

CENTRAL FLORIDA REAL ESTATE NEWS

Keeping You Up To Date On Housing Trends & The Local Real Estate Market

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March Edition

How Spring Cleaning Can Save You Money on Home Repairs

Spring is here, and while it's tempting to focus on flowers and warmer weather, let's talk about something that can protect your wallet: **spring cleaning**. This is your chance to tackle small maintenance tasks that could save you thousands on costly home repairs down the road.

Whether you're planning to sell, buy, or stay put, a little elbow grease now can go a long way. Here are the key areas to focus on this spring to keep your home in top shape and avoid expensive surprises later.

1. Gutters and Downspouts: Protect Your Foundation

Clogged gutters might not seem like a big deal, but they're one of the leading causes of foundation damage. When rainwater can't flow properly, it pools around your home, causing cracks, leaks, and even basement flooding.

What to do: Clean out leaves, dirt, and debris from your gutters and downspouts. Make sure water is draining at least three feet away from your foundation.

2. HVAC System: Breathe Easier and Save Money

Your heating and cooling system works hard all year, but dirty filters and neglected maintenance can lead to inefficiency—or worse, costly breakdowns.

What to do: Replace air filters and schedule a professional HVAC tune-up. Not only will this extend the life of your system, but it will also lower your energy bills.

3. Basements and Crawl Spaces: Stop Moisture Before It Spreads

Basements are magnets for moisture, which can lead to mold, mildew, and structural damage if left unchecked.

What to do: Inspect your basement or crawl space for leaks, cracks, or signs of water intrusion. If you spot an issue, address it now—before spring rains make things worse.

4. Roof and Siding: Catch Problems Early

A damaged roof or siding might not be noticeable from the ground, but it can let in water, pests, and drafts.

What to do: Grab a pair of binoculars or hire a professional to inspect your roof for missing shingles, cracks, or signs of wear. Check your siding for gaps or damage. A small repair today is much cheaper than a big one later.

5. Windows and Doors: Keep Energy Bills in Check

Drafty windows and doors don't just let in the cold—they let your money fly right out.

What to do: Inspect weatherstripping around windows and doors. Replace it if it's worn or missing. This simple step can improve energy efficiency and keep your home comfortable year-round.

Spring cleaning isn't just about making your home look great—it's about protecting your investment.

By tackling these key areas, you'll save money on home repairs, maintain your home's value, and avoid stress later.

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Spring Cleaning Secrets to Keep Your Home Show-Ready All Year

Whether you're thinking about selling your home or simply want it to feel fresh and inviting every day, keeping it show-ready doesn't have to be a full-time job. With a few simple routines and practical tips, you can maintain a spotless home that's always ready to impress. Here's how to make it happen, without breaking a sweat.

1. Clutter is the fastest way to make a home feel chaotic, and it can sneak back in if you're not careful. Start with a big decluttering session—tackle one room at a time. Once you're done, keep it that way by adopting the “one-in, one-out” rule: for every new item you bring into your home, something old has to go.

Quick tip: Use stylish baskets or bins to hide everyday items like toys, mail, or remotes for a cleaner look.

2. Establish a “10-Minute Tidy” habit. A small effort every day can keep things from piling up. Spend just 10 minutes a day tidying up high-traffic areas. Fluff the couch cushions, wipe down the counters, and put away stray items. It's quick, easy, and makes a huge difference.

3. Clean as you go. Why let messes build up when you can handle them on the spot?

- Wipe down bathroom sinks after brushing your teeth.
- Load dishes into the dishwasher immediately after meals.
- Sweep the kitchen floor before heading to bed.

These small steps take seconds but make your home feel effortlessly clean.

4. Prioritize “key” areas. Certain spaces are “make-or-break” zones, especially if you're preparing to sell. Focus on:

- **Entryways:** A clean, welcoming entry sets the tone for the whole house.

- **Kitchens:** Keep counters clear and shiny—it's the heart of the home.
- **Bathrooms:** Wipe down mirrors, change towels, and keep surfaces spotless.

Even if the rest of your home is less-than-perfect, these areas leave a lasting impression.

5. Break down deep cleaning tasks. Instead of cramming all your deep cleaning into one overwhelming weekend, spread it out over the year.

Assign one task per month:

- January: Clean windows and blinds.
- February: Deep clean carpets.
- March: Organize closets.
- April: Wash baseboards.
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By rotating tasks, you'll always feel on top of things without burning out.

With these routines in place, you can enjoy a home that feels fresh and inviting every day—whether you're hosting friends, preparing for buyers, or simply relaxing with your family. Ready to talk about your next move?

