



## Anna Maria Luxury Real Estate

JUNE 2022 Newsletter

**Real estate sales on Anna Maria Island** continues to slow down, again due mostly to low inventory. Sales for the month of **May 2022 at 49** were only **16% lower than May 2021 at 57**. **The Inventory continues to slowly build but still nowhere near the average inventory before Covid.** Sales for **May 2022** for Anna Maria City, Holmes Beach, and Bradenton Beach were **49** (SF-25, Con-20, Dup-1 & Lot-3) **compared to May 2021 at 57** (SF-25, Con-25, Dup-4 & Lot-3). The inventory **continues to be the lowest it's been in 30 years** and continues to be well below 300 for 38 of the last 46 months. Inventory is currently at only **145** (SF-106, Con-29, Dup-7 & Lot-3). Inventory for the previous 46 months were 94, 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 slowed down, the inventory has slowly started to build up.**

Looking at **average** sale price of **single-family homes** in **Manatee County** through May 2022 was **up again 26.1%** above May 2021 at **\$715,505** and the **Median** sale price was **up 37.5%** at **\$550,000**. The current inventory has bumped up **78.8% at 826** from **462** in May 2021. The **Pending** sales are at **592** vs **710** last year. **As far as you buyers...buying sooner is still better than later unless you aren't going to buy for more than two years.** Call **(941) 232-2216** or email me at [alan@alanguilletto.com](mailto:alan@alanguilletto.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 are currently 35 properties that went pended SF-20, Condo-15, multi-family- 0 and the lots- 0. The single families were listed between \$999,500 and \$5,495,000; the condos between \$259,000 and \$1,985,000; The Multi families between \$1,200,000 and \$2,295,000. There were 0 lots pended. Of the 94 single-family properties currently for sale, there is only 1 single-family property under \$1 million (\$999,500) and only 17 between \$1 Million and \$2 Million the remaining range between \$2,000,000 and \$28,500,000.

**To summarize the Anna Maria Island Real Estate Market sales for May 2022 were 16% lower than May 2021.** The inventory has begun to creep up but still the lowest I've seen it in 30 years, at again only **145** (SF-106, Con-29, Dup-7, Lot-3) **64% up from last month** but still lower than 4 of the last 13 months at 94, 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 **35** (SF-20, Con-15, Dup-0 & Lot-0) lower than the previous fourteen months at 59, 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-eight months. The **distribution of the 106 single-family properties** currently for sale on AMI

941-232-2216 | [Alan@AlanGalletto.com](mailto:Alan@AlanGalletto.com) | 941-778-6066 | [Lynn@AlanGalletto.com](mailto:Lynn@AlanGalletto.com)

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

[www.AnnMariaLuxuryRealEstate.com](http://www.AnnMariaLuxuryRealEstate.com)



**continues to skew to the high end** with 0% (0) <\$750K, 3% or (4) between \$750K and \$1 million, 15% or (16) between \$1 million and \$2 million and 28% or (30) between 2-3 Million and 57% or (60) over \$3 million. **The highest-priced single-family home** currently is still \$28,500,000 a 1940, remodeled 3,892 10BR.7.5 bath beach house directly on a gulf front lot. The **lowest-priced** is a half-duplex, 2 BR/1 bath, 700 sq. ft. home in Holmes Beach. The **distribution of the 27 Condos** currently for sale on AMI is 8% or (2) <\$500K, 37% or (10) \$500K-\$750K, 27% or (7) \$750K - \$1 million and 27% or (7) >\$1 million. You can see that 97% of the single-family prices are over \$1 million while 73% of the condos were below \$1million and only 27% over \$1 million. As I mentioned above of the **current inventory of 106 single-family homes** the lowest priced property at [3007 Ave E unit A, HB](#) listed at **\$949,000** a 2br/1bath, 700 sq. ft. half-duplex and the highest is an **\$28,500,000** a Gulf Front property at [102 48th St, HB](#). Of the current inventory of **29** condos the lowest-priced unit, this month is a **1br/1.5 bath Condo** at [3014 Ave C. #4 HB](#) listed at **\$259,000** and the highest is again a **4br/4 bath condo** at L'Plage, [6430 Gulf Dr. #1, HB](#) listed at **\$2,998,000**. 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 **\$3,994,525** and the **median** list price is **\$2,995,000** and for **condos**, the **average list price** is **\$985,481** and the **median** list price is **\$750,000**.

