



WHAT'S TRENDING

A glance at January 2019

New Year, New Market?

Each month we put together a [What's Trending](#) infographic for a quick look at what is happening in our local real estate market.

The new year is upon us, but the market is about the same. Although the number of listings declined slightly in December, the number of sales also declined. The slowing number of sales is a sign of a market shift. It is inevitable that the market will course correct, the question is when.

The biggest factor that has us thinking it will be happening this year is the number of pending sales. That number has declined 8 months in a row! At the end of the year it hit a 10 year low. That is the biggest sign of a shifting market because it is an indication of the future market.

Thinking of selling? Check out the tips below



2,412 ↓

Number of Homes
Sold in Dec. 2018

*Year over Year ORRA Stats

3,212 ↓

Number of Homes
Pending Sale
at the end of Dec. 2018

7,872 ↓

Number of Homes
For Sale at the end
of Dec. 2018

SELLING IN SPRING

Should you Wait?



The biggest concerns homeowners is whether they should sell now or wait. The waiting game can lead to more money in an appreciating market and less in a declining market.

The median price has hovered around the same price in Orlando for 2 years in a row. The rate at which home values are increasing has slowed to only 1%. There is no reason to believe this will go up at drastic rates in 2019. If you have a need to sell this year, the sooner the better.

Dec 2013-2014 UP 5.62%
Dec 2014-2015 UP 9.47%
Dec 2015-2016 UP 12.70%
Dec 2016-2017 UP 10.31%
Dec 2017-2018 UP 1.20%



*The market prices have
increased Year over Year*