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

PRESORTED STANDARD U.S. POSTAGE PAID PERMIT #1265 MANASOTA FL

WORKING FOR YOU

We have 'worked' with Sharon on our numerous 'buys and sells' of real estate in the Sarasota area. Once we worked with Sharon we never contacted any other real estate agent. Sharon always went above and beyond what one might anticipate re: the real estate world. She is the BEST real estate agent! Once one has worked with her, we're sure that one needs to look no further for help in the buying and/or selling of real estate.

- Karen B.



Joel Schemmel, J.D., REALTOR®

941.587.4894

Joel.Schemmel@PremierSIR.com

Sharon Chiodi, REALTOR®

941.809.0380

Sharon.Chiodi@PremierSIR.com

SCHEMMELSODAGROUP.COM





in

schemmel-soda-group

schemmel soda group





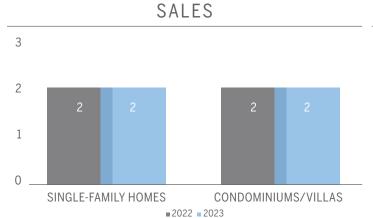








2023 FIRST QUARTER MARKET REPORT

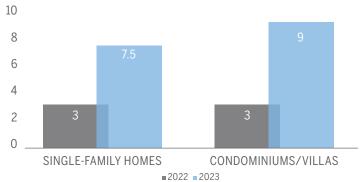




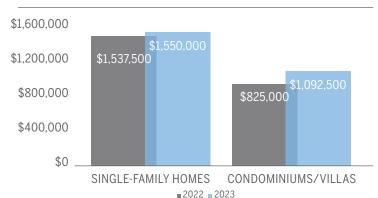
- The number of sales in both single-family homes and condominiums/villas has remained steady from year to year.
- Active listing numbers have increased.
- The average sales price and price per square foot for both single-family homes and condominiums/villas has increased slightly from year to year.

As you can see, the biggest change between years is the rise in inventory of available properties. While inventory has increased, it remains at a historically low level. At the same time, prices are holding steady and have even increased slightly year over year. What does this mean? Essentially, it means a return to a "normal market."

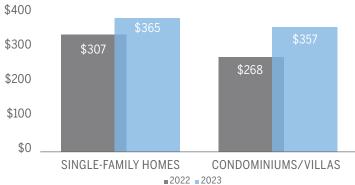
MONTH'S SUPPLY



AVERAGE SOLD PRICE



AVERAGE SALES PRICE/SQUARE FOOT



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. If your property is listed with a real sestate brokers. We are happy to work with them and cooperate fully. Property information herein is derived from various sources that may include, but not imited to county records and the multiple listing service and it may include approximations. Although this information is believed to be accurate, it is not warranted and should not be relied upon without personal verification. Source: Stellar MLS.

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 \$4.7 million closed and pending in 2022

Over \$15.2 million closed and pending in 2021

No. 1 in sales volume for 2021 and 2022

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

ACTIVE LISTINGS





4634 MIRADA WAY #25 | \$424,900





4634 MIRADA WAY #13 | \$395,000

PENDING LISTING





7340 REGINA ROYALE #71 | \$465,000