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 want to see any properties just call Lynn or me. **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!](#)**

Longboat Key current inventory popped up last month at **76** (SF- 36, Con- 33, Dup- 0 & Lot- 7) but 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 significantly lower than the previous seven months at 388, 386, 404, 442, 461, 455, 452. Of the current inventory of **36** single family homes, the average price is **\$3,778,883** and the median list price is **\$2,645,000**. For the **37** condos for sale, the average and median list prices respectively are **\$1,948,100** & **\$1,175,000**.

**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**

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

HOMES	25	65	25	106
CONDOS	25	25	20	29
M/FAMILY	4	2	1	7
LOTS	3	2	3	3
<b>TOTAL</b>	<b>57</b>	<b>94</b>	<b>49</b>	<b>145</b>

**June 1, 2020 - May 31, 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	401	\$255,000	\$6,750,000	\$1,521,817	\$1,250,000
CONDOS	253	\$ 209,000	\$2,150,000	\$544,410	\$475,000
DUPLEXES	37	\$353,000	\$2,995,000	\$942,004	\$825,000
LOTS	30	\$117,000	\$4,000,000	\$1,027,783	\$724,500
<b>TOTAL</b>	<b>721</b>				

**June 1, 2021 – May 31, 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	\$16,000,000	\$2,276,373	\$1,865,000
CONDOS	171	\$254,000	\$3,750,000	\$ 743,596	\$624,000
DUPLEXES	33	\$689,000	\$5,450,000	\$1,642,545	\$1,425,000
LOTS	17	\$117,000	\$3,250,000	\$ 989,824	\$900,000
<b>TOTAL</b>	<b>535</b>				