Let's connect and make sure your home is picture-perfect for every step of the journey.

Quote of the Month

Your home is living space, not storage space.

-Francine Jay

Around Our Town

Central Florida Real Estate Update: Home Prices Drop While Interest Rates Hold Steady – What It Means for Buyers

The Central Florida housing market is seeing a shift, with home prices gradually dropping while interest rates remain steady. This change is creating new opportunities for buyers who may have been waiting on the sidelines. If you've been considering purchasing a home, now could be the time to make your move.

Home Prices Are Coming Down

After years of rapid appreciation, home prices in Central Florida are softening. This shift is due to a combination of factors, including increased inventory and a slowdown in buyer demand caused by higher mortgage rates. Sellers are adjusting their expectations, leading to more price reductions and better deals for buyers.

Interest Rates Hold Steady

While rates remain higher than the historic lows we saw a few years ago, they have stabilized. This consistency gives buyers a clearer picture of what to expect when financing a home. Locking in a mortgage at today's rates can still be a smart move, especially as inflation cools and economic conditions remain stable.

Options for Buyers

With home prices trending downward and interest rates holding, buyers now have more negotiating power. Here are some ways to take advantage of the current market:

- **Explore Seller Concessions:** Many sellers are offering closing cost assistance or rate buy-downs to attract buyers.
- **Look Into New Construction:** Builders are also adjusting prices and offering incentives such as upgrades or lower financing rates.

St. Paddy's Day

E	N	O	T	S	Y	E	N	R	A	L	B	BLARNEY STONE
L	H	H	A	R	P	G	A	C	O	R	K	BODHRAN
D	G	E	H	E	A	A	D	N	A	C	D	CORK
G	A	L	N	A	R	L	Y	A	C	O	E	DUBLIN
U	L	T	E	C	A	W	R	R	G	N	F	GALWAY
I	E	S	F	E	D	A	R	H	A	N	E	GUINNESS
N	L	A	Y	I	E	Y	E	D	E	E	E	KERRY
N	L	C	K	W	E	F	K	O	I	M	B	IRISH COFFEE
E	I	N	I	L	B	U	D	B	L	A	D	LEPRECHAUN
S	H	G	A	D	D	A	L	C	G	R	E	CORNED BEEF
S	S	E	L	G	O	L	D	R	E	A	N	SHAMROCK
I	R	I	S	H	C	O	F	F	E	E	R	CLADDAGH
L	N	U	A	H	C	E	R	P	E	L	O	PARADE
S	E	S	H	A	M	R	O	C	K	O	C	GAELGE
												SHILLELAGH
												GOLD
												HARP
												CASTLE
												CONNEMARA

- **Consider Adjustable-Rate Mortgages (ARMs):** If you expect rates to drop in the future, an ARM might provide lower initial payments.
- **Be Ready to Act:** While prices are decreasing, well-priced homes are still selling quickly. Getting pre-approved and working with an experienced agent can give you a competitive edge.

Is Now the Right Time for You?

Every buyer's situation is different, but if you've been waiting for better opportunities, this market shift could work in your favor. Whether you're a first-time homebuyer or looking to upgrade, now is a great time to explore your options.

If you're ready to start your home search or want to discuss your best strategy in today's market, I'm here to help. Give me a call at 702-525-7655 or email me at Doc@PhilHolliday-Realtor.com. You can also browse available homes at PhilHolliday-Realtor.com.

Let's find the perfect home for you while the market is in your favor!



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Agent Spotlight

Phil Holliday is a dedicated real estate professional with Preferred Real Estate Brokers, specializing in helping clients buy and sell homes in both Central Florida and Las Vegas. With years of experience in the industry, Phil combines local market knowledge, cutting-edge technology, and a client-focused approach to make every real estate transaction smooth and successful. One of Phil's unique offerings is his Perfect Home Finder program, a personalized service that goes beyond the standard MLS listings. By working closely with clients to identify their precise needs and preferences, Phil uses advanced target marketing to identify pre-listed and off-market properties that perfectly match each client's criteria. This program is especially valuable for buyers who want exclusive access to homes that aren't widely available. Whether you're a first-time homebuyer, a seasoned investor, or looking to relocate, Phil is committed to helping you find your dream home with ease and expertise. Reach out today to experience a superior level of service in Central Florida or Las Vegas real estate.

Recommended Service Professionals

As a real estate professional, I work with many local professionals and want to recommend those that found to give exceptional service. Here are a few of my top choices, please be sure to tell them I referred them to you

Vince Gaudio
407-961-2203
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Jacob Bonnell
407-999-0045
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