

SELL TO MANATEE - WE BUY HOUSES BRADENTON SARASOTA Announces Expanded Direct Purchase Program for Bradenton and Sarasota Properties

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SELL TO MANATEE - WE BUY HOUSES BRADENTON SARASOTA in Palmetto, FL, has expanded its direct property purchase program to address increased transaction volume in Manatee and Sarasota counties. The real estate investment firm reports a 40 percent increase in property acquisitions during the third quarter of 2024 compared to the same period last year.

The expansion responds to shifts in regional real estate patterns, with data from the Florida Realtors Association indicating that cash transactions now represent 35 percent of all residential sales in the Bradenton-Sarasota metropolitan area, up from 28 percent in 2023. The firm's direct purchase model targets properties requiring significant repairs, estates in probate, and homes facing foreclosure proceedings.

"Market conditions have created specific challenges for property owners who cannot navigate traditional sales channels," said Andrew DeWeerd, speaking for SELL TO MANATEE. "Properties with title

complications, structural issues, or time constraints often remain unsold for months through conventional listings. Our direct purchase program addresses these specific market segments."

The company's operational data shows average transaction completion times of 10 to 14 days from initial contact to closing, compared to the regional average of 45 to 60 days for financed purchases reported by the Bradenton Area Economic Development Corporation. The firm purchases properties without requiring repairs, inspections, or appraisals typically associated with traditional real estate transactions.

Recent analysis by the Urban Land Institute indicates that direct purchase programs have grown nationally by 23 percent since 2022, driven by economic uncertainty and changing property ownership patterns. In Florida specifically, factors including insurance market disruptions and interest rate fluctuations have contributed to increased activity in the direct purchase sector.

The expanded program encompasses residential properties across various conditions and circumstances, including inherited properties, rental units with tenant complications, and homes with code violations. Transaction data from the Manatee County Property Appraiser shows that investment firms now account for approximately 18 percent of residential purchases in the region, reflecting broader market trends.

"Economic pressures and life circumstances often require property owners to prioritize transaction certainty over extended market exposure," added DeWeerd. "Properties with liens, unpermitted additions, or extensive deferred maintenance face particular challenges in traditional markets where buyers require financing approval."

The firm's expansion includes increased staffing for property evaluation and transaction processing. Regional employment data shows the real estate investment sector has added 150 positions in Manatee and Sarasota counties over the past year, according to CareerSource Suncoast.

Market indicators suggest continued growth in direct purchase transactions. The Federal Reserve Bank of Atlanta reports that distressed property sales in Florida remain 12 percent above the national average, while the state's foreclosure rate has increased by 8 percent year-over-year according to ATTOM Data Solutions.

SELL TO MANATEE operates as a real estate investment firm specializing in direct property acquisitions throughout southwest Florida. Established in Bradenton, the company focuses on purchasing residential properties that face challenges in traditional real estate markets. The firm maintains operations in Manatee and Sarasota counties, completing approximately 200 transactions annually based on county records.
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For more information about SELL TO MANATEE - WE BUY HOUSES BRADENTON SARASOTA, contact the company here:SELL TO MANATEE - WE BUY HOUSES BRADENTON SARASOTAAndrew DeWeerd(941) 300-6090andrew@selltomanatee.comSELL TO MANATEE - WE BUY HOUSES BRADENTON SARASOTA419 Parkland AveSarasota, FL 34232, United States

SELL TO MANATEE - WE BUY HOUSES BRADENTON SARASOTA

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Website: https://www.selltomanatee.com/

Email: andrew@selltomanatee.com

Phone: (941) 300-6090