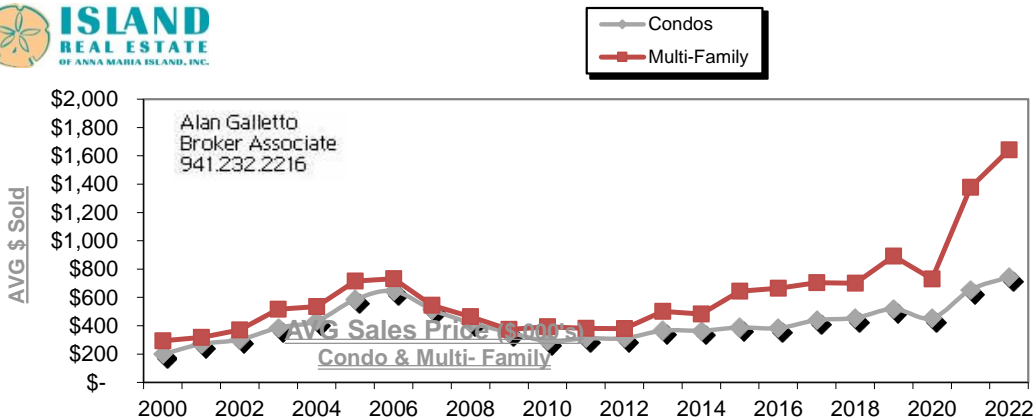
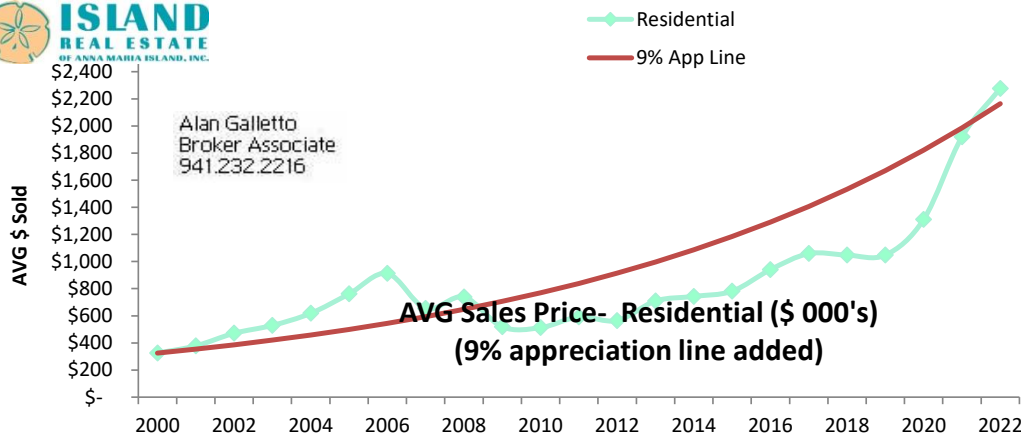
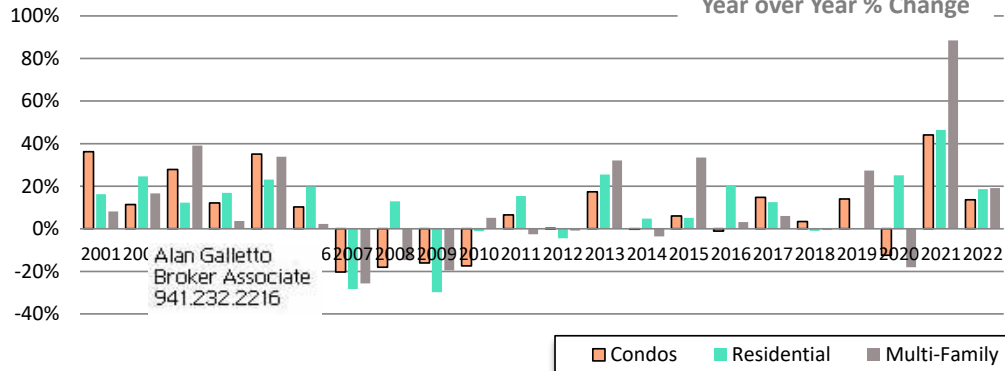
**SALES 2004-2021**

	<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
<b>TOTAL</b>	<b>610</b>	<b>579</b>	<b>375</b>	<b>397</b>	<b>403</b>	<b>361</b>	<b>407</b>	<b>381</b>	<b>408</b>	<b>431</b>	<b>340</b>	<b>319</b>	<b>224</b>	<b>211</b>	<b>199</b>	<b>138</b>	<b>438</b>	<b>435</b>

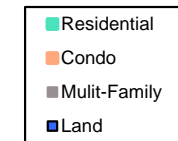
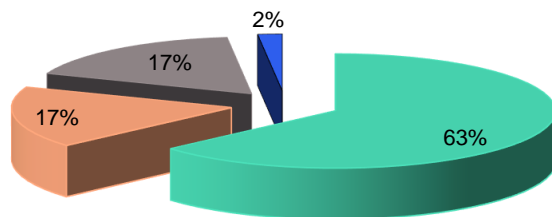


