



Premier | Sotheby's
INTERNATIONAL REALTY

Premier Sotheby's International Realty
50 Central Avenue, Suite 110
Sarasota, FL 34236

Just Listed WEST OF TRAIL

This amazing residence is idyllically positioned on a large lot to deliver privacy and serene water views. A long front porch highlighted by a gazebo welcomes guests and sets the stage for this thoughtfully designed custom home. Designed for entertaining and family gatherings, this home features a great room plan with a two-story ceiling, eat-in kitchen with bar area, formal dining room and an upstairs family room.

For more information or to schedule a private viewing, please contact us.

#1 Team in Sarasota and Manatee counties for Premier Sotheby's International Realty.



JOEL SCHEMMELE, J.D., REALTOR®

941.587.4894

Joel.Schemmel@PremierSIR.com

TONI SCHEMMELE, MBA, REALTOR®

941.914.0805

Toni.Schemmel@PremierSIR.com

SchemmelSodaGroup.com



Scan the QR
code to view
our website.

Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. Property information herein is derived from various sources including, but not limited to, county records and multiple listing services, and may include approximations. All information is deemed accurate and neither suggests nor infers that Sotheby's International Realty participated as either the listing or cooperating agent or broker in the sale or purchase of the properties depicted.

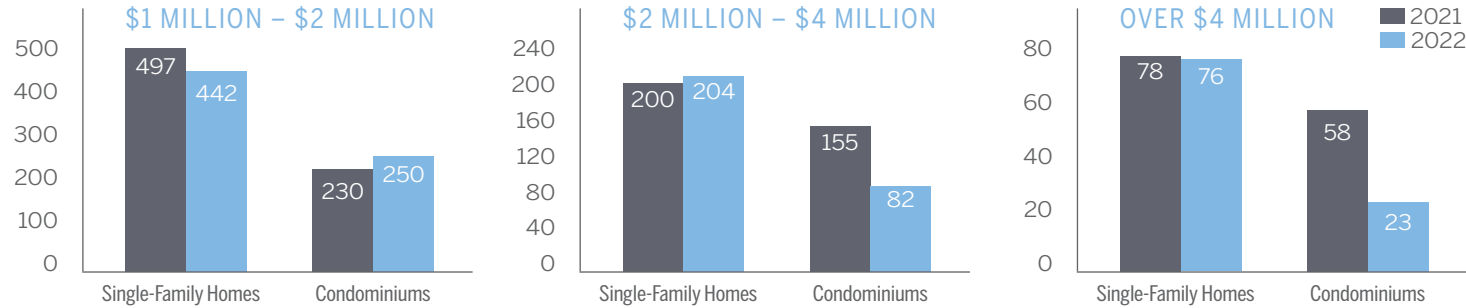
JUST LISTED 1543 Eastbrook Drive | Sarasota | \$4,350,000



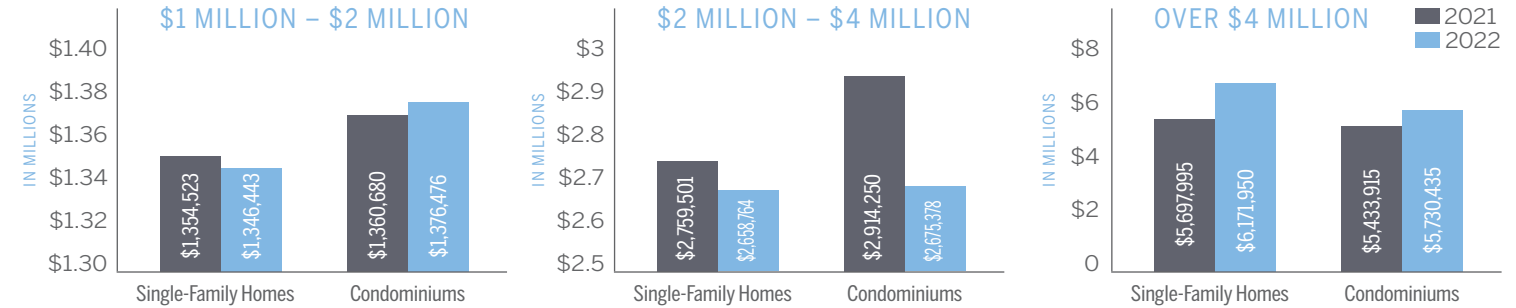
schemmel
soda group

SARASOTA LUXURY MARKET UPDATE
THIRD QUARTER 2022

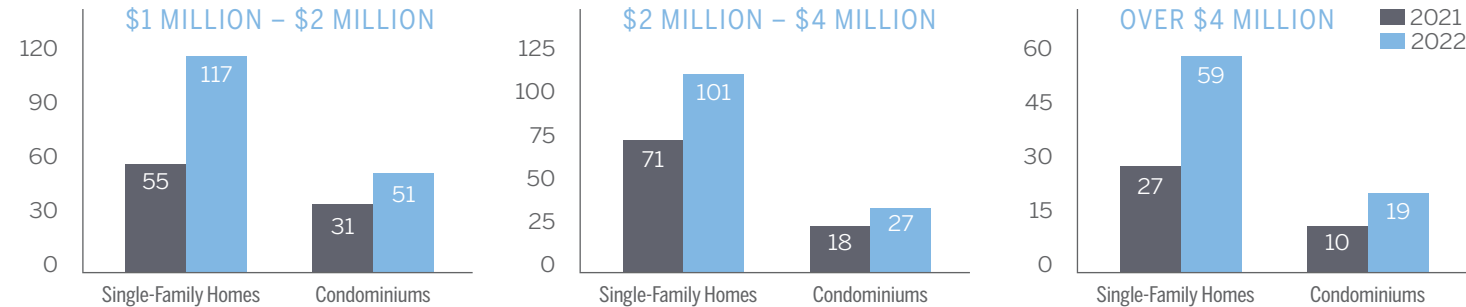
SALES – THIRD QUARTER 2021 VS. 2022



AVERAGE SALES PRICE – THIRD QUARTER 2021 VS. 2022



ACTIVE LISTINGS – AS OF OCTOBER 2021 VS. 2022



- The number of sales in most property categories and price ranges is only slightly down or just about even year over year.
- The inventory of properties available for sale in all property categories has increased sharply from year to year.
- Average sales prices are consistent from year to year in most property categories and price ranges.

The biggest change between years is the rise in the inventory of available properties. While the change is significant, inventory remains historically low, almost 30% below pre pandemic levels. At the same time prices are holding steady. What does this mean? Essentially it means a return to a “normal” market.

Even if demand settles into pre-pandemic levels, it will continue to be a solid market for the foreseeable future.