

CENTRAL FLORIDA

REAL ESTATE NEWS

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

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June Edition

How Far Is Starbucks From You?

Lately, stats have proven that your home's value can be dependent upon your proximity to the local Starbucks, Trader Joe's or any other local grocery store as well as fast food locations. According to Zillow, things that increase your home's value are good school districts and neighborhoods, larger square footage and its closeness to these local retailers.

Recent research shows major increases in value for homes that are "in the thick of things" as opposed to those that are out of the way a bit.

Of course, we've heard this our whole life. Location, location, location.

The most recent data we've found shows that homes within a quarter mile of Starbucks had value appreciations nearly double that of homes that are further away. Meanwhile in Detroit, homes near a brand-new opening of a Whole Foods have nearly DOUBLED in price!

A RealtyTrac study showed that homes in the same zip code as a Trader Joe's went up by an amazing 40% during a period when the average growth for the nation was only 34%.

In all fairness, what happens in other areas around the nation doesn't necessarily apply here in our area all the time, but it certainly makes sense when

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There's a definite connection between property values and it's closeness to these new or popular retail locations around the country.

There are many factors that go into what you are looking for when considering a possible move. First and foremost is always about finding the perfect home for your family's needs.

However, a very important second factor to consider is location to popular retail locations even if it's not establishments that you would frequent yourself. You have to keep resale value in mind anytime you are buying a home for your family, or for investment purposes. If you have questions about any of these thoughts, just give me a quick call here. I'm always happy to speak with you!

When Is The Best Time To Sell A Home?

This is the question of all questions when it comes to real estate. As a professional agent and marketing specialist, I talk to homeowners during every month of the year that are hoping to “time the market” to sell the home for as much as possible.

The common misconception is that you will sell a home for more money during one season as opposed to another one. Unfortunately, we’ve never found any data whatsoever to support that in this area.

In some areas of the country, there are more buyers in the Summertime and in other areas, the Wintertime is the big season. But guess what??? When there are more buyers, there are also more sellers trying to sell. As a matter of fact, most of those buyers also put their current property on the market so that they can make the move.

The most ridiculous thing anyone can do when making a move for their primary residence is to try to “time the market” in lieu of making the move when the family needs change.

In real estate, we know that most people have a housing need change when they go through a life change. In other words, a birth or death in the family, a job promotion or a job loss, children heading off to college, a marriage or divorce and other things of this nature. When there’s a life change, it creates a housing need change. The last thing you’d ever want to do is wait until “the hot market” time in the area. The truth is, everything is based on supply and demand and your home won’t sell for more money when there are 5 times as many homes available for sale in your neighborhood. As a matter of fact, due to the competition, I’ve personally witnessed this having a negative effect on home prices because after all, you probably don’t really NEED to sell your home so someone will always be a heck of a lot more motivated to unload

their home than you are. That creates a downward pressure on asking prices.

In reality, if you are going to be utilizing a mortgage when buying your next home, you want to time the market by timing YOUR expenses which is the interest rate. Since rates are going up and it appears that will continue to happen for the next several years, the absolute BEST time to buy a home was 3 months ago. The next best time is right now. Waiting a year or two can cause you to pay several hundred dollars per month more in the form of a higher interest rate.

While nobody can precisely predict the future of the economy in any country, it’s safe to say that rates will never go any lower than they’ve been lately. After all, for all of us still living and breathing, we’ve never seen anything like this before throughout our adult lives.

It may be wise to find that new place sooner, rather than later. If you feel like your family deserves a bigger home and could really utilize the extra space, now is the time for us to start casually looking around with no commitment of officially making a move. But for my clients, I want to ensure they don’t wait until rates are way up again and it prices them out of the ability to secure a larger home for the same monthly payment they have now.

Quote of the Month

Home is not a place. It is a feeling. If your place doesn't “feel” like home anymore, it's time to find one that creates that feeling.

-Greg Luther

Be Prepared: Hurricane Season is Here

As we approach hurricane season, it is crucial for all Central Florida residents to be well-informed and prepared for any potential storms. Hurricanes can bring devastating winds, heavy rainfall, and flooding, making it essential to have a plan in place to protect yourself, your loved ones, and your property.

To help ensure your safety and the safety of your community, we have attached a comprehensive Hurricane Information and Preparedness Guide to this email.

https://www.ready.gov/sites/default/files/2020-03/fema_how-to-prepare-for-hurricane.pdf

This guide provides essential information on how to prepare for hurricanes, what to do during a storm, and steps to take in the aftermath to recover safely.

Key Tips for Hurricane Preparedness

1. Create an Emergency Plan: Outline an evacuation route, establish a meeting point for family members, and ensure everyone knows emergency contact numbers.
2. Prepare an Emergency Kit: Stock up on non-perishable food, water, medications, flashlights, batteries, first aid supplies, and important documents.
3. Secure Your Home: Install storm shutters or board up windows, trim trees and shrubs, secure loose outdoor items, and consider reinforcing your roof and garage doors.
4. Stay Informed: Keep a battery-powered radio handy to receive updates from local authorities. Follow weather forecasts and heed evacuation orders promptly.
5. Know Your Zone: Familiarize yourself with your area's flood zones and evacuation routes. Check if your home is in an area that requires mandatory evacuation during severe storms.

Additional Resources

Our Hurricane Information and Preparedness Guide contains detailed checklists and resources to help you prepare effectively. Topics covered include:

- Understanding hurricane warnings and alerts
- Detailed emergency supply lists
- Steps to take before, during, and after a hurricane
- Important contact information for local emergency services

We strongly encourage each resident to take the necessary precautions to prepare for the hurricane season. Your safety is our top priority, and being prepared is the best way to protect yourself and your loved ones.

If you have any questions or need further assistance, please do not hesitate to contact our office. Our team is here to support you and ensure that you have the information and resources needed to stay safe.

Thank you for your attention to this important matter. Together, we can ensure that our community remains resilient and prepared during this hurricane season. Stay safe,

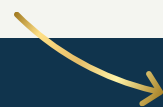
FEATURED HOME OF THE MONTH!

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.



**2BEDS - 2 1/2 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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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!
Phil Holliday



Vince Gaudio
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