

OUR PRESTANCIA SALES SUCCESS SPEAKS FOR ITSELF

Over \$15.2 million sold and pending in 2021

No. 1 in sales volume for 2021 – \$12.5 million more than any other agent or team

Over \$63 million in Prestancia sales over the last six years

“ Joel Schemmel has put together a team of professionals that stand high above and stand out from others. Team member, real estate agent Sharon Chiodi gets the job done, personable and professional. Not only did she sell our home, she sold us a home as well. Real estate agent Todd Underwood, besides being involved with showings and sales, oversaw the paperwork and photography. He too is a polished professional. Toni Schemmel, marketing director, put together a wonderful presentation showcasing our house not only locally but nationally and internationally. We always felt at ease knowing that Joel Schemmel was in charge of selling our home. They got top dollar for our old home and negotiated a great deal on our new home. ”

From the ISLANDS to the GREENS



Joel Schemmel, J.D., Sales Associate

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Sharon Chiodi, Sales Associate

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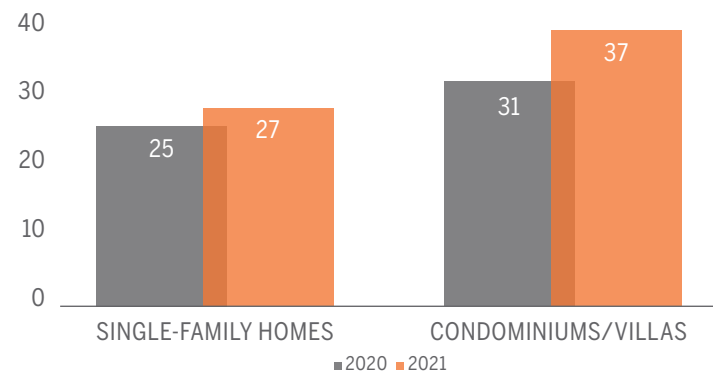
SchemmelSodaGroup.com

