

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

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MANASOTA FL

WORKING FOR YOU

“Sandra and I have used Joel Schemmel and his team as our only Sarasota REALTOR® for eight years. Joel has sold homes and a condo, bought homes for us (one home was sight unseen, trusting Joel’s excellent judgement) and we’ve especially valued his judgement regarding pricing to sell, what offer to accept and what price to begin negotiating. I cannot imagine buying or selling real estate without Joel’s guidance.”

“It was such a pleasure working with Sharon. She is organized, professional, knowledgeable, enthusiastic, and nice! We have bought and sold lots of houses in Missouri, Florida and Texas and hands down Sharon was the best REALTOR® we have ever used! Our other REALTORS® were good, but Sharon goes the extra mile for her clients! We were selling and buying these last 2 houses long distance, but with Sharon and her follow up we felt like we were in town! There were a couple of hitches along the way (not because of Sharon) she handled them and made sure we knew what was going on. Sharon was the one that found the necessary people to get everything done on time! She was amazing! She is a dedicated REALTOR® that knows the Sarasota market. Especially Prestancia. Thank you Sharon for working so hard for us! We highly recommend Sharon Chiodi as your REALTOR®!”

From the ISLANDS to the GREENS

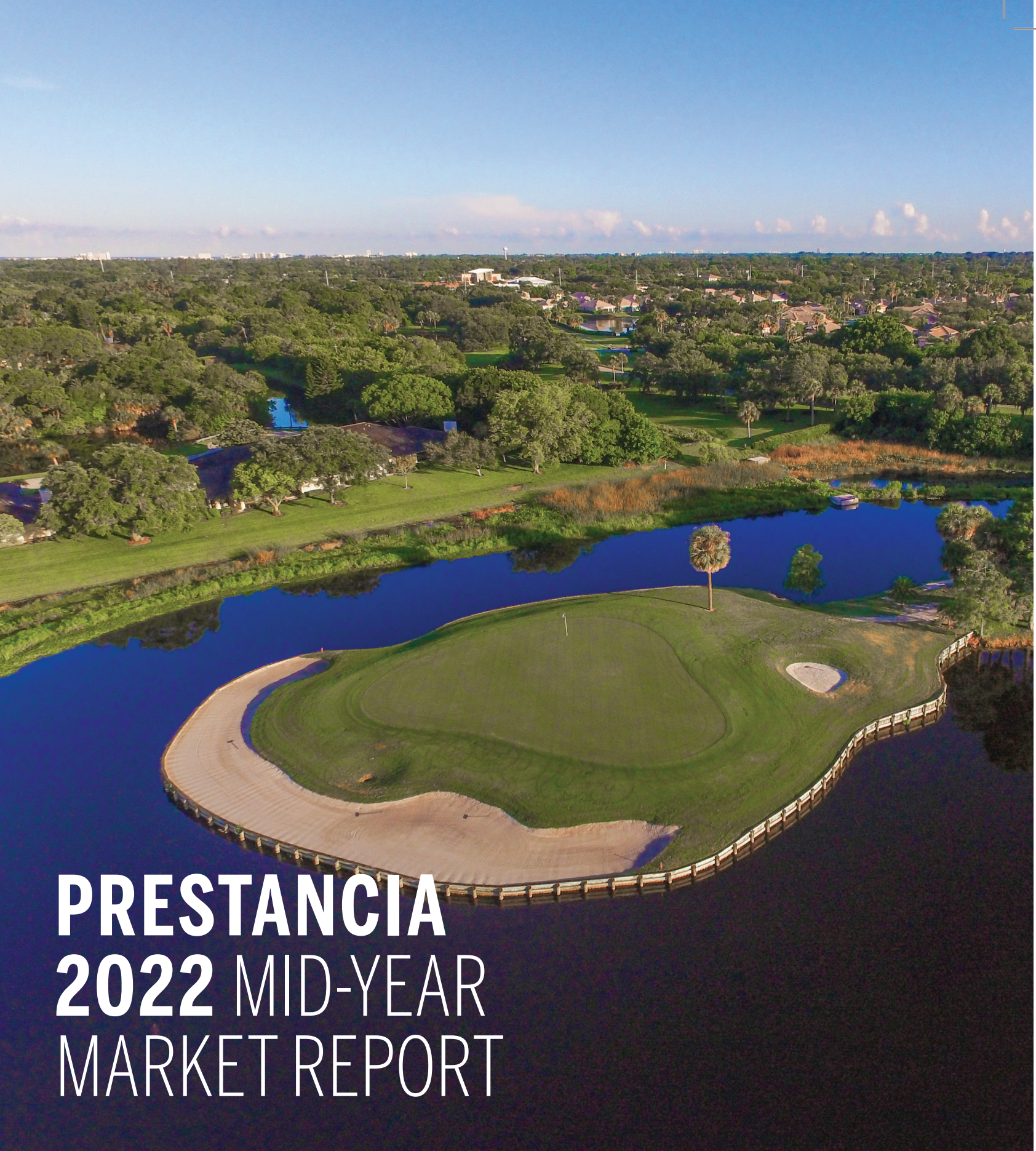


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SCHEMMELSODAGROUP.COM

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PRESTANCIA 2022 MID-YEAR MARKET REPORT

