

Premier Sotheby's International Realty
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PRESTANCIA MARKET REPORT

OUR STATS SPEAK FOR THEMSELVES

- ▶ \$4,045,000 in Prestancia sales in the first quarter of 2020
- ▶ #1 in sales volume in Prestancia in 2020 with \$2,500,000 more than any other agent
- ▶ The highest sale in Prestancia in 2019 and 2020 YTD
- ▶ Over 43 Million in Prestancia sales in the past 5 years

TRUST OUR EXPERIENCE

Over the past five years we have closed over \$34 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 and marketing innovation.

CALL TODAY FOR A CONFIDENTIAL CONSULTATION



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2020 FIRST QUARTER MARKET REPORT

SUMMARY OF SINGLE FAMILY HOME SALES IN PRESTANCIA

Year	Homes Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Avgerage SP/SqFt
2020	8	17	6	\$758,250	\$207
2019	1	19	57	\$930,000	\$165
Change	+700%	-10.5%	-89.5%	-18.5%	+25.5%

SINGLE FAMILY HOME SUMMARY

The number of single-family home sales for the first quarter of 2020 reflects positive results with 8 sales with an average sold price per square foot of \$207 vs. 1 sale with a sold price of \$165 per square foot for the first quarter of 2019. In reviewing the 8 single-family home sales, 5 of those sales were sold at or above \$211 price per square foot reflecting updates to a home when it sells. In summary, for the first quarter of 2020 single-family home sales varied from a range of \$249 to \$157 per square foot. The highest sale price in the first quarter was \$1,150,000 (Schemmel Group Listing).

SUMMARY OF CONDO/VILLA SALES IN PRESTANCIA

Year	Condos/Villas Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Average SP/SqFt
2020	8	21	8	\$510,633	\$182
2019	5	11	7	\$429,800	\$169
Change	+60%	+91%	+14.3%	+18.8%	+7.7%

CONDO/VILLA SUMMARY

The number of condo/villa sales for the first quarter of 2020 reflects positive results with 8 sales closing with an average sold price of \$182 per square foot vs. 5 sales with the average sold price of \$169 per square foot for the first quarter of 2019. The overall average sales price increased by more than \$80,000 year to year. It is important to note the current inventory of condo/villas on the market is 21, which is almost double that of 2019. In summary for the first quarter of 2020, condo/villa sales varied in the range from \$224 to \$111 per square foot. The highest condo/villa sale price in the first quarter was \$685,000 (Schemmel Group Listing).

FEATURED PROPERTIES FOR SALE



4098 LAS PALMAS WAY | \$1,000,000
4 bedrooms, 3 full baths, 1 half bath, 4,162 square feet



4369 BOCA POINTE DRIVE | \$899,000
4 bedrooms, 4 full baths, 1 half bath, 4,847 square feet



4255 BOCA POINTE DRIVE | \$879,000
3 Bedrooms, 3 baths, 3,312 square feet



4634 MIRADA WAY #15 | \$450,000
2 bedrooms, 2 baths, 1,731 square feet



4634 MIRADA WAY #37 | \$430,000
2 bedrooms, 2 baths, 1,941 square feet



7336 REGINA ROYALE #73 | \$339,000
2 bedrooms, 2 full baths, 1,765 square feet,