

KISSIMMEE & CENTRAL FLORIDA 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](https://www.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](https://www.livingcost.org/cost/united-states/fl/orlando))
- **Real Estate Appreciation:** Orlando real estate appreciated 85.68% over the last ten 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.**

Kissimmee

Kissimmee, also known as the Vacation Home Capital of the World, is located minutes from Walt Disney World Orlando. It is a quick drive away from all of the Orlando attractions and the Gulf and Atlantic beaches, putting it in the heart of all of the action.

This area has seen tremendous growth during the last 40 years, helping it transform from a combination of one theme park and a collection of roadside attractions into one of the top vacation destinations in the world. The city's location is unbeatable and offers buyers the amazing opportunity to own a vacation home that will provide an income when it is not being used by family and friends. Walt Disney World and major theme parks are only a quick 30-minute drive away. The area offers great fishing, adventurous airboat ecotours and exciting water sports with 554 freshwater lakes.

Being just minutes away from everything anyone could ever wish for to create an exciting fun-filled vacation means Kissimmee offers something for everyone! As well as being striking distance from all the Central Florida theme parks, it is also very close to great shopping locations such as the Florida Mall, Mall at Millenia, and the Orlando Premium Outlets. To add to this, gourmet dining, as well as all the major national brand bars and restaurants are literally on the doorstep. You will certainly never go hungry in this part of Florida!

Kissimmee is also the gateway to the Florida Everglades. Its four major lakes and local parks give visitors the chance to get up close with the Florida wildlife – and even take an airboat ride to become acquainted with some of the native alligators! There is always something going on in Kissimmee with its wide array of local events and things to do including farmers markets, arts and holiday festivals, and entertainment shows. This is in addition to the many sporting events in the area including Orlando City Soccer Club and Orlando Magic basketball games.

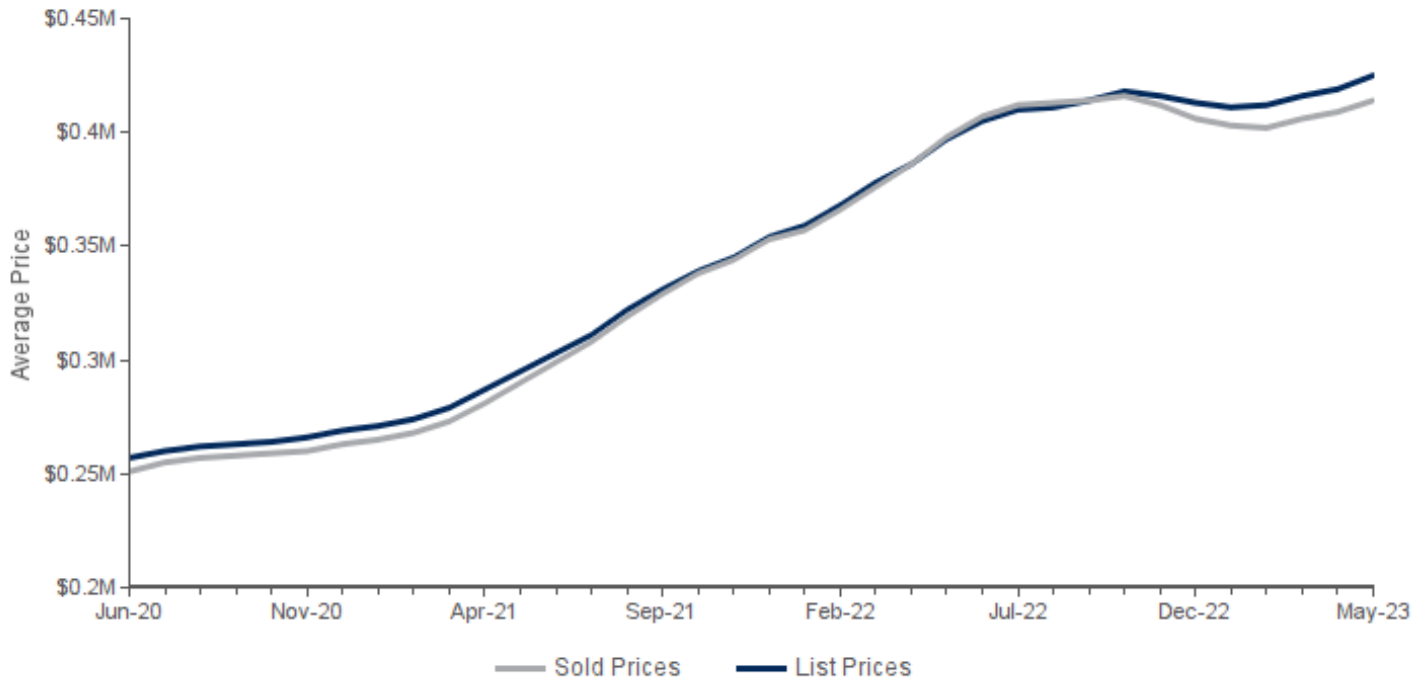
If golfing is your sport of choice, then you are also in luck! Kissimmee is very close to some of the most beautiful golf courses in the country. Noteworthy ones include the three signature courses at Reunion Resort designed by Arnold Palmer, Tom Watson and Jack Nicklaus, Celebration Golf Club which has a golf academy, and the Falcon's Fire Golf Course which was designed by Rees Jones.



Median Sale Price of Homes Has Risen by .20% 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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