## Average Sale Price

Year over Year % Change



## Anna Maria Island Inventory Breakdown

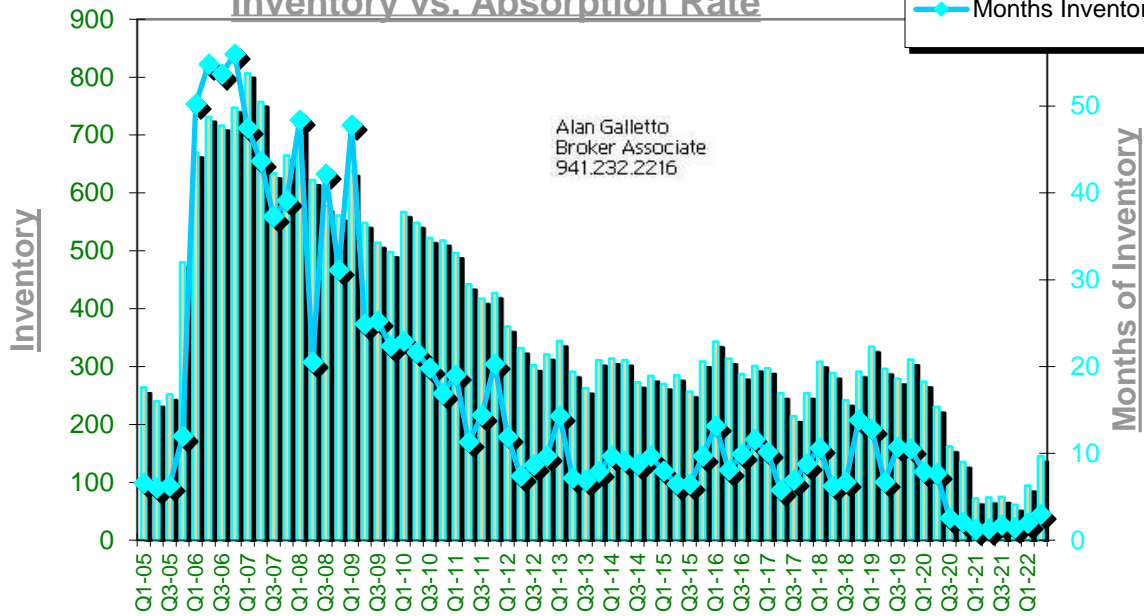


Alan Galletto  
Broker Associate  
941.232.2216



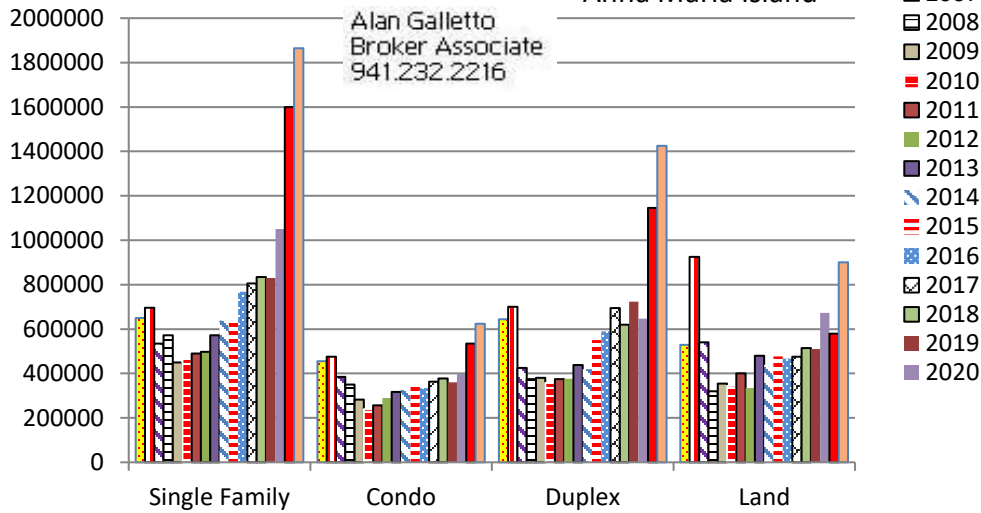
## Inventory vs. Absorption Rate

- Inventory
