

Premier Sotheby's International Realty
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DYNAMIC, **PROFESSIONAL** AND PERSISTENT

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 \$30 Million in closed and pending sales year to date 2019
- ▶ Over \$57 Million in closed sales in 2018
- ▶ Over \$500 Million in closed or pending sales since joining Sotheby's International Realty in 2007.

CALL TODAY FOR A CONFIDENTIAL CONSULTATION



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PRESTANCIA MARKET REPORT

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2019 1ST QUARTER MARKET REPORT

SUMMARY OF SINGLE FAMILY HOME SALES IN PRESTANCIA

Year	Homes Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
2019	1	19	57	\$930,000	\$165
2018	6	-	-	\$800,000	\$215
Change	-83.33%	-	-	16.25%	-23.26%

SINGLE FAMILY HOME SUMMARY

The first quarter of 2019 stands in stark contrast to the first quarter of 2018 with only one single family home sale vs. 6 in the first quarter of last year. The number of homes available for sale has also crept up to 19. With only one sale, the statistics are certainly skewed from a price per square foot perspective. That sale was at a low price per square as much of its interior was original. In contrast to this year, many of the homes that sold last year were updated and commanded a much higher price per square foot. Again, confirming that buyers prefer and will pay more for updated homes and hence why new construction still dominates the market.

SUMMARY OF CONDO/VILLA SALES IN PRESTANCIA

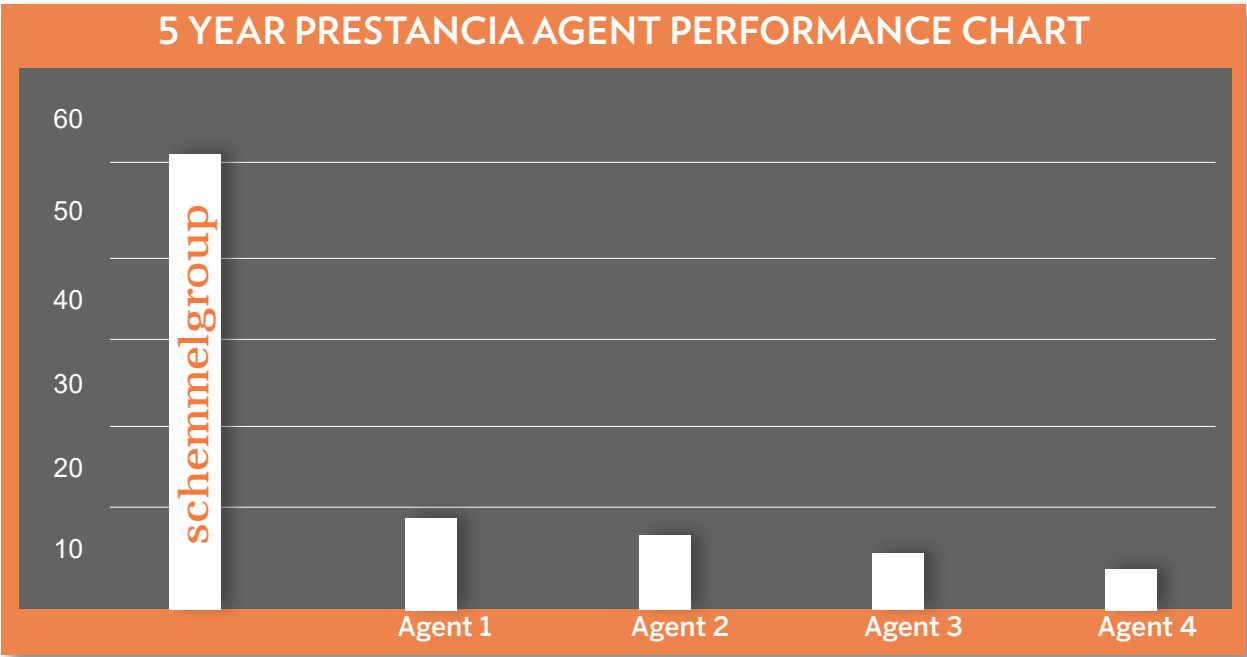
Year	Condos/Villas Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Average SP/SqFt
2019	5	11	7	\$429,800	\$169
2018	5	-	-	\$385,800	\$151
Change	0%	-	-	11.4%	11.92%

CONDO/VILLA SUMMARY

Condo and villa sales in the first quarter of 2019 are consistent with the same quarter of last year. With a 7 month supply of condos and villas available it is somewhat of a balanced market. You will note that the price per square foot is up from last year. The market clearly favors the maintenance-free lifestyle and a more modest amount of square footage today, which keeps this market active and dynamic.

THE SCHEMMEL GROUP' HISTORY OF SUCCESS

40% MORE BUSINESS IN PRESTANCIA THAN THE NEXT 4 AGENTS COMBINED



FEATURED PROPERTIES FOR SALE



4250 BOCA POINTE DRIVE | \$1,095,000
4 Bedrooms, 4 full and 1 half bath, 4,372 square feet



4551 MURCIA BLVD. | \$599,000
3 bedrooms, 3 full and 1 half bath, 2,960 square feet



4369 BOCA POINTE DRIVE | \$949,000
4 bedrooms, 4 full and 1 half bath, 4,847 square feet



3900 LOSILLIAS DRIVE | \$1,399,000
3 bedrooms, 4 full and 3 half baths, 10,259 square feet

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