

DAVID & CO

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Miami + Broward + Palm Beach

# South Florida Relocation Guide



## Why should you move to South Florida?

South Florida is known for its cultural diversity. When you take a walk in Miami, you will be amazed by just how many people of different age and religion there are. This makes Miami (and the entirety of South Florida as well) one of the biggest melting pots in the United States. There are many people from the Caribbeans, and also many people who came to the state due to the nice weather. Another reason people move to South Florida is the lack of income tax and many job opportunities.



## Tax Haven

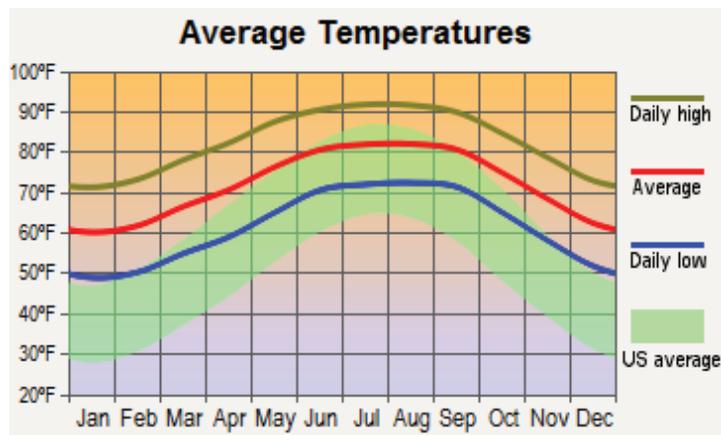
Florida is one of only seven states in the country that does not have state income tax.

Living in the Sunshine State also offers a host of other tax benefits:

- No State Income Tax**
- No Estate Tax**
- Favorable Tax Code for Businesses**

## Ideal Climate

The weather is warm throughout the whole year and you will end up spending most of your time outside. The average max temperature in July is 89–90 degrees C, and in January, the average minimum temperature is 61 degrees C. Can you imagine living in the land of constant sunshine?





## Costs of Living in South Florida

Life in South Florida is much cheaper than the rest of the United States of America. The fact that there is no income tax makes everything easier. You will have more money annually because you will not have to pay the state a percentage of your income.

Other than that, the rent prices and house prices are lower than the national average in most cities. In big cities like Miami, this is not the case. But hey, there are many more towns and cities for you to explore your options in. The average house price in the whole of Florida is \$233,200 which is a bit higher than the national average. However, Miami is the biggest reason for that number being that high. The average house price in Miami is \$390,000 and it affects the state average by a huge margin.



## Global Destination

In 2018 alone, South Florida's two major airports, Miami International Airport and Fort Lauderdale International Airport, welcomed more than 80 million passengers. Miami and Fort Lauderdale Airports' international traffic increased by 3% in 2018.

## Vibrant Nightlife

The night scene in South Florida is just as diverse as the people who make up its culture. Each and every area is unique and offers its own hotspots where you can enjoy nearly limitless options in bars, lounges, and nightclubs complete with their own special mix of people, entertainment, and music.



## Miami Housing Market Trends

### Average Price

**\$390K**

Sale Price

+14.7%  
since last year

### Average Price/Sq. Ft

**\$276**

Sale \$/Sq. Ft

+18.5%  
since last year

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## Broward Housing Market Trends

### Average Price

**\$375K**

Sale Price

+28%  
since last year

### Average Price/Sq. Ft

**\$263**

Sale \$/Sq. Ft

+19.1%  
since last year

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## Palm Beach Housing Market Trends

