12	9	1	1	23	Sep'21	23	13	1	0	37	Sep'25					0
Oct'17	13	11	3	1	28	Oct'21	21	8	3	0	32	Oct'25					0
Nov'17	16	14	3	0	33	Nov'21	25	13	6	1	45	Nov'25					0
Dec'17	16	7	2	1	26	Dec'21	32	16	2	0	50	Dec'25					0
Jan'18	24	6	2	1	33	Jan'22	25	14	4	2	45	Jan'26					0
Feb'18	16	6	3	0	25	Feb'22	23	16	3	2	44	Feb'26					0
Mar'18	24	14	0	1	39	Mar'22	23	20	1	1	45	Mar'26					0
Apr'18	26	19	2	1	48	Apr'22	26	9	4	1	40	Apr'26					0
May'18	30	19	1	3	53	May'22					0	May'26					0
Jun'18	17	13	4	2	36	Jun'22					0	Jun'26					0
Jul'18	27	13	2	1	43	Jul'22					0	Jul'26					0
Aug'18	22	13	7	0	42	Aug'22					0	Aug'26					0
Sep'18	8	6	2	0	16	Sep'22					0	Sep'26					0
Oct'18	13	8	0	0	21	Oct'22					0	Oct'26					0
Nov'18	15	8	0	0	23	Nov'22					0	Nov'26					0
Dec'18	12	6	0	0	18	Dec'22					0	Dec'26					0
Jan'19	9	5	1	0	15	Jan'23					0	Jan'27					0
Feb'19	21	7	1	1	30	Feb'23					0	Feb'27					0
Mar'19	20	9	3	0	32	Mar'23					0	Mar'27					0
Apr'19	26	13	1	1	41	Apr'23					0	Apr'27					0
May'19	28	11	3	3	45	May'23					0	May'27					0
Jun'19	25	17	4	0	46	Jun'23					0	Jun'27					0
Jul'19	20	8	1	0	29	Jul'23					0	Jul'27					0
Aug'19	21	5	0	1	27	Aug'23					0	Aug'27					0
Sep'19	11	10	1	0	22	Sep'23					0	Sep'27					0
Oct'19	13	6	2	1	22	Oct'23					0	Oct'27					0
Nov'19	20	10	3	0	33	Nov'23					0	Nov'27					0
Dec'19	24	6	4	0	34	Dec'23					0	Dec'27					0
Jan'20	24	9	0	0	33	Jan'24					0	Jan'28					0
Feb'20	18	14	3	2	37	Feb'24					0	Feb'28					0
Mar'20	14	14	2	4	34	Mar'24					0	Mar'28					0
Apr'20	12	9	1	1	23	Apr'24					0	Apr'28					0
May'20	12	12	4	2	30	May'24					0	May'28					0
Jun'20	22	10	1	4	37	Jun'24					0	Jun'28					0
Jul'20	46	13	4	1	64	Jul'24					0	Jul'28					0
Aug'20	27	20	3	3	53	Aug'24					0	Aug'28					0
Sep'20	44	24	3	5	76	Sep'24					0	Sep'28					0
Oct'20	39	20	3	2	64	Oct'24					0	Oct'28					0
Nov'20	29	25	3	2	59	Nov'24					0	Nov'28					0
Dec'20	39	24	1	4	68	Dec'24					0	Dec'28					0
4th Column TOTAL 5833						6615											