

OUR MISSION

To leverage our skills and experience to further enhance the level of service provided to our clients.

OUR COMMITMENT

To deliver exceptional services and results based on expert market knowledge, business acumen, innovation and persistence.

WHO WE ARE

- Premier Sotheby's International Realty top producing agent team in Sarasota from 2008-2018
- Consistently ranked among the top 1% of Realtors in Sarasota
- Over \$500 Million in closed or pending sales since joining Sotheby's International Realty in 2007

FEATURED PALMER RANCH PROPERTIES FOR SALE



8241 SHADOW PINE WAY | \$629,000  
4 bedrooms, 3 baths, 3,276 square feet



4369 BOCA POINTE DR | \$989,000  
4 bedrooms, 4.5 baths, 4,847 square feet



4541 MURCIA BLVD. | \$645,000  
4 bedrooms, 4.5 baths, 3,241 square feet



11190 SANDHILL PRESERVE DR. | \$559,000  
3 bedrooms, 2 baths, 2,144 square feet

CALL TODAY FOR A CONFIDENTIAL CONSULTATION

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PALMER RANCH  
MARKET REPORT



MARKET SNAPSHOT OF SELECT PALMER RANCH COMMUNITIES

	Year	Homes Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
Villagewalk	2018	78	29	4.5	\$346,800	\$192
	2017	64	-	-	\$360,928	\$197
	Change	18%	-	-	(4%)	(3%)
Stoneybrook	2018	53	34	7.7	\$263,762	\$166
	2017	59	-	-	\$286,5001	\$173
	Change	(11%)	-	-	(9%)	(4%)
Turtle Rock	2018	38	20	6.3	\$450,029	\$182
	2017	50	-	-	\$452,693	\$183
	Change	(32%)	-	-	(1%)	(1%)
Isles of Sarasota	2018	47	19	4.9	\$339,068	\$189
	2017	45	-	-	\$339,742	\$192
	Change	4%	-	-	0%	(2%)
Prestancia	2018	36	22	7.3	\$518,264	\$174
	2017	40	-	-	\$522,513	\$184
	Change	(11%)	-	-	(1%)	(6%)
Esplanade	2018	32	11	4.1	\$560,976	\$245
	2017	0	-	-	-	-
	Change	100%	-	-	100%	100%
Deer Creek	2018	17	12	8.5	\$515,682	\$190
	2017	16	-	-	\$542,969	\$184
	Change	6%	-	-	(5%)	3%
Arbor Lakes	2018	31	6	2.3	\$488,957	\$171
	2017	42	-	-	\$489,411	\$165
	Change	(35%)	-	-	0%	4%
Sandhill Preserve	2018	17	9	6.4	\$542,574	\$227
	2017	19	-	-	\$527,555	\$233
	Change	(12%)	-	-	3%	(3%)
Silver Oak	2018	23	16	8.3	\$753,433	\$209
	2017	12	-	-	\$612,354	\$202
	Change	48%	-	-	19%	3%
Legacy Estates at Esplanade	2018	5	7	16.8	\$1,116,414	\$335
	2017	4	-	-	\$883,050	\$246
	Change	20%	-	-	21%	27%
Cobbleston	2018	6	3	6.0	\$502,083	\$259
	2017	19	-	-	\$478,674	\$232
	Change	(217%)	-	-	5%	10%

PALMER RANCH 2018 OVERALL COMMUNITY SUMMARY

Last year was a good solid year for Sales on Palmer Ranch. In most communities, average sales prices and average sales price per square foot were relatively consistent compared to 2017. Material changes in the number of sales in a specific community was primarily drive by the supply of homes that were on the market – for instance there were fewer homes for sale in Turtle Rock while the supply of homes available in new communities like Esplanade has increased significantly. Although these statistics provide good benchmarks of the market, it is important to keep in mind that there many variables such as single-family home vs. condo/villa, lot characteristics, age, updating, etc. that have a material impact on value.

2019 PALMER RANCH - THE YEAR AHEAD

We have already had a great start to 2019 with good sales activity in January. Expectations are strong for another active year throughout the communities of Palmer Ranch.

New construction and new developments are continuing to command significantly higher prices per square foot compared to the resale market. Much of that is attributable to demand not only for newer homes but newer floorplans and more lifestyle-oriented communities. The cost of construction has also pushed prices up significantly – both material and labor prices have increased significantly over the last two years.

The good news for resales is the higher prices for new construction will make homes in the resale market look better and better from a value perspective. That combined with established communities generally offering more green space and larger lots will result in continued momentum in the market. It will be important for established communities and homeowners in those communities to be proactive and keep up to date in relation to lifestyle and updating trends. That will result in the best values from a resale perspective. There certainly is room for price increases if we all work together to demonstrate the value of Palmer Ranch, your specific community and your specific home!

Should you have questions about information contained in this report, or if you would like to receive our quarterly update, please contact us. If you would like information on a specific community or area, we would be pleased to provide custom reports to you.

If you are considering a move or would like a professional opinion of your home’s value and marketability in today’s market, please call or email us to learn how the unique differences in using the Schemmel Group and Premier Sotheby’s International Realty can benefit you.

Looking forward to a successful 2019!

Best regards,



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