

CLERMONT AREA GUIDE



Why Invest in Central Florida?

Central Florida is best known as the ultimate destination for tourists, owing to its beautiful weather, beaches, world-class golf courses and many of the most popular theme parks in the world, including Walt Disney World, SeaWorld Orlando and Universal Studios. Central Florida and its encompassing cities have received international attention and are continuing to grow into some of the most sought-after locations in the world. With the expansion of Orlando International Airport, along with the expansion of Brightline train connecting Central Florida to other major cities, millions more visitors are set to visit for years to come, all requiring a place to stay. Now is the time for prospective buyers to take advantage of the real estate opportunities in Central Florida. With high-value properties in a desired location, it is easy to capitalize on the region's impressive growth.



Fast Facts

- **Tourism:** Florida has seen a 20.2% rise in visitor number year on year through the second quarter of 2022, surpassing pre-pandemic visitor numbers (Research on visitflorida.org).
- **Growth:** Orlando is projected to add more than 1,500 people to the region every week for the next 11 years, eventually reaching a population of 5.2 million people and fueling Orlando's economy for years to come.
- **Ranked 15 in the 100 Best Places to Live in the United States and the first Most Livable City in Florida** (livingcost.org/cost/united-states/fl/orlando).
- **Real Estate Appreciation:** Orlando real estate appreciated 85.68% over the last 10 years, putting Orlando in the top 10% nationally for real estate appreciation. The Orlando area has seen 14.5% appreciation over the last 12 months.
- **Universal's Epic Universe, the new theme park under construction at Universal Orlando Resort, will be the largest Universal Park in the U.S., bringing more visitors to the Orlando area each year.**
- **Orlando International Airport's Terminal C has recently opened, expected to bring 12 million extra visitors to the Sunshine State every year.**
- **Expansion of the Brightline train connecting Orlando to other major cities in Florida, including Miami and Tampa, offering improved transportation links for 50 million passengers per year.**

Clermont

Clermont is a beautiful city located in Lake County, Florida, and is very close to the Walt Disney World Resort. It is known for its hilly terrain and is situated on the shore of Lake Minneola, which is part of the Clermont Chain of Lakes.

Clermont is a very popular destination for watersports, fishing, boating and wakeboarding. Clermont is also home to many of Orlando's local parks, including Lake Louisa State Park. This offers visitors the opportunity to go camping, hiking and swimming while in Orlando. This city also has several golf courses, including the famous Jack Nicklaus-designed course in the Mission Inn Resort & Club. Clermont's vibrant downtown is home to numerous shops, restaurants and cafes, and they host many community events throughout the year, including Movies Under the Stars, Fourth of July celebrations, Sips and Salsa Festival, weekly farmers markets, and First Friday Food Trucks. The city has a strong sense of community and offers visitors an up-close look at the Florida lifestyle.

Clermont is a very popular destination for vacation homes due to its close proximity to the local attractions. Many of the vacation homes in Clermont are in gated communities with resort-style amenities that vacationers love. Homes range in size from cozy condominiums to spacious estates which can accommodate large groups. Homes come fully furnished, which are a great option for families looking for a more comfortable alternative to a hotel.

There are several activities that visitors can enjoy in the Clermont area:

