

# CENTRAL FLORIDA REAL ESTATE NEWS

Keeping You Up To Date On Housing Trends  
& The Local Real Estate Market

Provided By: Phil Holliday, Real Estate Specialist

April Edition

## Finding Your Florida Fit: A Guide for Out-of-State Buyers

If you're considering a move to Florida, you're not alone. Buyers from across the country are making the Sunshine State their new home—but one of the biggest questions I hear is:

**“Where in Florida should I live?”**

The truth is, Florida isn't one-size-fits-all. Each region offers a different lifestyle, price point, and long-term investment outlook. Let's break it down so you can find the right fit for your goals.

### Central Florida (Orlando Area)



**Best for:** Families, investors, and buyers seeking value + growth

**Pros:**

- Strong job market driven by tourism, healthcare, and tech
- More affordable than South Florida coastal markets
- World-class entertainment (Disney, Universal, etc.)
- Excellent rental and appreciation potential

**Cons:**

- Hot summers with high humidity
- No direct beach access (typically 1-2 hours away)
- Rapid population growth can mean traffic and development

**My take:**

Central Florida offers one of the best balances of affordability, lifestyle, and long-term upside—especially for buyers looking to build equity over time.

### South Florida (Miami, Fort Lauderdale, West Palm Beach)



**Best for:** Luxury buyers, beach lovers, international lifestyle

**Pros:**

- Immediate access to beaches and waterfront living
- Vibrant nightlife, culture, and dining
- Strong appeal for second homes and vacation properties

**Cons:**

- Higher home prices and cost of living
- Heavier traffic and congestion
- Higher insurance costs (especially near the coast)

**My take:**

If lifestyle and ocean access are top priorities—and budget allows—South Florida delivers. But it comes at a premium.

### Tampa Bay Area (Tampa, St. Petersburg, Clearwater)



**Best for:** Balanced lifestyle with coastal access

**Pros:**

- Beautiful Gulf Coast beaches
- Growing job market and economy
- Slightly more affordable than South Florida
- Strong mix of urban and suburban living

**Cons:**

- Rising home prices due to popularity
- Hurricane risk along the Gulf
- Competitive housing market

**My take:**

Tampa Bay is one of Florida’s hottest markets right now—great for both lifestyle and investment potential.

### Northeast Florida (Jacksonville & Surrounding Areas)



**Best for:** Affordability and space

**Pros:**

- Lower home prices compared to other major Florida markets
- Larger lots and suburban feel
- Growing economy with less congestion

**Cons:**

- Less “touristy” or entertainment-driven
- Slower appreciation compared to Central/South Florida
- Fewer luxury or resort-style communities

**My take:**

Great option for buyers looking for value and room to grow—especially families relocating from higher-cost states.

### Southwest Florida (Naples, Fort Myers, Sarasota)



**Best for:** Retirees, second-home buyers, relaxed lifestyle

**Pros:**

- Beautiful Gulf beaches and sunsets
- Popular for retirement and seasonal living
- Golf communities and resort-style neighborhoods

**Cons:**

- Higher price points in desirable areas (especially Naples)
- Slower pace—not ideal for those seeking a big-city vibe
- Seasonal population swings

**My take:**

Perfect for lifestyle-driven buyers who want a laid-back, coastal feel with upscale options.

- **Looking for value + growth?** Central Florida
- **Want beachfront luxury?** South Florida or Southwest Florida
- **Need balance and beaches?** Tampa Bay
- **Focused on affordability?** Northeast Florida

**Final Thoughts**

Relocating to Florida is exciting—but choosing the right location is what makes it a smart move. As a Central Florida realtor, I work with out-of-state buyers every day to:

- Narrow down the best areas
- Compare home values and long-term potential
- Match lifestyle goals with the right community

If you’re thinking about making a move, I’d be happy to help you explore your options and find the perfect fit.

**So...Which Area Is Right for You?**

The “best” place in Florida depends on your priorities:

**Let’s make your Florida move a confident one.**

# You Got the Keys—Now What? Your First Steps After Buying a Home

Buying a home is a huge milestone—congratulations! Whether you're relocating to Central Florida or moving across town, what you do in the first few days after closing can make a big difference in protecting your investment and settling in smoothly. Here's a smart, realtor-approved checklist to follow right after you get those keys:

## 1. Change the Locks & Secure Your Home

You never know who may still have a copy of the keys—contractors, previous owners, or neighbors. Make your home truly yours by:

- Re-keying or replacing all exterior locks
- Updating garage door codes
- Setting up any smart home security systems

Peace of mind starts on Day One.

## 2. Locate Important Systems & Shut-Offs

Before you need them in an emergency, take time to find:

- Main water shut-off valve
- Electrical panel
- HVAC system and filters

Knowing how your home operates can save you time, money, and stress.

