



News Update, March 2016

PORT ORANGE DAYTONA BEACH MARKET TRENDS

JAN 2016 - FEB 2016

DAYTONA BEACH

Median Sales Price | Qtly. Change
\$118,000 | **+10%**

Median Rent Price | Qtly. Change
\$1,300 | **+4%**

ORMOND BEACH

Median Sales Price | Qtly. Change
\$189,950 | **+9%**

Median Rent Price | Qtly. Change
\$1,500 | **-**

SOUTH DAYTONA BEACH

Median Sales Price | Qtly. Change
\$102,000 | **-18%**

Median Sales Price | Qtly. Change
\$1,100 | **+5%**

MARKET SNAPSHOT FOR PORT ORNAGE

TOTAL INVENTORY

TODAY	1 MNTH	1 YEAR
61	58	42
	+5%	+45%

MEDIAN LIST PRICE

TODAY	1 MNTH	1 YEAR
\$324,616	\$311,600	\$319,900
	+4%	+1%

HOW TO FIND YOUR DREAM HOME

Ready to start searching listings and hitting open houses? Save yourself some time by first identifying exactly what you need and want in a home.

You've been pre-approved and know what you can afford, so it's time to start home shopping. But the hunt for your dream home will stall rapidly if you don't know what that "dream" looks like.

It's easy to talk in generalities about wanting a "big" house or an "older" home. But in order to better target your real estate search, you must think specifically about your dream dwelling. Will your "big" house be 2,400 square feet or 5,000? When you say "older" home, do you mean one built pre-1900 or pre-1980?

Before you visit another open house, sit down and make a list of your needs and wants - and yes, those are two different things. You may want a pool, but you probably could live without it.

(Plus, it's worth considering that having a pool could raise your home insurance costs.

Understand that your requirements list will likely change as you learn more about your housing options. Proximity to the beach may start as a priority, for example, but once you see the size of ocean-front homes you can get in your price range, you may decide a short drive to the water is quite bearable. Unless you have an unlimited budget, it's likely you'll need to make compromises along the way.

Use these questions to help make your very own list of housing requirements.

HOW TO IMPROVE YOUR CREDIT.

Credit scores play a big role in determining whether you'll qualify for a loan and what your loan terms will be. So, keep your credit score high by doing the following:

CHECK FOR ERRORS IN YOUR CREDIT REPORT.

Thanks to an act of Congress, you can download one free credit report each year at annualcreditreport.com. If you find any errors, correct them immediately.

PAY DOWN CREDIT CARDS BILLS.

If possible, pay off the entire balance every month. Transferring credit card deb from one card to another could lower your score.

DON'T CHARGE YOUR CREDIT CARDS TO THE MAX.

Pay down as much as you can every month.

WAIT 12 MONTHS AFTER CREDIT DIFFICULTIES TO APPLY FOR A MORTGAGE.

You're penalized less severely for problems after a year.

DON'T ORDER ITEMS FOR YOUR NEW HOME ON CREDIT.

Wait until after your home loan is approved to change appliances and furniture, as that will add to your debt.

DON'T OPEN NEW CREDIT CARD ACCOUNTS.

If you're applying for a mortgage, having too much available credit can lower your score.

SHOP FOR MORTGAGE RATES ALL AT ONCE.

Having too many credit applications can lower your score. However, multiple inquiries about your credit score from the same type of lender are counted as one if submitted over a short period time.

AVOID FINANCE COMPANIES.

Even if you pay off their loan on time, the interest is high and it may be considered a sign of poor credit management.

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 | \$345,000

FOR SALE



2 Bed | 2 Bath | 1,191 sqft

Million dollar unobstructed views.
Listed Price | \$259,900

FOR SALE



2 Bed | 2 Bath | 1,191 sqft

Million dollar unobstructed views.
Listed Price | \$249,000

FOR SALE



2 Bed | 2 Bath | 1,642 sqft.

Nice furnished beachside location.
Listed Price | \$209,900