



News Update, February 2016

PORT ORANGE MARKET TRENDS

DEC 15 2015 - JAN 06 2016

AVERAGE LISTING PRICE

\$281,876 | +6%

MEDIAN SALES PRICE

\$174,950 | +3.5%

AVERAGE PRICE / SQ.FT.

\$108 | 0.9%

NUMBER OF SALES

160 | -51.1%

SUMMARY FOR PORT ORANGE

OCT 2015 - JAN 2016

Average price per square foot for Port Orange FL was \$108, an increase of 8% compared to the same period last year. The median sales price for homes in Port Orange FL for Oct 15 to Jan 16 was \$174,950 based on 160 home sales. Compared to the same period one year ago, the median home sales price increased 3.5%, or \$5,950, and the number of home sales decreased 51.1%. There are currently 370 resale and new homes in Port Orange on Trulia, including 6 open houses, as well as 169 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Port Orange FL was \$281,876 for the week ending Jan 06, which represents an increase of 6%, or \$15,836, compared to the prior week. Popular neighborhoods in Port Orange include Town Park and Royal Palm, with average listing prices of \$182,640 and \$264,922.

5 REASONS TO RESOLVE

TO USE A REAL ESTATE PROFESSIONAL IN 2016



PAPERWORK

They Help With All Disclosures & Paperwork Necessary In Today's Heavily Regulated Environment.



PRICING

They Help You Understand Today's Real Estate Values When Setting The Price Of A Listing Or An Offer To Purchase.



EXPERIENCE

They Are Well Educated In And Experience With The Entire Sales Process.



UNDERSTANDING OF CURRENT MARKET CONDITIONS

They simply & effectively explain today's real estate headlines & decipher what they mean to you.



NEGOTIATIONS

They Act As A "Buffer" In Negotiations With All Parties Throughout The Entire Transaction.

WHERE YOU LIVE SHOULD REFLECT YOUR LIFESTYLE.

These questions will help you find the best community for you.

IS IT CLOSE TO MY FAVORITE SPOTS?

Make a list of activities you engage in and stores you visit frequently. See how far you would have to travel from each neighborhood you're considering to engage in your most common activities.

IS IT SAFE?

Contact the police department to obtain neighborhood crime statistics. Consider not only the number of crimes but also the type and trend. (Is crime going up or down?). Pay attention to see where in the neighborhood the crime is happening.

IS IT ECONOMICALLY STABLE?

Check with your local economic development office to see if household income and property values in the neighborhood are stable or rising. What is the ratio of owner-occupied homes to rentals? Apartments don't necessarily diminish value, but they indicate a more transient population. Are there vacant businesses or homes that have been on the market for months? Check news sources to find out if new development is planned.

IS IT A GOOD INVESTMENT?

Ask a local REALTOR® about price appreciation in the neighborhood. Although past performance is no guarantee of future results, this information may give you a sense of how a home's value might grow. A REALTOR® also may be able to tell you about planned developments or other changes coming to the neighborhood – such as a new school or highway – that might affect its value.

DO I LIKE WHAT I SEE?

Once you've narrowed your focus to two or three neighborhoods, go and get a feel for what it might be like to live there. Take notes: Are homes tidy and well maintained? Are streets bustling or quiet? How does it feel? Pick a pleasant day if you can, and chat with people working or playing outside.



WHAT'S THE SCHOOL DISTRICT LIKE?

This is especially important if you have children, but it also can affect resale value. The local school district can probably provide information on test scores, class size, the percentage of students who attend college, and special enrichment programs. If you have school-age children, visit schools in neighborhoods you're considering. From RealtorMag

HOME VALUES ARE UP!

What is yours worth now? If you're ready to sell your home and are curious about the value of your property we can email you a Free Comparative Market Analysis. It is important to compare your home's value to recent home sales in your neighborhood and also evaluate the price of homes currently on the market.

FILL OUT THE FORM AT: www.PortOrangeJuice.com/selling.php

The Biggest challenge facing the household market right now is the lack of inventory available for sale. Prices are determined by supply and demand. Right now buyer demand is out-pacing seller supply, across many price ranges, driving prices up. Bottom line: If you are a homeowner debating listing your home for sale this spring/summer, now is the time!

www.PortOrangeJuice.com

MOBILE FRIENDLY | 90% OF HOMES ARE SOLD ONLINE!

TEAM GAGLIARDI SOLD

\$17 MILLION IN 2015

130+ FIVE STAR REVIEWS

ZILLOW & TRULIA



WHAT IS YOUR HOME WORTH?



CONTACT US FOR A FREE MARKET ANALYSIS TODAY!



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FEATURED LISTINGS

FOR SALE



5 Bed | 4 Bath | 3,430 sqft

Port Orange home in Sunrise Oaks subdivision
Listed Price | \$359,000

FOR SALE



7 Bed | 2 Bath | 3,391 sqft

Extraordinary Oceanfront Daytona Beach Shores home.

Listed Price | \$1,749,000

FOR SALE



3 Bed | 3 Bath

Direct Ocean Front Condo in Daytona Beach Shores
Listed Price | \$524,900



WWW.PORTORANGEJUICE.COM