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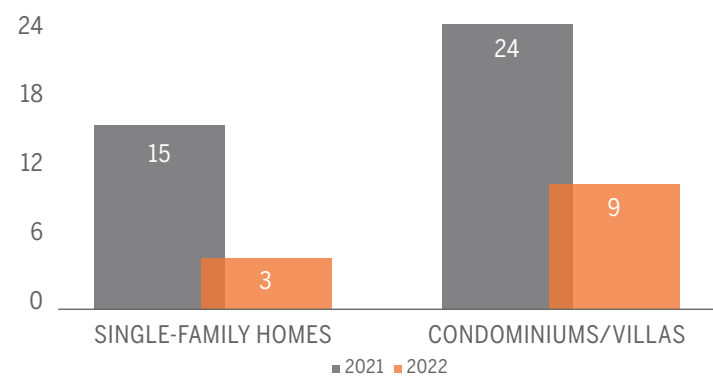
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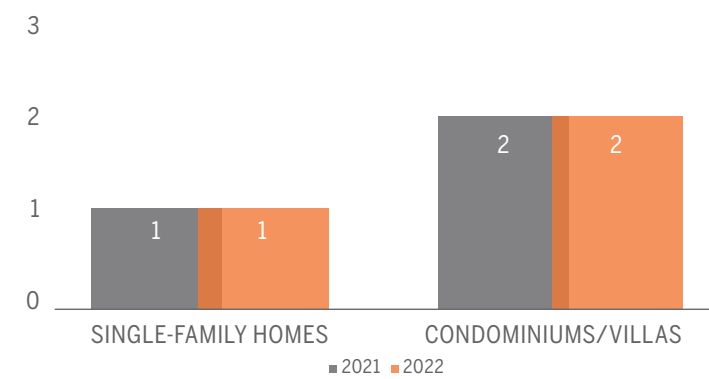
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2022 MID-YEAR MARKET REPORT

SALES

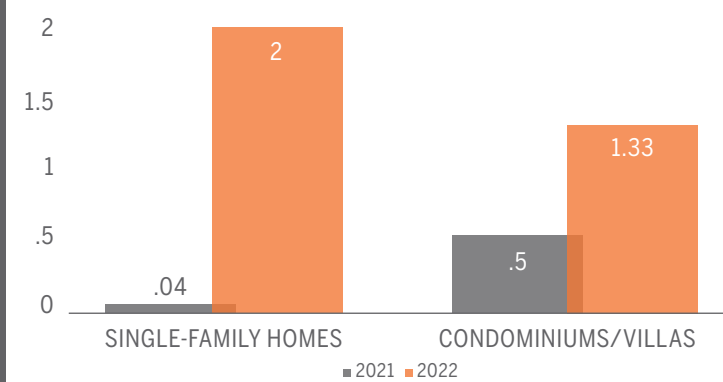


ACTIVE LISTINGS

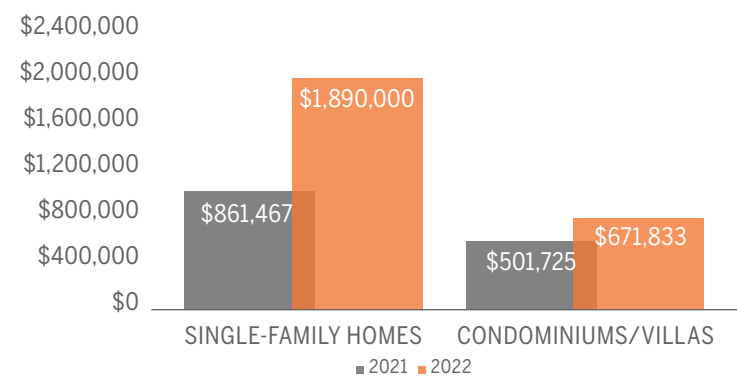


- The number of sales for both single-family homes and condominiums/villas has decreased dramatically from year to year due to low inventory.
- Active listings are consistent with last year for both single-family homes and condominiums/villas.
- Average sales price and price per square foot have continued to increase significantly.

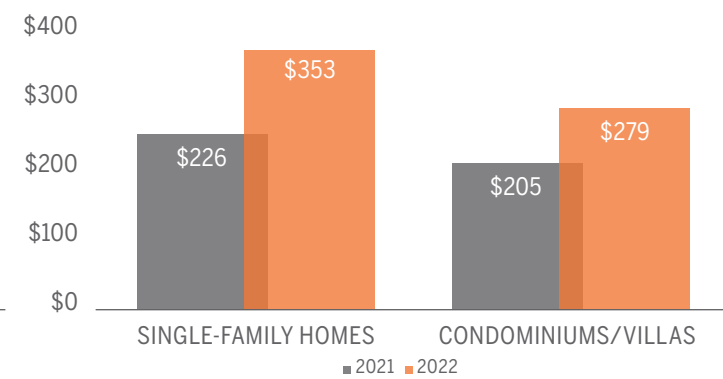
MONTH'S SUPPLY



AVERAGE SOLD PRICE



AVERAGE SALES PRICE/SQUARE FOOT



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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



SOLD
7290 ALICANTE DRIVE | \$649,000
REPRESENTED SELLER



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

