



Your Complete Relocation Guide: Why NY, NJ, CT & Northeast Residents Are Moving to Orlando, Florida

The definitive guide for Northeast families ready to make the move — and keep more of what they earn.



The Northeast Exodus Is Real — And the Numbers Don't Lie

#1 Relocation Destination

Orlando is the **#1 domestic relocation destination** for households leaving New York, New Jersey, and Connecticut — driven by financial math, not just sunshine.

The "Triple Crown" 2024

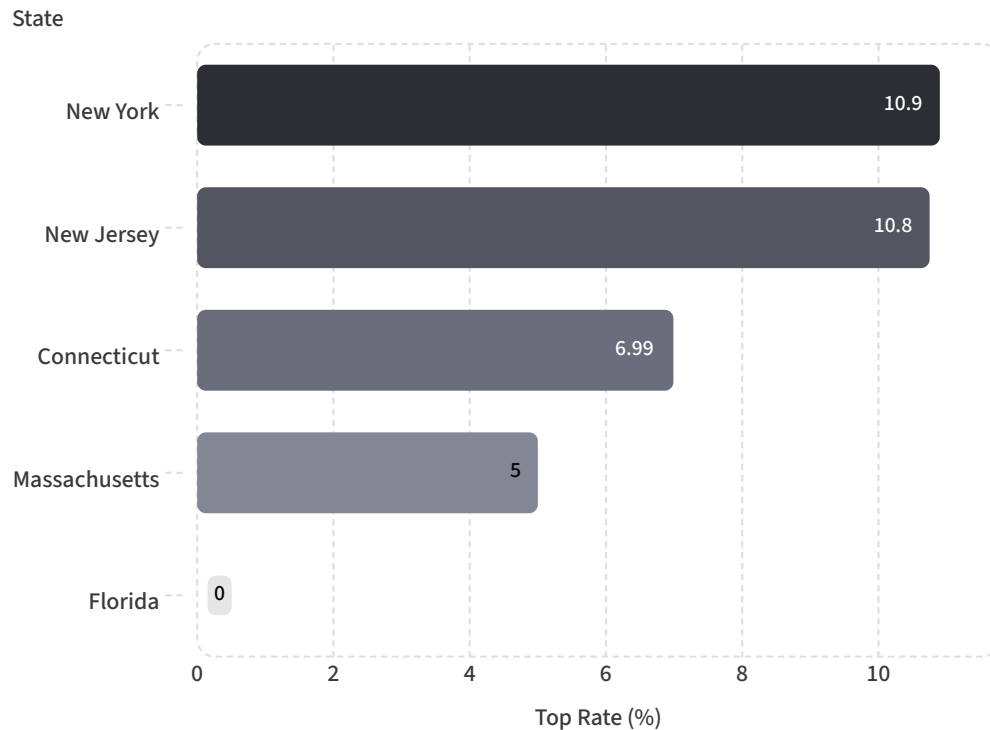
Among the 30 most populous U.S. metros, Orlando ranked **#1 in Job Growth, #1 in Population Growth, and #1 in Nominal GDP Growth** — a historic sweep.

Families Don't Look Back

Thousands of Northeast families make this move every year — and most say they **wish they'd done it sooner**.

Keep Thousands More of Your Paycheck Every Year

State Income Tax Rates vs. Florida



What Zero Tax Means for You

Florida has **ZERO state income tax**. For a household earning \$150K, that translates to **\$8,000–\$14,000 saved every single year** — money that stays in your pocket, not Albany or Trenton.

Compounded over 10 years with modest investment returns, that annual savings compounds to **\$120,000–\$200,000 in accumulated wealth** that simply didn't exist before.

📄 NJ to Florida is called **"the single most lucrative tax-driven move in America"** — property tax savings alone of \$11K–\$14K/year, plus \$12K–\$16K in income tax savings.

Get Twice the Home for Half the Price

\$380K

Orlando Median Home

Newer construction, pool-ready lots, 2-car garages — all standard.

