

CENTRAL FLORIDA REAL ESTATE NEWS

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

Provided By: Phil Holliday, Real Estate Specialist

July Edition

The Coming Recession!

You've undoubtedly seen that there's a recession and market adjustment looming again. Many say it's already here. This is all part of the natural cycle and after you've been through a few, you start to prepare for them and profit from them in several different ways.

While the last bubble burst was real estate related due to sub-prime loans and questionable lending practices, this one is much different due to massive inflation and supply chain issues like never before.

Since I work with so many real estate clients, I always try to keep up to date on stats and predictions to ensure my clients are prepared for any changes they may want to make with upcoming economic changes. This upcoming market correction is different and I must say, I'm feeling pretty confident about it.

I've seen articles from NAR as well as other respected economic authorities and it appears that the ONE safe investment people will have in America with the down turning market is housing. That's great news for me and great news for your family too! While they DO expect the real estate market to cool off and slow, that doesn't mean we will see a "crash". This certainly beats the massive depreciation we all experienced starting in 2008!

So of course, we are all hoping these economic indicators are right and if so, real estate may be the only safe investment to consider! The stock market has dropped,

the bond market will take a hit and consumers will slow their spending in the retail environment but real estate can keep a steady and healthy base as we push through to begin recovering from whatever losses the market sees.

I'm certainly no economy genius myself but I trust the respected and proven "higher ups" that have always been right in the past. They study this stuff all day every day and they have a pretty good read on the market.

We are already talking to investors that are pulling their money out of other markets and creating a real estate portfolio. It's nice to know you can MAKE money in a shrinking economy! If you've considered buying a rental home, lets chat!

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How's Your Social Media This Summer?

Many of my past clients stay in touch with me regularly and with social media exploding on the scene over the past decade or so, it's never been easier to keep up with what our friends are up to.

Now that Summer is here, many families are considering vacations or staycations and spending some quality time together.

When the kids are out of school and the weather is nice, it's a great time to get back to our roots and enjoy our families in an unfamiliar environment or possibly even safely at home.

Just a few short years ago, it was considered an amenity for hotels, resorts or destinations to have Wi-Fi. Some even offered it at no additional charge and promoted it in all of their marketing. That's not the case today.

Now, several families are seeking a REAL getaway! They are looking for places where they CANT be reached and there's limited or even no internet connection at all.

It seems weird to see teenagers looking at each other and talking and playing games together like it was in the old days. Some teenagers are uncomfortable because they don't know what to do with their hands!

Some of these destinations are promoting that there's no Wi-Fi connections and they assure us that the world won't end and nobody will die simply because you can't check your social media or email for two days. I couldn't agree more!

As I follow several of my clients on their social media page, I'm seeing a trend where rather than them posting what's going on with their vacation every 26 minutes, they are spending all of their time with their family, then posting their best pictures once they get home and their quality

time with their loved ones is finished.

Personally, I'd rather it be this way. I love seeing their "highlight reel" and great comments about the trip they had together.

Since I've seen this dozens of times over the past year or so, I'd feel confident in saying the photos look like they are genuinely having more fun together, rather than posing for the pictures that will be posted on social media.

I'm curious from a marketing perspective to see how these destinations and resorts promote themselves when it comes to internet access in the coming years. I've wondered if they'll charge us a premium to block the internet, rather than a premium to access it.

Which would you choose if you were spending a few days on vacation? Internet or no internet? Email me and let me know which you would choose. Maybe we'll do an informal survey here and I can report everyone's answer totals back next month!

So shoot me an email and let me know where your DREAM vacation would be and if you had the option, would you accept WiFi or block it? I know what my option would be as I enjoy the freedom I feel with being "disconnected" from the outside world but I'm interested in your perspective, thoughts and comments. I'm giving away a \$20 Starbucks card to the best answer!

Quote of the Month

Families are like fudge - mostly sweet, with a few nuts.