### Average Price

**\$350K**

Sale Price

+17%  
since last year

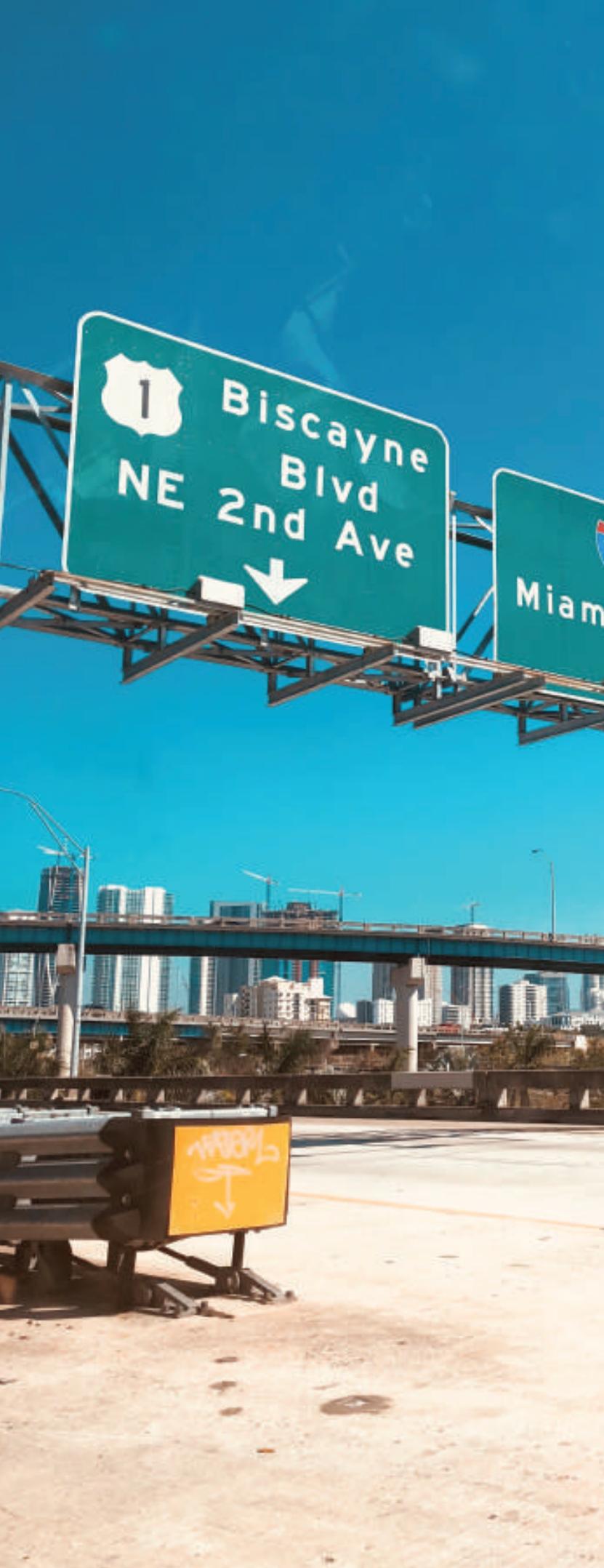
### Average Price/Sq. Ft

**\$242**

Sale \$/Sq. Ft

+16.7%  
since last year





## Where to live in Miami?

Officially there are 36 cities, villages and towns that make up Greater Miami and the beaches, each with its own unique identity. From rural to suburban and citified areas, Miami has something for everyone.

In case you are looking for a single family home with good schools nearby you might want to look at areas such as Coral Gables, Coconut Grove, South Miami, Pinecrest (famous for the A-Rated Public schools) and Key Biscayne. These are high-end residential areas with great real estate options, centrally located near good schools and business centers.

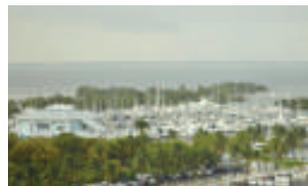
[Click For All Miami Neighborhoods](#)



**Aventura**



**Bal Harbour**



**Coconut Grove**



**Coral Gables**



**Downtown Miami**



**Key Biscayne**



**Pinecrest**



**South Beach**



**Miami Beach**



**Midtown Miami**

## Where to live in Broward?

Broward County, one of the top cities and second most populous in South Florida. Consistently landing in the list of places to settle in, Broward County is the complete package.

Families have a choice of quality schools that are easily accessible. Family-friendly entertainment is also available from going to Fort Lauderdale Beach, Everglades Holiday Park Adventure and the Bonnet House Museum and Gardens. You'll also never run out of shopping and dining options to explore.