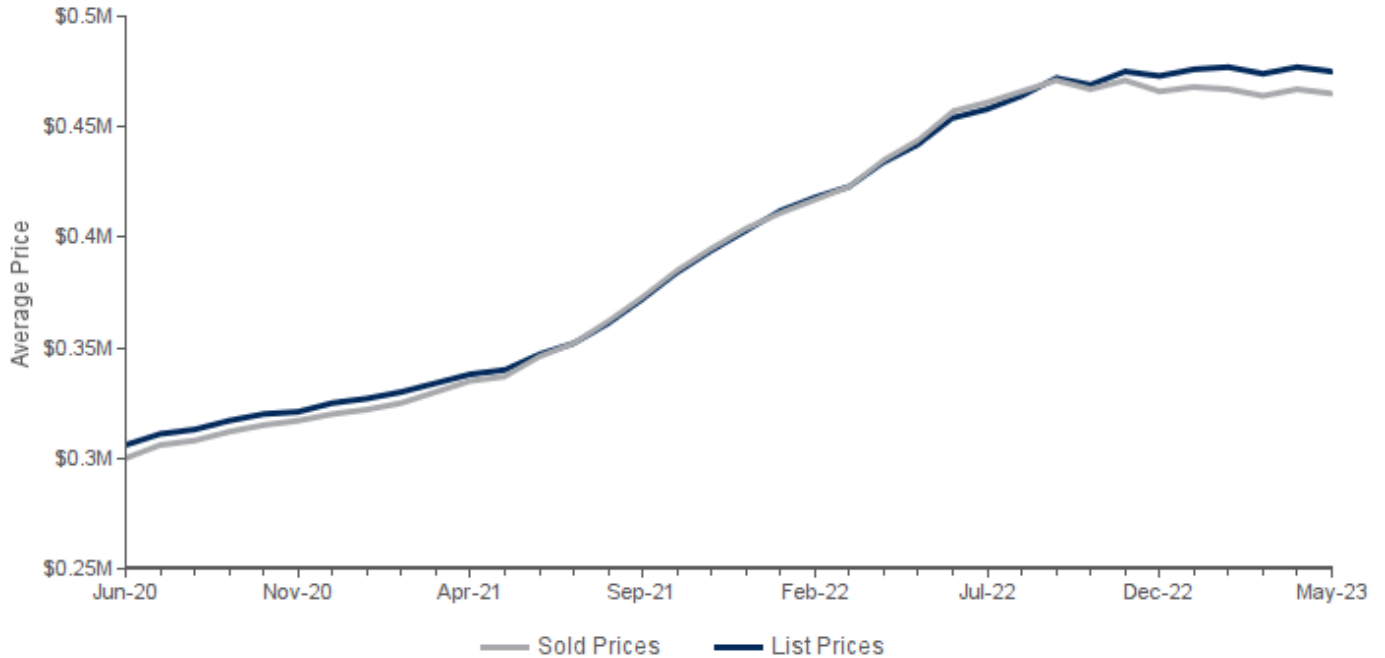
- **Orlando Theme Parks:** Orlando is home to the world's best theme parks and attractions, including the Walt Disney World Resort, Universal Studios Orlando, SeaWorld, Legoland and the International Drive attractions. Every year, hundreds of thousands of people visit these theme parks for their thrilling roller coasters and water slides.
- **Lake Louisa State Park:** Lake Louisa State Park is a beautiful place that offers hiking trails, fishing, boating and camping. The park is also home to many of Florida's local wildlife and it is a great place for people who enjoy the outdoors.
- **Hot Air Balloon Rides:** Take in the beautiful views from the sky! Hot air balloon rides in Clermont offer stunning views of the local area and can be enjoyed during the sunrise or sunset.
- **Local Wineries:** Clermont is home to some of the best wineries in Central Florida, including the Lakeridge Winery & Vineyards. Wineries offer tours and tastings to visitors. You can also learn about the wine making process and the variety of wines that the vineyards have to offer.
- **Golf:** Clermont's hilly terrain makes it the perfect setting for the many local golf courses, including the Legends Golf & Country Club, Kings Ridge Golf Club and Green Valley Country Club.
- **The Beach:** Clermont is only a short drive away from several of Florida's most famous beaches, including Cocoa Beach, Melbourne, Daytona Beach, Clearwater and St. Pete Beach. Visitors can soak up the sun and enjoy the one thing that makes Florida so special: the beautiful weather!
- **Historic Downtown Clermont:** Visitors can stroll through the charming streets of downtown Clermont on their days that they are not visiting the attractions. The town has a variety of local shops, restaurants, cafes and art galleries. Some days, there are also exciting events and live music throughout the city.
- **The Springs:** Central Florida is also home to a number of springs with breathtaking views and wildlife. Local springs in the area include the Blue Spring State Park, Wekiwa Springs and Alexander Springs. Here, you can swim, kayak, canoe and go on hikes through the beautiful scenery. Depending on the year, you may even be able to spot some of Florida's local manatees!



Median Sales Price of Homes Has Risen by 6% YTD:

AVERAGE SALES/LIST PRICE MAY 2023 | ALL PROPERTY TYPES

Average list price compared to average sold price of properties sold each month (6-Month Moving Average)



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