

Are Foreclosures in the near future??



Unless it is extended, the moratorium on evictions is set to end in July. How this affects the housing market is up in the air, but all indications are ... perhaps not a major impact.

There's an immense difference between the circumstances of this housing climate and the climate of what took place back in 2008. In 2008 we didn't foresee the bump/jump in home values that we're seeing these days. In Dallas County home values in May 2021 were up 21.5% over last May. Let's do the math. If your home was valued at \$300,000 on May 1st, 2020, your home is now valued at \$364,500 on May 1, 2021. (Good news is: your house is worth more. Bad news is: taxes are going up).

I don't see a massive amount of homes going to foreclosure in North Texas. There may be people behind in their mortgage payments due to losing their job during covid, but with the jump in home prices, even if their home needs improvements, most owners will have enough equity to sell before the bank forecloses! Companies like Open Door, Orchard and now even Zillow are buying properties "as is," doing minor repairs and reselling for a profit to them. Note, those profits are not making it to the seller. You lose money when you sell to these companies, and kudos for them for offering a convenient service. But overall, they are all about lowballing the price to the owner.

*If you know of anyone thinking of doing business with these "we'll easily buy and sell your home" companies, let them know that I know I can get them more. Let's make room to talk and compare numbers. So if you are able to move and sell, explore these options with me and help your friends and family know this too!

My view: This volatile market is still not 2008. The housing market is pushy and strong, but more solid too. What foreclosures that do come on the market can be absorbed quickly.