## 3. Unpack Strategically (Not All at Once)

It's tempting to open every box immediately—but start with essentials:

- Kitchen basics
- Bedding and bathroom items
- Daily-use clothing

Take your time setting up each space intentionally. This is your chance to design your home exactly how you want it.

## 4. Transfer Utilities & Update Your Address

Make sure everything is properly switched into your name:

- Electric, water, internet, trash service
- Update your address with USPS, banks, subscriptions, and employer

In Central Florida, utility providers can vary by county—if you need help, I'm always happy to point you in the right direction.

## 5. Start a Home Maintenance Plan

Your home will perform better (and hold value) with consistent care.

Start simple:

- Change HVAC filters regularly
- Schedule a pest control service (very important in Florida!)
- Inspect roof, gutters, and irrigation systems

Preventative maintenance saves thousands over time.

## 6. Document Your Home's Condition

Take photos of:

- Walls, floors, appliances
- Any existing wear or minor issues

This gives you a baseline for future improvements, insurance needs, or resale value.

## 7. Get to Know Your Neighborhood

One of the best parts of buying in Central Florida is the lifestyle:

- Explore local restaurants, parks, and shops
- Meet your neighbors
- Locate nearby schools, grocery stores, and healthcare

You didn't just buy a home—you bought into a community.



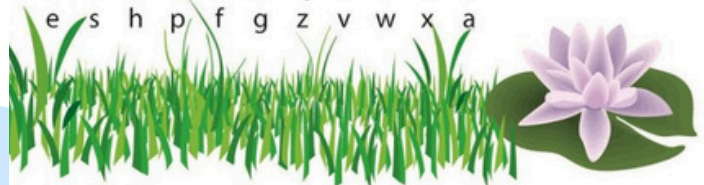
## APRIL WORD SEARCH



a d x a l i p c w a i  
 y i g b e e d u j n s  
 k a a i o l a v t h s  
 u m e o h o f d u o e  
 f b z i i u f h l i m  
 a n c k j a o i i i y  
 h d b n g r d o p u i  
 a e e e l b i i o j v  
 m a g f o o l u d p a  
 e a s t e r v i k e x  
 p s a l m e o i o u a  
 b v t o u u n c t o t  
 c u n d e r g r a d s  
 p a s s o v e r u u e  
 e s h o w e r s r y i  
 d a t a b f e d u r n  
 v b l o o m q f s a i  
 e s h p f g z v w x a

### WORDS

- showers
- underground
- daffodil
- tulip
- bloom
- taurus
- diamond
- earth
- easter
- passover
- fool



## Final Thought

The closing table isn't the finish line—it's the starting point of homeownership. Taking the right steps early helps you avoid costly surprises and truly enjoy your new space from day one. If you ever have questions about your home, need vendor recommendations, or want to plan your next real estate move, I'm always here to help. Welcome home—and welcome to the Central Florida lifestyle.





Phil Holliday  
Real Estate Specialist

📞 702-525-7655  
✉ Doc@PhilHolliday-  
Realtor.com  
PhilHolliday-Realtor.com



### Agent Spotlight

Phil Holliday is a dedicated real estate professional with Preferred Real Estate Brokers, specializing in helping clients buy and sell homes in both Central Florida and Las Vegas. With years of experience in the industry, Phil combines local market knowledge, cutting-edge technology, and a client-focused approach to make every real estate transaction smooth and successful. One of Phil's unique offerings is his Perfect Home Finder program, a personalized service that goes beyond the standard MLS listings. By working closely with clients to identify their precise needs and preferences, Phil uses advanced target marketing to identify pre-listed and off-market properties that perfectly match each client's criteria. This program is especially valuable for buyers who want exclusive access to homes that aren't widely available. Whether you're a first-time homebuyer, a seasoned investor, or looking to relocate, Phil is committed to helping you find your dream home with ease and expertise. Reach out today to experience a superior level of service in Central Florida or Las Vegas real estate.

### Recommended Service Professionals

As a real estate professional, I work with many local professionals and want to recommend those that found to give exceptional service. Here are a few of my top choices, please be sure to tell them I referred them to you

Vince Gaudio  
407-961-2203  
Guaranteed Rate

VinceGaudio@Rate.com



Jacob Bonnell  
407-999-0045  
Florida DUI Group

jacob@flduigroup.com



Omar Carmona  
407-757-1628  
Carmona Law

carmona@carmonalaw.com



Marc Burke  
407-901-5161  
Condo Metropolis  
Marc@Condometropolis.com



Ahmadd Saddiq  
407-716-7715  
Land Trust Title of Central Florida  
Ahmad@landtrusttitlecfl.com

