



LEGACY 01

RESIDENTIAL & COMMERCIAL
DEVELOPERS

THE LEGACY BLUEPRINT

MONTHLY NEWSLETTER - VOLUME 3

Inside every issue

Market Pulse | Build Smarter Tips |
Project Spotlight | Investor Q&A |
Legacy 01 Updates | Quick Wins



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www.Legacy01.ORG



PROJECT HIGHLIGHT

Lot Split Success: Legacy 01 turned a \$140K lot into three homes (4 bed, 2 bath, 2,012 sq. ft. each) with high-end finishes. Built for \$680K total, they're listed at \$430K each — projecting a \$400K profit. [VIDEO TOUR](#)



MARKET PULSE

- **Home Values:** Zillow reports the average Orlando home value is \$375,504, down 4.1% YoY. → [Zillow](#)
- **Median Prices:** Median Prices: Realtor.com shows August 2025 median listing price at \$390,000, down ~1.3% YoY. → [Realtor.com](#)
- **Recent Sales:** Redfin reports July 2025 Orlando median sale price of \$433,000 (+4.7% YoY) with ~52 DOM. → [Redfin](#)

BUILD SMARTER

- **Price Realistically:** Homes are taking longer to sell. Set competitive list prices from the start.
- **Offer Incentives:** Rate buydowns, closing credits, or upgrades can help move inventory.
- **Target Growth Areas:** Invest where supply growth is limited but demand remains steady.

INVESTOR Q&A

Q: With inventory increasing and prices flattening, is now a good time for investors to buy in Orlando?

A: Yes, but cautiously. More listings mean better deals, but slower appreciation and higher costs require patience. Undervalued areas still offer strong long-term returns.

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'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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