-Les Dawson

Around Our Town

One hot topic in the Central Florida real estate market is the impact of rising mortgage rates on housing affordability. As interest rates have increased, potential buyers face higher monthly payments, which can limit their purchasing power and affect their decision to buy. Sellers, on the other hand, may experience longer listing times and may need to adjust their pricing strategies to attract buyers who are now more cautious due to higher financing costs.

Other key points of discussion include:

- 1. Inventory Levels:** The supply of homes for sale, which has been historically low in many areas, affecting both pricing and the speed at which homes are sold. **Increased Competition:** Buyers often find themselves in bidding wars, leading to homes selling for above the asking price. **Limited Choices:** With fewer options available, buyers may have to compromise on their preferences or expand their search areas. Sellers can benefit from higher sale prices and faster sales. However, they may face challenges finding a new home in the same competitive market.
- 2. Market Shifts:** Movement of buyers from urban to suburban areas or even from out of state, driven by lifestyle changes and remote work opportunities.
- 3. Investment Opportunities:** Increased interest in real estate as an investment, particularly in rental properties, given Central Florida's strong tourism industry and growing population.
- 4. New Construction:** The pace and cost of new home construction, which affects overall market dynamics and the availability of modern homes.
- 5. Economic Factors:** Broader economic conditions, such as employment rates and economic growth in the region, which influence market confidence and buying power.

These topics are shaping the conversations and strategies of both buyers and sellers in the Central Florida real estate market.

Happy Birthday America!

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PARADES
COOKOUTS
CELEBRATION
RED
FOURTH OF JULY
PICNIC
FLAGS
PATRIOTIC
BLUE
WHITE
LIBERTY
SUMMER
INDEPENDENCE
FIREWORKS
SPARKLERS

Play this puzzle online at : <https://thewordsearch.com/puzzle/3794740/>

FEATURED HOME OF THE MONTH!

Welcome to this charming townhome in the exclusive gated community of Stonebridge Lakes. This property seamlessly blends comfort and elegance, offering a lifestyle of convenience and luxury.



2 BEDS - 3 BATHS - 1546 SQFT
\$315,000

**CALL ME TO SCHEDULE A TOUR OR ASK ME
HOW I CAN FIND YOU THE PERFECT HOME!**

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PREFERRED
REAL ESTATE
BROKERS

Hello there! I am thrilled to call the beautiful state of Florida my home for over a year now, and I must say, every moment here has been nothing short of amazing. Leaving behind the glitz of Las Vegas was a decision I don't regret, although I do miss the wonderful souls we left behind.

My journey in Florida has been a fascinating exploration of diverse places, cities, serene beaches, lively bars, and exquisite restaurants. The Sunshine State has welcomed me with open arms, allowing me to dive into the heart of its communities.

Working in the realm of Real Estate has provided me with unique opportunities to meet an array of people, each with their distinctive needs and challenges. They say every closing is different, and I've come to appreciate the complexity of this field. While my past experiences in the bustling casino industry had its challenges, the world of Real Estate revealed a new set of complexities. It might seem glamorous, but the reality is, it demands dedication and hard work, especially in marketing, where 80% of the effort goes. After all, if nobody knows you're a Realtor, how can you help them find their dream home?

I firmly believe that success in Real Estate is rooted in laying the right foundations. I've meticulously crafted my approach, armed with various programs designed to assist you in finding that perfect home. Being my own CEO in this venture brings its own set of responsibilities and commitments. I am fully dedicated to not only making this career a success for myself but also to be a guiding light for as many people as possible, helping them discover their ideal home sweet home.

I look forward to the exciting journey ahead, filled with challenges, victories, and the fulfillment of dreams. Here's to finding your perfect home together!

Recommended Service Professionals

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

Thank you!
Agent Name

Vince Gaudio
407-961-2203
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VinceGaudio@Rate.com



Jacob Bonnell
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