- Months Inventory

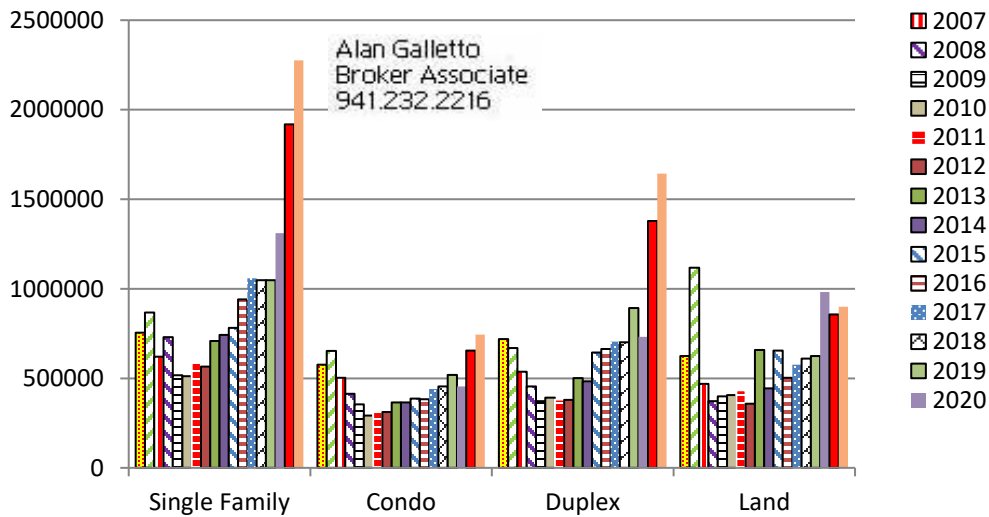




## Median Sold Anna Maria Island



## Average Sold Anna Maria Island



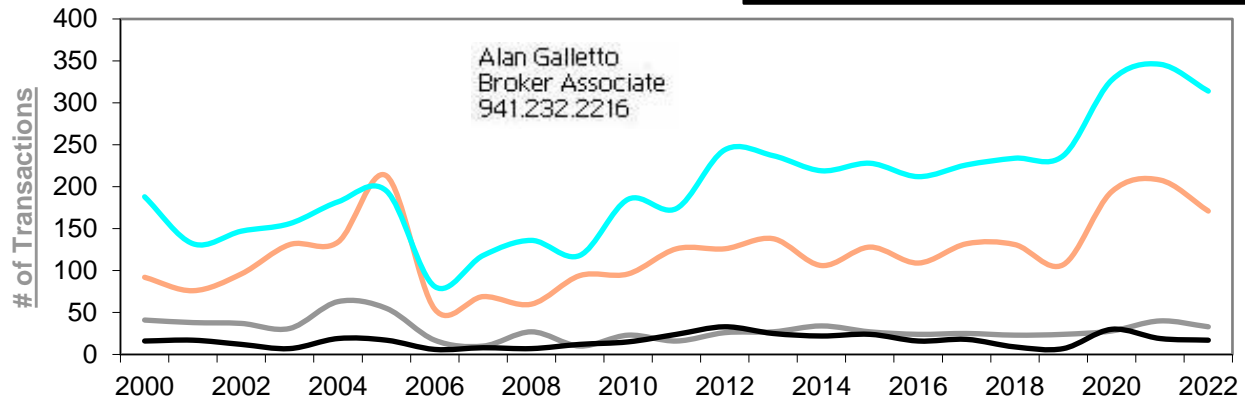




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### # of Transactions Rolling 12 months

