



LEGACY 01

RESIDENTIAL & COMMERCIAL
DEVELOPERS

THE LEGACY BLUEPRINT

MONTHLY NEWSLETTER - VOLUME 4

Inside every issue

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www.Legacy01.ORG



MARKET PULSE

INVENTORY

Orlando’s housing supply is rising, with about 9,000 active listings, a \$429K median price, and 62 days on market, signaling a shift toward buyers. [Florida Realtors](#) | [Orlando Regional Realtor Association](#)

HOME VALUES

Prices softened slightly—\$375.5K (-4.1% YoY) per Zillow and \$385K (-3.5% YoY) per Redfin—showing slower appreciation and improved buyer leverage. [Zillow](#) | [Redfin](#)

BUILD SMARTER

October often sees an elevated share of price cuts (~5.5% weekly reductions historically) as market pressure mounts. Use that signal: launch listings with clean pricing, pre-set buydown options, and keep flexibility to adjust quickly. [Florida Realtors](#)

INVESTOR Q&A

Q: With inventory up and DOM rising, is October a good entry point for Orlando SFR investors?

A: Yes—selectively. Rising inventory gives buyers leverage for credits and buydowns. Orlando values are down 3–4% YoY, improving returns on value-add deals. Focus on rent-stable areas with newer roofs/HVAC and use seller buydowns to offset costs.

PROJECT HIGHLIGHT

Lender Rescue & Rapid Turnaround

Legacy 01 stepped in to rescue two stalled new builds for a lender—each 3-bed, 3-bath, 2,039 sq. ft. homes. We completed the first home (sheetrock to finish) in just six weeks and will wrap the second full-gut rehab next month. Both list at \$430K.



LEGACY 01 UPDATES

- Legacy 01 is undergoing an exciting rebrand, starting with this very newsletter. While still a work in progress, we’re thrilled to introduce a fresher, more vibrant look that reflects our story and vision. We’d love to hear your feedback!
- We’re building a new website so stay tuned!
- We’ve launched 'Investor Deal Reviews' to evaluate your next opportunity.
- In the coming weeks, we’ll be settling into our new office space — we’d love for you to be part of this exciting next chapter!

QUICK WINS

- **Sellers/Builders:** Avoid overpricing; focus on presentation and incentives.
- **Buyers/Investors:** Negotiate aggressively — the shift in market dynamics gives leverage.
- **Marketers:** Highlight affordability, energy efficiency, and lifestyle benefits.

Send us your questions or topic ideas — we’ll feature one next month. Forward to colleagues looking to build smarter.

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