

Housing Market In Solivita Update 5/12/2026

In 2024 and 2025, 30-year conventional fixed mortgage rates remained elevated, largely hovering in the mid-6%–7% range, continuing a period of high borrowing costs. This significantly impacted buyers who were interested in buying a second home or even their “forever” home in Florida.

2026 has seen interest rates ease a bit. For the past several months, 30 year conventional fixed mortgage rates have hovered around 6.25%. Although there is uncertainty due to the war with Iran, the November mid-term elections and concern over increased fuel prices, buyers seem to have accepted the new normal and home sales in Solivita have started to increase in Solivita. It seems that buyers have decided that the time was right and that they no longer wanted to wait to move to Florida and purchase their “forever” homes.

As of 5/12/2026, 112 homes sold in Solivita. On this same date last year, 81 homes sold. This reflects a 40% increase. That is HUGE! Although homes are selling, prices have not gone up and almost every day we still see price decreases for homes listed for sale.

What does this mean for sellers? If you price your home right and if it has a newer shingle roof or a tile roof that has been maintained by a “tile” roofer, a newer HVAC system, upgraded kitchen and bathrooms, newer appliances, tile, laminate or LVP flooring and the home is “not cluttered,” you should get showings and should receive a reasonable offer in a reasonable amount of time. Throughout last year and as this year began, we told sellers to expect their homes to be on the market for 6 - 8 months before they might receive an offer and to expect lowball offers. Now we are more optimistic as homes are selling. But sellers must be realistic in their pricing and balance their expectations with reality because this remains a buyer’s market.

For buyers, this is a great time to buy a home in Solivita. There are 109 homes listed for sale 5/12/2026, and there is a wide selection based on price, location, size and upgrades. Sellers for the most part realize this is a buyers market, but at the same time they are not giving their homes away.

The important message here is, homes are selling now in Solivita. We believe the market is turning. But how long it will take or where it will go, we don’t know. Like a cruise ship in the ocean, it takes time to change course. One of the lenders to whom we refer buyers believes the market is turning as he is experiencing an increase in the number of loan applications. Being realistic is key for everyone.

Whether you are buying or selling, our experienced team is here to guide you every step of the way. Contact us today to get started.

Your next move just gets easier with Borchini Realty.

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