

Premier Sotheby's International Realty
The Plaza at Five Points
50 Central Avenue, Suite 110
Sarasota, Florida 34236

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

PRESTANCIA MARKET REPORT

TRUST OUR EXPERIENCE

Our success in marketing and selling homes in Prestancia speaks for itself. Over the past five years, we have closed over \$30 million in sales on our listed properties in Prestancia alone. We know the market and not only successfully market our listings but bring qualified buyers to the table. Let us leverage our skills and proven experience to sell your home. Our goal is to deliver results based on expert market knowledge, business acumen, marketing innovation and persistence.

STATISTICS

- ▶ Over \$550 Million in closed or pending sales since joining Sotheby's International Realty in 2007
- ▶ Over \$38 Million in total Prestancia sales in the past 5 years
- ▶ Consistently ranked among the top 1% of REALTORS® in Sarasota
- ▶ Premier Sotheby's International Realty top producing agent team in Sarasota 2008-2018

CALL TODAY FOR A CONFIDENTIAL CONSULTATION



Joel Schemmel, J.D., Sales Associate
941.587.4894
joel.schemmel@premiersir.com

Sharon Chiodi, Sales Associate
941.809.0380
sharon.chiodi@premiersir.com

schemmelgroup.com

schemmelgroup

Premier | **Sotheby's**
INTERNATIONAL REALTY

schemmelgroup

Premier | **Sotheby's**
INTERNATIONAL REALTY



2019 MID-YEAR MARKET REPORT

SUMMARY OF SINGLE FAMILY HOME SALES IN PRESTANCIA

Year	Homes Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
2019	6	13	13	\$684,833	\$186.78
2018	9	-	-	\$740,000	\$204.41
Change	-33.33%	-	-	-7.46%	-8.62%

SINGLE FAMILY HOME SUMMARY

In comparing the first six months of 2019 to the first six months of 2018, the number of single-family home sales in 2019 are lower. The year started off slow in Prestancia with only one single-family home sale in the first quarter. However, we have seen a positive trend with five sales in the second quarter and we anticipate this trend to continue. The average sold price and average sold price per square foot in 2019 in comparison to 2018 are lower primarily due to a significant sale in the first quarter of 2018 which impacted those averages. There was a sale on Boca Pointe Drive that closed for \$240 per square foot in April 2019 which is the highest sale price per square foot this year.

SUMMARY OF CONDO/VILLA SALES IN PRESTANCIA

Year	Condos/Villas Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
2019	8	12	9	\$393,000	\$175.22
2018	11	-	-	\$413,273	\$160.04
Change	-27.27%	-	-	-4.91%	9.49%

CONDO/VILLA SUMMARY

The number of condo and villa sales were also down when comparing the first six months of 2019 to 2018. However, we are seeing activity pick up in Prestancia which we anticipate will result in more sales in the coming months. Currently, there are 12 condo/villa style homes on the market for those seeking a maintenance-free lifestyle. The average sold price per square foot for 2019 increased in comparison to 2018 for condo/villa sales. There was a sale on Calle Facil that closed for \$205 per square foot in February 2019. It was an updated free-standing villa with a pool and golf course views which is the benchmark for the year.

Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Property information herein is derived from various sources that may include, but not limited to county records and the multiple listing service and it may include approximations. Although this information is believed to be accurate, it is not warranted and should not be relied upon without personal verification.

FEATURED PROPERTIES FOR SALE



4551 MURCIA BOULEVARD | \$599,000
3 bedrooms, 3.5 baths, 2,960 square feet



4175 ESCONDITO CIRCLE | \$745,000
3 bedrooms, 2.5 baths, 5,051 square feet



4250 BOCA POINTE DRIVE | \$1,025,000
4 bedrooms, 4.5 baths, 4,372square feet



4541 MURCIA BOULEVARD | \$599,000
4 bedrooms, 4.5 baths, 3,241 square feet



7242 VILLA D ESTE DRIVE | \$479,000
3 bedrooms, 3 baths, 2,887 square feet



3900 LOSILLIAS DRIVE | \$1,299,000
3 bedrooms, 4 full baths, 3 half baths, 10,259 square feet