[Click For All Broward Neighborhoods](#)



**Fort Lauderdale**



**Hollywood**



**Deerfield Beach**



**Las Olas Isles**



**Pembroke Pines**



**Plantation**



**Weston**



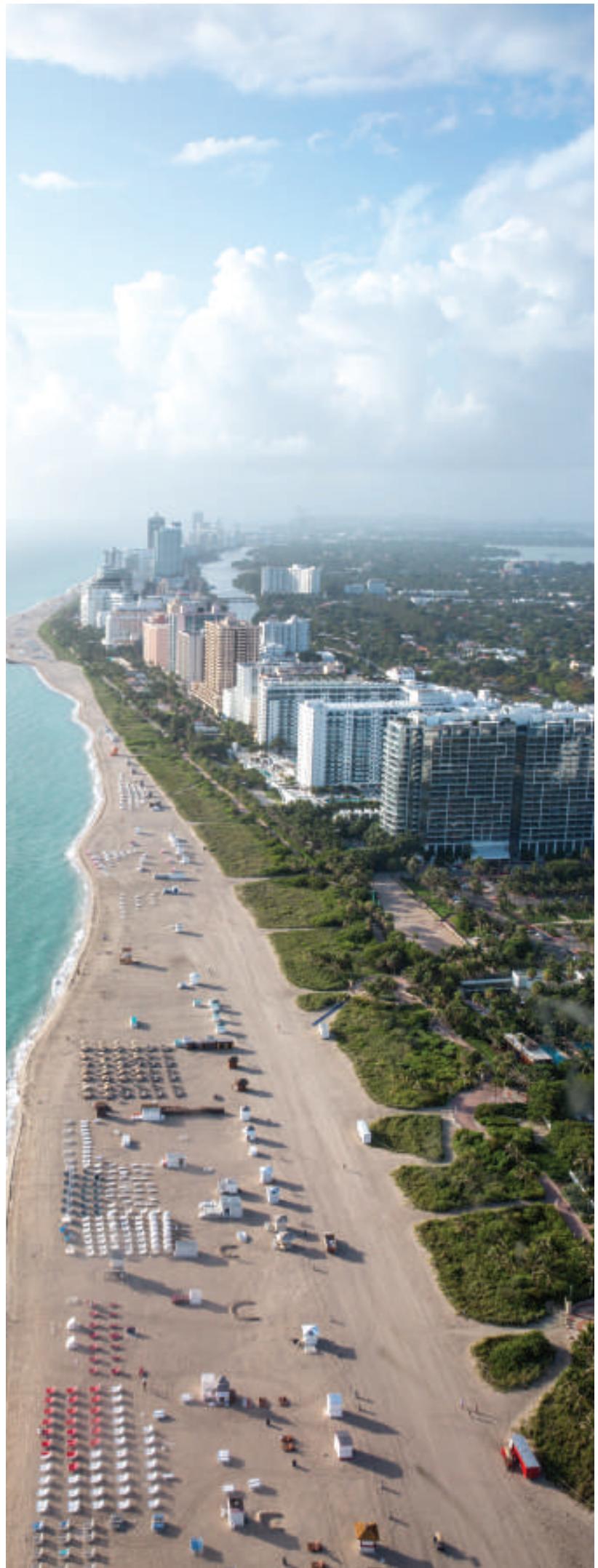
**Davie**



**Pompano Beach**



**Coral Springs**



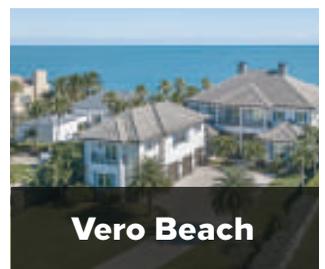


## Where to live in Palm Beach?

Palm Beach County provides a particularly diverse collection of living options among its municipalities. If you want an urban living experience, try downtown West Palm Beach. Family-friendly suburbs? Wellington and Boca Raton top the list – though we will warn you that people either love or hate Boca Raton. Friendly beach town? Delray Beach and Jupiter are two choices, with Jupiter the smaller and quieter choice.

Palm Beach County has miles of beautiful beaches as well as other natural areas. There are 14 oceanfront and inlet parks with county lifeguards.