\$750K+

NY Metro Median Home

Same monthly payment buys dramatically less space in the Northeast.

2.49%

NJ Effective Property Tax

Nation's highest. On a \$650K home: \$16,200/yr in NJ vs. \$5,200/yr in Florida with homestead.

~1%

Orange County Property Tax

0.8%–1.1% effective rate — fraction of what Northeast homeowners pay.

Same monthly payment in Orlando = **newer home, double the square footage, a pool, and a 2-car garage.**



Say Goodbye to Shoveling Snow Forever

Orlando enjoys **300+ days of sunshine per year** with average winter temperatures in the mid-60s to low 70s°F. No heating bills, no snow removal, no weather-related commute nightmares.

Year-Round Outdoor Lifestyle

- Golf, boating, and hiking 12 months a year
- World-class beaches within 1 hour
- Theme parks in your backyard

Honest Trade-Off

Summers are genuinely hot — June through September brings daily highs of **92–96°F** with humidity. Hurricane season runs June–November. Budget for homeowners insurance accordingly.

A-Rated Schools & Family-Friendly Communities



Top-Rated Districts

Three of Orlando's four school districts earned **"A" grades** from the Florida Dept. of Education (2024–25): Orange, Seminole, and Lake Counties.



STEM Excellence

Seminole County is ranked **#1 in Florida for STEM education**. Orange County Public Schools serves 208,000+ students — the 8th largest district in the nation.



Top Family Suburbs

Winter Garden, Oviedo, Lake Mary, Windermere — newer homes, great parks, and tight-knit communities that feel like home from day one.

A vertical photograph of a city skyline at dusk or dawn. Two tall, modern glass skyscrapers frame a central area where a construction crane is visible, working on a building under construction. The sky is a mix of orange and blue.

Orlando's Economy Is Booming — Jobs Are Everywhere



37,500 Jobs Added in 2024

The fastest-growing large employment center in the entire U.S. — #1 among the 30 most populous metros.



Diversified Economy

Growth spans **healthcare, tech, aerospace, finance, hospitality, and construction** — not just theme parks.



Remote Workers Thrive

Lower cost of living means your Northeast salary goes dramatically further — and you keep more of it with zero state income tax.

World-Class Entertainment, Culture & Lifestyle



Entertainment in Your Backyard

Walt Disney World, Universal Studios, SeaWorld — world-class experiences just minutes away. Weekend plans write themselves.

Vibrant Local Scene

Dining, arts, and nightlife in **Winter Park, Downtown Orlando, and Dr. Phillips** rival any Northeast city — at a fraction of the cost.

Stay Connected Up North

Direct flights to every major Northeast hub make visiting family easy and affordable. You don't have to choose between Florida and your roots.

Wealth Preservation Bonus

Florida has **no estate tax and no inheritance tax** — a major advantage for retirees and families building generational wealth.

Your Relocation Roadmap: How the Move Works



Each step is designed to protect your investment, maximize your savings, and make the transition seamless.

Why Work With Me: Your Agent + Attorney Advantage

Most buyers choose a real estate agent *or* an attorney. **You get both — in one trusted relocation specialist.**

Dual Expertise

As both a licensed real estate agent and attorney, I protect your interests at every step — from offer to closing — with **no gaps in representation.**

Relocation Specialist

I've guided countless Northeast families through this exact move — from choosing the right community to navigating Florida's unique legal and tax landscape.

Legal Protection Built In

Contract review, title issues, and closing complexities handled by someone who knows **both the real estate market AND the law.**

One Point of Contact

No juggling between your agent and a separate attorney — streamlined, stress-free, and **fully covered from day one.**

David Dowell

Licensed Real Estate Agent & Attorney / Florida Relocation Specialist



I help Northeast families make the move to Orlando with confidence — handling every step from home search to closing, with the legal expertise most agents simply can't offer.

Get In Touch

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Ready to make the move? Let's talk — your free relocation consultation starts here. **www.calendly.com/daviddowell**