



# WHAT'S TRENDING

*A glance at February 2019*

## Do you love where you live?

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

Each year in February we ask our clients to show us that they love where they live by sending photos of their favorite spot in the house. These never disappoint! We love helping buyers find that perfect home and sellers move on to their next dream home.

Did you know that every year 40 million Americans move at least once and Orlando ranks as the #5 city people are flocking to! The bustling metro and strong job growth are what bring people this way. And the diverse pockets surrounding the city center are what keeps people here and makes it a place to love.



**1,938** ↓

Number of Homes Sold in Jan. 2019

**4,010** ↑

Number of Homes Pending Sale at the end of Jan. 2019

**8,243** ↑

Number of Homes For Sale at the end of Jan. 2019

*\*Year over Year ORRA Stats*

## TOP OPPORTUNITIES

**What's to love in this market?**



### Upsize:

If you are thinking of selling a home and buying a larger more expensive home, now is an opportune time to take advantage of 2 markets. The market is strong for the average price home; so if you are selling a home for under \$300,000 you will sell quickly and for top dollar. Then when you go to buy a larger home upwards of \$500,000 the market is slower and you will have more negotiating power for the best deal!

### First Timers:

The median rent in Orlando as of Jan. 2019 is \$1695, up 7% since last year\*! For that monthly payment with 10% down you can buy about a \$275,000 house. Within the city limits of Orlando there are over 1375 options under this price!



*The market prices have increased Year over Year*

*\*According to Trulia.com*