[Click For All Palm Beach Neighborhoods](#)



## Relocation Articles

Below you will find several important relocation articles written by us. We have studied the market for ten years and understand the pro's and the cons of each moment within the real estate lifecycle. Relocations are not easy, for most families is a difficult and sometime overwhelming decision. We are relocation experts and have 10+ years of experience helping families from 15 states move to South Florida



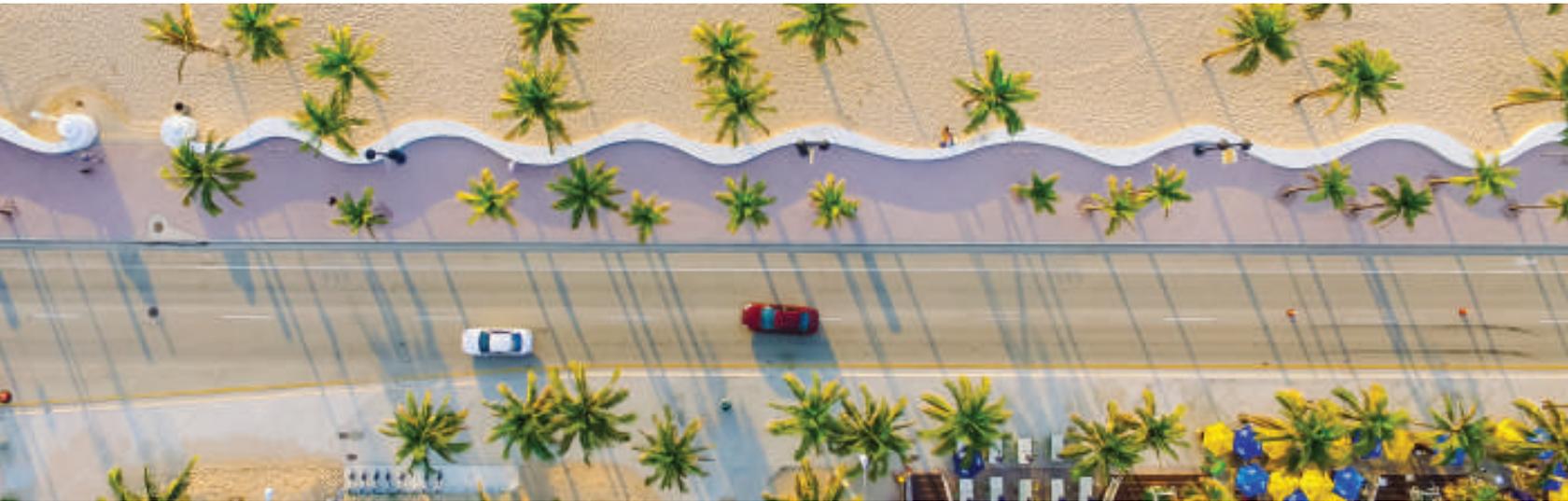
**The Safest Miami Neighborhoods**



**The Safest Broward Neighborhoods**



**Top 10 Miami Gated Communities**



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**The Top 10 Beaches In Florida**



**Top 10 Reasons To Move To Florida**



**Top Waterfront Communities in Miami**



## Let us help you move to South Florida.

My team is committed to help clients relocate to South Florida with utmost professionalism and the best possible information. Our realtor partners trust us because they know we are honest, diligent and hard working. If you have any question please call or text me at any time (786)445-0535



Follow @dcarrionlevy on social!

## We let our clients do the talking

### Juan Castro | Homebuyer

David went above and beyond, he is highly experienced and knowledgeable. He is honest and stays true to his word. He went above and beyond to help us buy our dream home.



### Sherita Chang | Homebuyer

From the beginning, I felt comfortable with how knowledgeable he was. He was organized, helpful and superresponsive. Very professional, resourceful and ensured we got our dream home!!!



### Kimberly Keramis | Relocation

I've dealt with many realtors in South Florida but none have compared to David. He was professional, transparent and reliable throughout the whole process. He was extremely communicative and easy to reach when I had questions. He's very knowledgeable and it put me at ease. I highly recommend him. I've already referred him to family and friends!



### Hariss Hadzalic | Relocation

David helped me settle in Miami after moving down from the Midwest. He was very professional and responsive, and ultimately found my current home within a week. I highly recommend David for anyone looking for a realtor in Miami.



### Addhemar Sierralta | Relocation

I came to David needing to relocate fast. After our first conversation, David came back to me with what I was looking for AND ideas/options I hadn't even considered. Ended up pulling the trigger on his reco and couldn't be happier with my new home and knowing I now 'have a guy'.



### Chris Reynolds | Relocation

David was incredibly helpful when I relocated to Miami from the Midwest. I didn't know where exactly in South Florida I wanted to buy and he provided me with incredible information that made me take an educated decision.



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Questions?  
We would love to answer them.

E-mail [david@dcarrionlevy.com](mailto:david@dcarrionlevy.com) or call **786.445.0535**



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