

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

PRESORTED  
STANDARD  
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MANASOTA FL

# WORKING FOR YOU

“ 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.”

“Joel and his team are great to work with and super professional! One of the attributes which distinguishes them from others is that it is very evident that they care about the result... And that's important to us. Joel and his team handled everything for us very well and pushed a complex transaction over the finish line for us. If we're selling a property in Sarasota County again, our first and only call will be to Joel and his team. Highly recommend without reservation.”

## From the ISLANDS to the GREENS



Joel Schemmel, J.D., Sales Associate  
941.587.4894  
Joel.Schemmel@PremierSIR.com

Sharon Chiodi, Sales Associate  
941.809.0380  
Sharon.Chiodi@PremierSIR.com

SchemmelSodaGroup.com

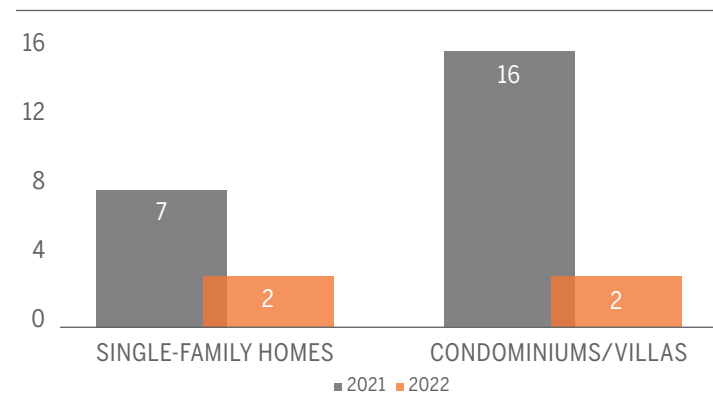


# PRESTANCIA 2022 FIRST QUARTER MARKET REPORT

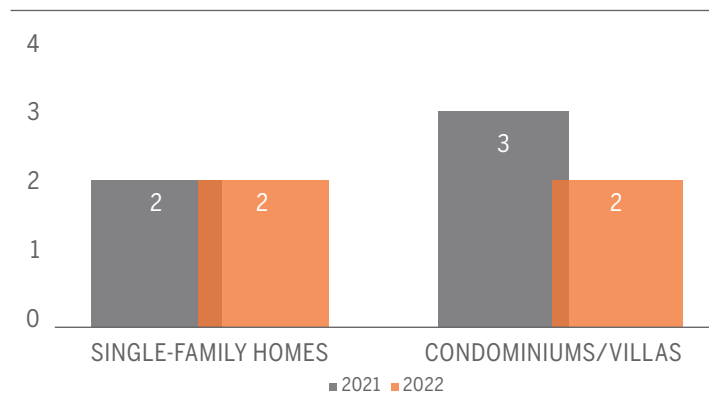


## 2022 FIRST QUARTER MARKET REPORT

### SALES

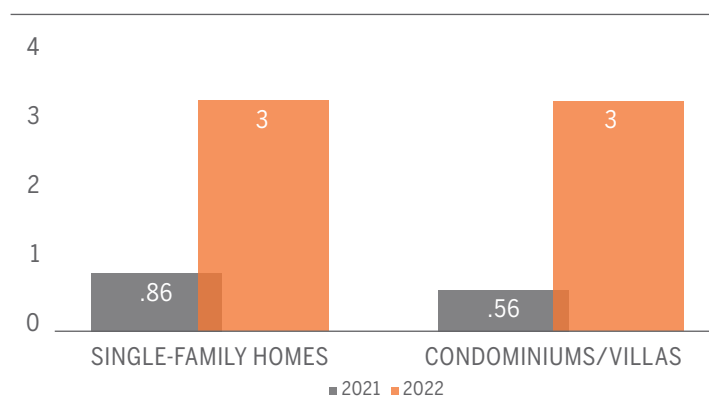


### ACTIVE LISTINGS

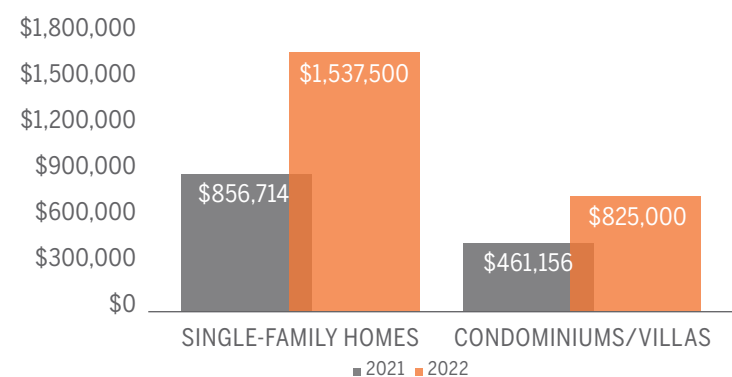


- The number of sales for both single-family homes and condominiums/villas has decreased dramatically from year to year predominantly due to limited inventory available to sell
- The number of active listings is at an all-time low and consistent with last year in both categories
- The month's supply is consistent at 3 months for both single-family homes and condominiums/villas, however, this number is a bit deceiving because there have been so few sales this year
- The average sales price and price per square foot have increased significantly for both categories of properties

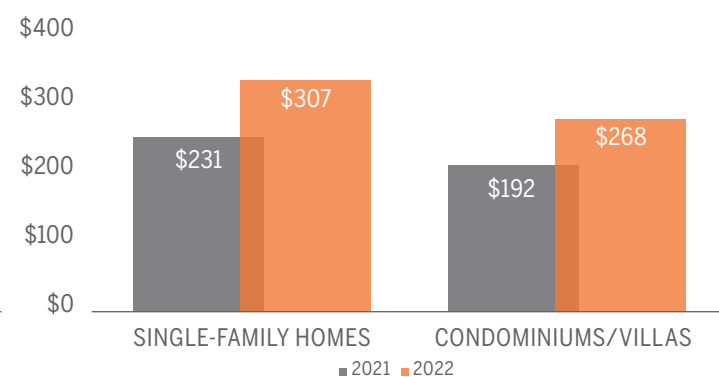
### MONTH'S SUPPLY



### AVERAGE SOLD PRICE



### AVERAGE SALES PRICE/SQUARE FOOT



## OUR PRESTANCIA SALES SUCCESS SPEAKS FOR ITSELF

Highest sales price in the last 5 YEARS

Highest price per square foot EVER at \$485.50

Over \$3.5 million closed and pending in 2022

Over \$15.2 million closed and pending in 2021

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

Over \$66 million in Prestancia sales over the last seven years



**SOLD**  
3944 LOSILLIAS DRIVE | \$2,595,000  
REPRESENTED SELLER



**UNDER CONTRACT**  
7290 ALICANTE DRIVE | \$625,000  
REPRESENTED SELLER



**SOLD**  
MONTE VERDE LOT | \$160,000  
REPRESENTED SELLER AND BUYER

