

The Landlord Lens

Landlording made simple by TurboTenant

A MESSAGE FROM SEAMUS NALLY, CEO

Prices down. Now what?

 [Watch the video](#)

Home prices just posted their sharpest annual drop in nine years (2.4%) — but there's more to the story.

Sellers are finally pricing to move. And buyers are showing back up, with homes under contract rising by 4.3%.

More new listings hit the market this May than any year since 2022. That means more inventory, options, and room to negotiate.

But a lower price doesn't guarantee a good deal. You need to factor in rates, insurance, taxes, and repairs.

In this week's [Landlord Lens](#), we break down what this market change means if you're looking to buy.

[WATCH NOW](#)



Not yet managing your properties with TurboTenant?

Join the 1M+ landlords managing their rentals with TurboTenant.

[GET STARTED](#)

Big Investors Out. (Kind of.)

 [Watch the video](#)

Congress is moving to ban large institutional investors from buying single-family homes. A rare bipartisan move worth paying attention to. But don't assume the competition is over.

There's more to this story. Like a 350-home threshold, 15-year sunset clause, and other carve-outs.

For small landlords, this could mean less competition. More likely, it will reshape big player strategies.

In this week's [Be a Better Landlord](#), Ashley Kehr goes over what this bill does and what it means for investors and landlords alike.

[WATCH NOW](#)

WHAT THE COMMUNITY IS SAYING

Last week we asked: How do you feel about Florida's property tax proposal?

Sandra said, "If this passes, I'm finally able to breathe a little! Property taxes have been killing my margins the last few years."

This week's question is: Do you think banning big investors will help small landlords?

 [Reply to share your tip](#)

INTEREST RATES for your next investment or [refinance](#).



6.42%

30-Year Fixed
+.06%



5.80%

15-Year Fixed
+.01%

Source: NerdWallet as of 6/19/2026