

*It's All About
You!*
JUNE 2021



@Home

with  DAVID DORMAN

And Just Like That...it's June!



Summer is here!

I remember when I was young how excited I would be for summer. No more school and no responsibility. Growing up in Connecticut, it was prime bike riding weather. We lived in a rural area and the only way to get to a friend's house was up the hill(s) and down the 2 lane highway.

Looking back, I say to myself, "what was I thinking?" So dangerous, but it was a different time. Back then, there were no cell phones and, to a kid, time had no meaning. I would wait until my mom would yell for me to come home from the front porch. I remember exploring the woods, damming up the creek and searching for cans to redeem for 5 cents so I could buy candy.

It was a different time and somehow I came out unscathed.

Anyway...that was then and this is now. This Summer will hopefully be better than the last. There are plans for a quick trip to the beach for a week with friends, making dinners for 12 and trying to unwind a bit.

Honestly, I can't wait. It's been a year in just the first 5 months lol! We are in uncharted territory with the current market and I think my brain needs a break and so do you likely.

If you want to know what is going on with the current market, just grab last month's newsletter, Nothing has changed. I will say that buyers are getting a little less willing to pay over list price and are starting to push

back. We are also getting more listing calls, although some of the sellers are a bit over the top with their expectations.

One noticeable difference is the appraisal process and results. We've gotten some push back as of late on values and buyers will only do so much to bridge the gap. Could we perhaps have hit a tipping point? Who knows? I think it really depends on the price point and how desperate a buyer is.

Regardless, I am hoping things even out a bit for everyone. You might not like hearing that as a seller, but to be honest, we cannot sustain this current market.

CONTINUES ON NEXT PAGE

JOIN OUR TEAM!



We are looking for agents to join our office!

Call me directly for an interview!

407-948-8295

Work Virtually or at our office

The independence of your own business combined with 50 years of the C21 brand

LIVE online and in-person training with no hidden costs

Availability of on-call real-estate attorney's

The ability to meet your clients in a professional setting at our location, a cornerstone of the Central Florida community for over 25 years

3 onsite brokers dedicated to the success of your business

Get treated like a person, not just 1 of thousands of agents in "virtual offices"

Work for a brand with a proven track record and numerous J.D. Powers awards

Have access to a global marketing platform and technology to position you and your clients for success!



IF YOU WISH TO BE REMOVED FROM OUR MAILING LIST,
SCAN THE QR CODE OR E-MAIL DAVID@DAVIDDORMAN.COM

There is still time to take advantage of it, but you will have to think outside the box as to where you might go when you sell. Lease back options have been showing up a lot more as of late.

Sellers are happy to sell, providing they can be given a month or so to find the new place. The issue is that many sellers do not want to accept a contract that is contingent upon the sale of another home. So, if you are selling yours, you really need to have it pretty tied up as far as inspection and appraisal before a seller will consider taking your offer. This means you might need a little extra time to secure your next place and your current home closing date will likely be before the new one can be purchased.

The solution is a post occupancy agreement. I do caution you about doing this because there is a bit of liability, mostly for the new owner. If you are the one requesting this scenario, be prepared to have an attorney assist you in a small lease. You should also expect to be the one to take on the cost to have this drawn. Your agent and the other are not likely qualified to or should be a part of this for their own protection, as it's outside the scope of their training. It is a legal matter and should be treated as such. Whenever we do these types of deals, we bring on our house attorney, who has a specific lease for such deals. Trust me when I tell you it is worth it!

Anyway, back to summer...I truly hope that you and your families take advantage of this time of year and get out to enjoy the season. Some of my favorite memories revolve around this break from school.

We've had a rough 12+ months. Hopefully you feel better about being out and about and can get out there to see things, buy things and connect with family again! So many businesses need your support, so take a trip and see our beautiful state and country! I know I will be!

Have a great summer and as always, I am just a call away of you have comments or questions. Oh yeah, if this newsletter is not your cup of tea, you can always email me and ask to be removed.

