

NOW PRESENTING




8069 VIA FIORE | \$395,000
3 bedrooms, 3 full baths, 1 half bath, 2,554 square feet

TRUST OUR EXPERIENCE

We know the Prestancia real estate market. We deliver results based on expert market knowledge, business acumen and marketing innovation. We not only successfully market our listings, we also bring qualified buyers to the table. Let us leverage our skills and proven experience to sell your home.

CALL TODAY FOR A CONFIDENTIAL CONSULTATION



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PRESTANCIA
MARKET REPORT

2020 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
2020	9	9	6	\$741,778	\$198
2019	6	13	13	\$684,833	\$187
Change	+50%	-31%	-54%	+8%	+6%

SINGLE-FAMILY HOME SUMMARY

The number of single-family home sales for the first six months of 2020 increased by 3 sales compared to 2019. The first quarter started strong with 8 of the 9 single-family homes sales closing in the first three months of the year. In the middle of March, the COVID-19 virus caused a quick halt to the activity from prior months. However, as stay-at-home orders began to lift, the market started to re-engage and we saw activity levels pick up and inventory decline. Specifically, at the end of June 2020, there were only 9 single-family home listings on the market compared to 13 in 2019. The average sold price and average sold price per square foot in 2020 are significantly higher compared to 2019.

SUMMARY OF CONDO/VILLA SALES IN PRESTANCIA

Year	Condos/Villas Sold	Current Lisitngs	Monthly Supply	Average Sold Price	Average SP/SqFt
2020	15	13	5	\$483,404	\$175
2019	8	12	9	\$393,000	\$175
Change	+88%	+8%	-44%	+23%	0%

CONDO/VILLA SUMMARY

The number of condo / villa sales for the first six months of 2020 increased by 7 units compared to 2019. The average sales price of \$493,404 reflects a \$90,000 increase compared to the first six months of 2019. As with single-family home sales, there were a few months at the beginning of this quarter that were slow. However, we have seen a heathy comeback thus far. At the end of June 2020, there were 13 condo/villas on the market reflecting just a 5-month supply of inventory.

WHY LIST YOUR HOME WITH THE SCHEMSEL GROUP?

- ▶ \$6,045,000 in Prestancia Sales in the first half of 2020
- ▶ #1 in Prestancia Sales Volume in the first half of 2020 ~ \$4,545,000 more than any other agent
- ▶ The highest Prestancia sales for both 2019 and 2020 YTD
- ▶ Over **\$45 Million** in Prestancia Sales over the past 5 years

OUR PRESTANCIA SALES SUCCESS THIS YEAR SPEAKS FOR ITSELF!



3917 BOCA POINTE DR | \$1,250,000



4098 LAS PALMAS WAY | \$1,000,000



4250 BOCA POINTE DR | \$899,000



7867 ESTANCIA WAY | \$825,000



4177 ESCONDITO CIRCLE | \$824,900



7700 CALLE FACIL | \$699,000



4175 ESCONDITO CIRCLE | \$675,000



4634 MIRADA WAY #32 | \$630,000



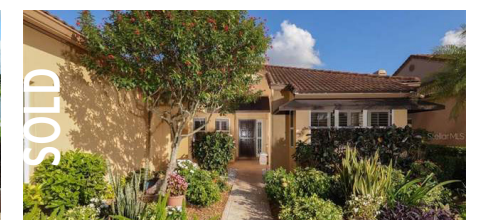
4320 CAMINO MADERA | \$450,000



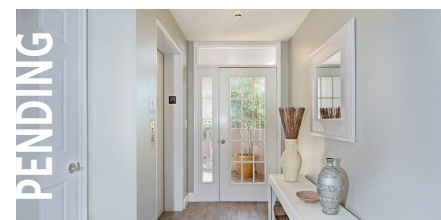
8033 VIA FIORE | \$619,000



7357 REGINA ROYALE #8 | \$419,000



7647 CALLE FACIL | \$375,000



7336 REGINA ROYALE #73 | \$339,000

**YOUR HOME CAN BE NEXT!
ARE YOU READY?**