PRESTANCIA 2021 MARKET REPORT

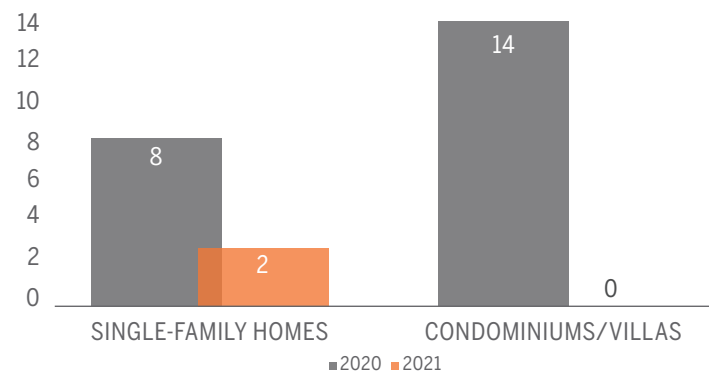


2021 FOURTH QUARTER MARKET REPORT

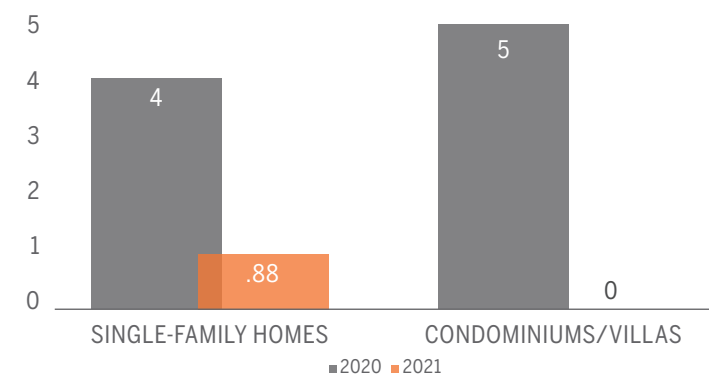
SALES



ACTIVE LISTINGS

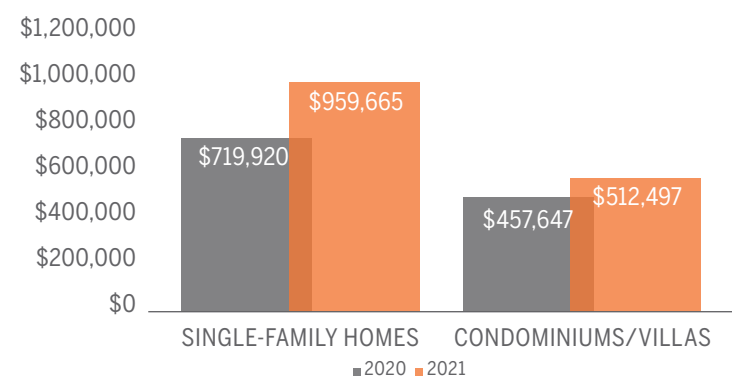


MONTH'S SUPPLY

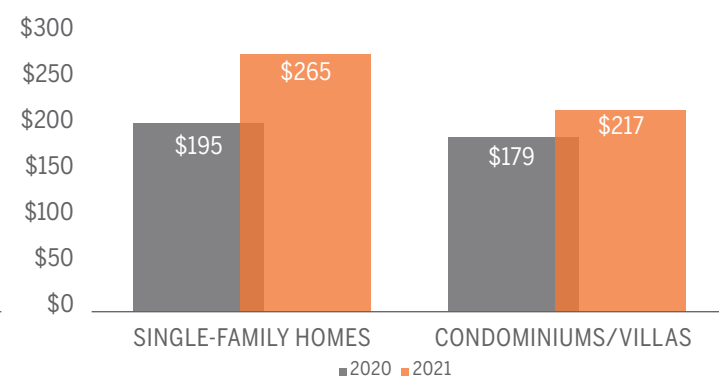


- The number of sales for both single-family homes and condominiums/villas has continued to increase from year to year
- Active listings continue to decrease dramatically; 75% for single-family homes and 100% for condominiums/villas
- Month's supply remains under one month in both categories
- Average sales price and price per square foot have continued to increase

AVERAGE SOLD PRICE



AVERAGE SALES PRICE/SQUARE FOOT



WORKING FOR YOU



SOLD
4177 ESCONDITO CIRCLE | \$1,500,000
REPRESENTED SELLER AND BUYER



SOLD
4201 LAS PALMAS WAY | \$1,295,000
REPRESENTED SELLER



SOLD
4197 BOCA POINTE DRIVE | \$950,000
REPRESENTED SELLER AND BUYER



SOLD
3988 LOSILLIAS DRIVE | \$949,000
REPRESENTED SELLER



SOLD
4149 LAS PALMAS WAY | \$795,000
REPRESENTED SELLER



SOLD
3999 LOSILLIAS DRIVE | \$775,000
REPRESENTED SELLER



SOLD
3832 BOCA POINTE DRIVE | \$749,000
REPRESENTED SELLER



SOLD
7260 ALICANTE DRIVE | \$680,000
REPRESENTED SELLER



SOLD
7393 VILLA D' ESTE DRIVE | \$675,000
REPRESENTED SELLER AND BUYER



SOLD
7704 CLUB LANE | \$639,000
REPRESENTED SELLER



SOLD
4476 CALLE SERENA | \$534,900
REPRESENTED SELLER



SOLD
7243 VILLA D' ESTE DRIVE | \$530,000
REPRESENTED SELLER



SOLD
7250 ALICANTE DRIVE #5 | \$510,000
REPRESENTED SELLER



SOLD
4634 MIRADA WAY #30 | \$410,000
REPRESENTED SELLER



SOLD
8069 VIA FIORE | \$395,000
REPRESENTED SELLER AND BUYER



SOLD
4634 MIRADA WAY #15 | \$389,000
REPRESENTED SELLER



PENDING
MONTE VERDE LOT | \$170,000
REPRESENTED SELLER AND BUYER

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