Be good to each other! - David Dorman - 407-948-8295

**Call Us to
Sell Your Home
TODAY!
321-218-9100**

RECENT AREA HOME SALES

CALL US TODAY TO DISCOVER YOUR HOME'S VALUE!



**516 SADDLE BAY LOOP
WESMERE
3/2 Sqft. 1,639
SOLD \$305,000**



**406 CROFTON DRIVE
WESMERE
4/3/1 Sqft. 2,775
SOLD \$395,000**



**942 ALGARE LOOP
BELMERE VILLAGE
4/3 Sqft. 2,550
SOLD \$463,000**



**1707 WHITNEY ISLES DR
WHITNEY ISLES/ BELMERE
4/4 Sqft. 2,635
SOLD \$508,000**



**948 ALGARE LOOP
BELMERE VILLAGE
5/4 Sqft. 3,460
SOLD \$579,900**



**943 ALGARE LOOP
BELMERE VILLAGE
5/4 Sqft. 3,201
SOLD \$573,000**



**11730 BELLA MILANO COURT
BELMERE VILLAGE
5/4/1 Sqft. 3,110
SOLD \$630,000**



**1239 GLENHEATHER DRIVE
RESERVE AT BELMERE
4/3 Sqft. 3,123
SOLD \$627,000**



**2794 TIMBER HAWK CIR
OAK TRAIL RESERVE
3/2 Sqft. 1,510
SOLD \$300,000**



**2642 PARK ROYAL DRIVE
WINDSOR HILL
4/3/2 Sqft. 4,095
SOLD \$920,000**



**9617 LEESIDE CT
LEESIDE ESTATES
5/3 Sqft. 2,828
SOLD \$655,000**



**1800 SLOUGH CT
BROOKSTONE
5/3 Sqft. 3,123
SOLD \$470,000**

BASED ON INFORMATION FROM THE MY FLORIDA REGIONAL MULTIPLE LISTING SERVICE, INC. FOR THE PERIOD ONE MONTH PRIOR. THIS INFORMATION MAY OR MAY NOT INCLUDE ALL LISTED EXPIRED, WITHDRAWN, PENDING OR SOLD PROPERTIES OF ONE OR MORE MEMBERS OF THE MY FLORIDA REGIONAL MULTIPLE LISTING SERVICE.

JUNE COMMUNITY CALENDAR

**WINDERMERE
FARMER'S MARKET
June 4 / 11 / 18 / 25**

**WINTER GARDEN
FRIDAY'S ON THE PLAZA
June 4 / 11 / 18 / 25**

**WINTER GARDEN
FARMER'S MARKET
June 5 / 12 / 19 / 26**

**FATHER'S DAY
June 20**

***We Want Your Event To Be
Featured In Our Newsletter!***
VISIT DAVIDDORMAN.COM/EVENTS FOR MORE INFO

SOME EVENTS LISTED MAY BE CANCELED. PLEASE CHECK WITH YOUR LOCAL CITY WEBSITE.

DAVIDDORMAN.COM

FB.COM/DAVIDDORMANREALTOR

EAS FOR SUMMER!

- Check exterior door hardware, lubricate squeaky hinges & tighten loose handles/locks.
- Trim landscaping/clean around outdoor HVAC units to provide sufficient air flow.
- Maintain exterior foundation grading/slope to ensure water moves away from home.

- Maintain exterior foundation grading/slope to ensure water moves away from home.



Creative Home Solutions
By Oliver LLC

Oliver Persaud
OWNER

407.953.4825

oliverpersaud@yahoo.com

**BLINDS
DESIGN**

CALL FOR
APPOINTMENT
AND FREE QUOTE

407-4936048
407-4973977

WWW.BLINDSDESIGN407.COM

This newsletter brought to you by

MP Minuteman Press Ocoee

We Design, Print & Promote... YOU!

Your full service printing and graphics solution

2743 Old Winter Garden Rd. • Ocoee, FL 34761
ocooe-fl.minutemanpress.com