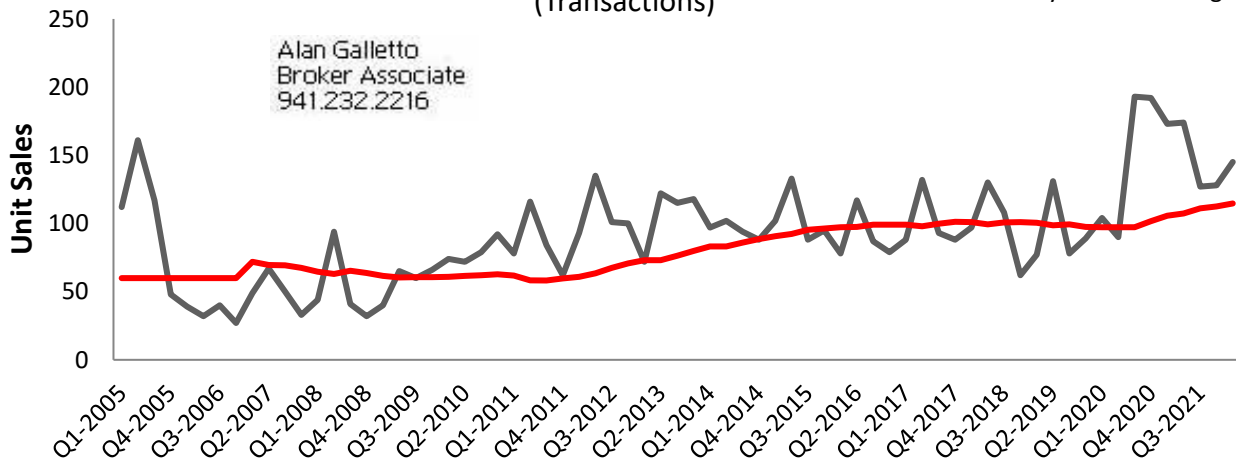
Condos Residential  
Multi-Family Land



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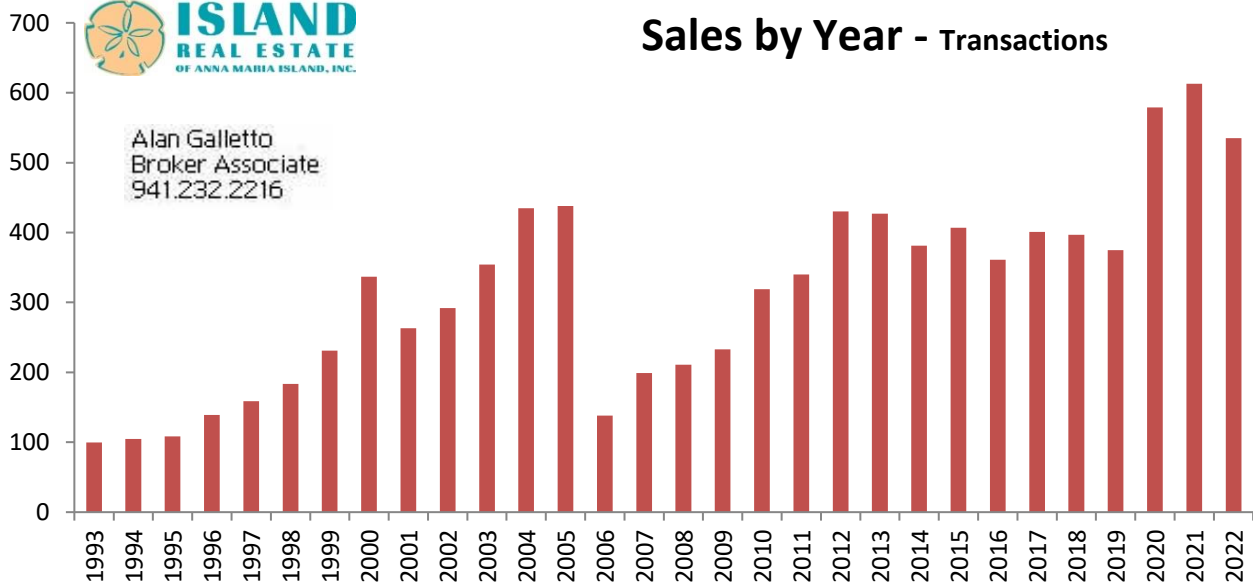
### Sales by Qtr (Transactions)

Unit Sales  
5yr Historical Avg



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### Sales by Year - Transactions



**UNITS CLOSED ON ANNA MARIA ISLAND FROM JANUARY 2005 TO PRESENT**

	<u>SFR</u>	<u>Condo</u>	<u>Multi</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
Sept '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>SFR</u>	<u>Condo</u>	<u>Multi</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>SFR</u>	<u>Condo</u>	<u>Multi</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>SFR</div> <div>Condo</div> <div>Multi Fam</div> <div>Lot</div> <div>Total</div> </div>						<div> <div>SFR</div> <div>Condo</div> <div>Multi Fam</div> <div>Lot</div> <div>Total</div> </div>						<div> <div>SFR</div> <div>Condo</div> <div>Multi Fam</div> <div>Lot</div> <div>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	25	20	1	3	49	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						6664											