

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

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TRUST OUR EXPERIENCE

Our success in marketing and selling homes in Prestancia speaks for itself. Over the past five years, we have closed over \$31 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 \$587 Million in closed or pending sales since joining Sotheby's International Realty in 2007
- ▶ Over \$39 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 2008-2019

CALL TODAY FOR A CONFIDENTIAL CONSULTATION



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PRESTANCIA
MARKET REPORT

JUST LISTED
4634 MIRADA WAY #15 | \$450,000

2019 YEAR-END MARKET REPORT

SUMMARY OF SINGLE FAMILY HOME SALES IN PRESTANCIA

Year	Homes Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
2019	16	17	13	\$709,156	\$183
2018	14	15	13	\$711,786	\$204
Change	+14.3%	+13.3%	-	-.4%	-10.3%

SINGLE FAMILY HOME SUMMARY

The number of single family home sales in Prestancia through the fourth quarter of 2019 increased by two sales compared to 2018 with the overall average sales price in 2019 dropping by \$2,630. The average sold price per square foot also decreased from the prior year. In 2019, of the 16 single family home sales, more than half of those home sales were sold below \$189 per square foot which is predominantly related to the amount of updating. In summary, the price per square foot for single family homes sold varied from \$243 to \$115 in 2019.

SUMMARY OF CONDO/VILLA SALES IN PRESTANCIA

Year	Condos/Villas Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
2019	10	18	22	\$389,750	\$171
2018	23	9	5	\$405,109	\$158
Change	-56.5%	+100%	+340%	-3.8%	+8.2%

CONDO/VILLA SUMMARY

The number of condo/villa sales in Prestancia through the fourth quarter of 2019 decreased by 57% from 2018. While the overall average sales price is down more than \$15,000 from 2018, it is important to note that the average price per square foot did increase from the prior year. The high prices of new construction will put positive pressure on prices as the demand for maintenance-free properties increase. In summary, the price per square foot for condo/villa sales varied from \$199 to \$133 in 2019.

FEATURED PROPERTIES FOR SALE



7357 REGINA ROYALE UNIT#8 | \$419,000
2 bedrooms, 3 baths, 2,468 square feet



7647 CALLE FACIL | \$425,000
3 bedrooms, 2 full baths, 1 half bath, 2,979 square feet



4541 MURCIA BOULEVARD | \$574,900
4 Bedrooms, 4 baths, 1 half bath, 3,241 square feet



7685 CALLE FACIL | \$595,000
4 bedrooms, 4 baths, 3,654 square feet



7704 CLUB LANE | \$699,000
4 bedrooms, 3 baths, 1 half bath, 3,719 square feet



3832 BOCA POINTE DRIVE | \$675,000
3 bedrooms, 2 full baths, 1 half bath, 3,075 square feet