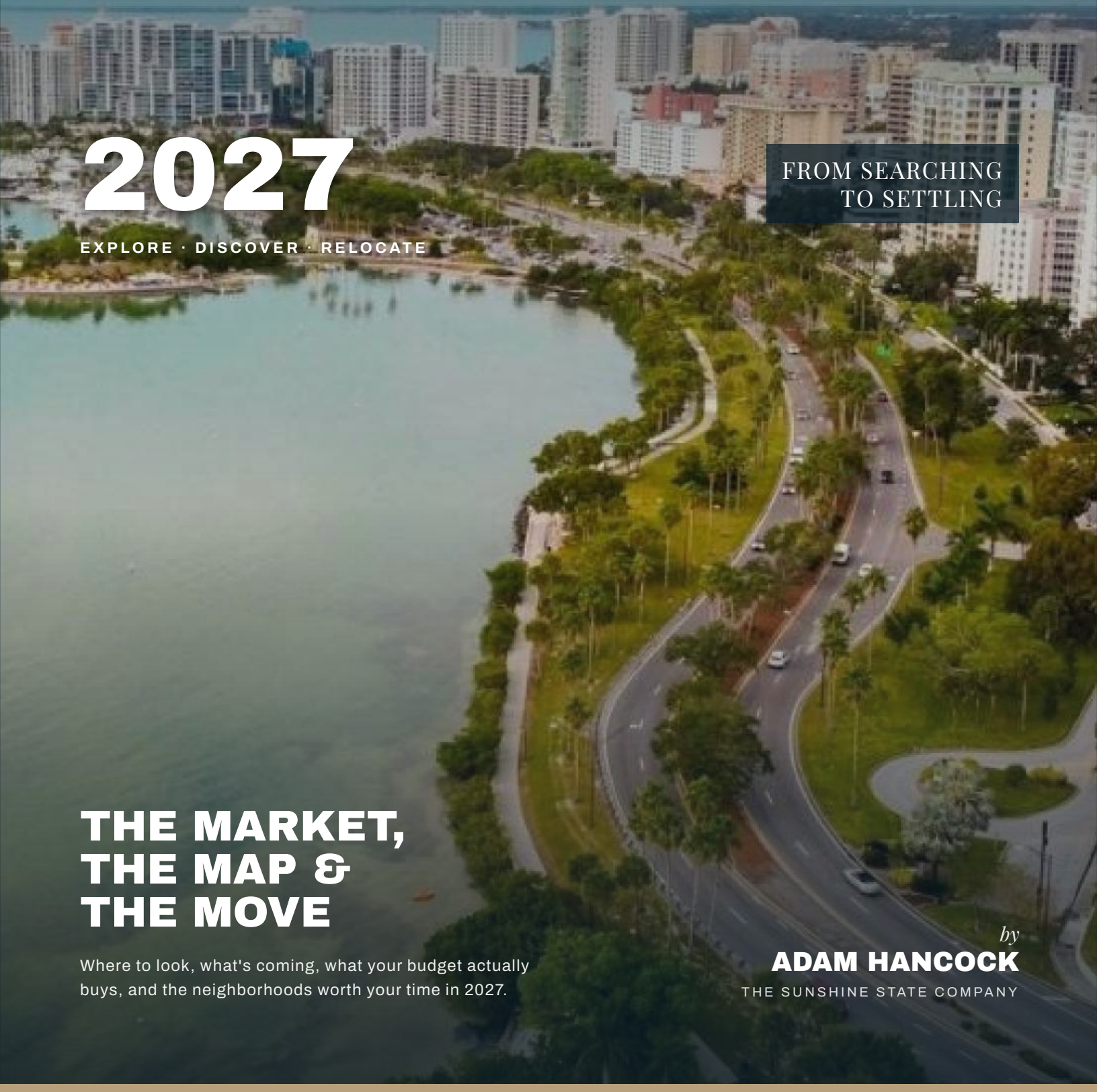
SARASOTA
FLORIDA RELOCATION GUIDE



2027

EXPLORE · DISCOVER · RELOCATE

FROM SEARCHING
TO SETTLING

THE MARKET, THE MAP & THE MOVE

Where to look, what's coming, what your budget actually buys, and the neighborhoods worth your time in 2027.

by
ADAM HANCOCK
THE SUNSHINE STATE COMPANY

FROM ADAM'S DESK

WHY SARASOTA, AND WHY THIS EDITION



ADAM HANCOCK

Host of The Florida Relocation Guide on YouTube and owner of The Sunshine State Company, a boutique brokerage built almost entirely around out-of-state relocation.

Welcome to the 2027 Sarasota–Manatee Relocation Guide. If you've watched the channel this year, you know my approach: information overload up front, so that when you get to town, the visit is validation and confirmation instead of guesswork.

This edition is the most different one we've made. Sarasota doesn't have one real estate market. It has several, sitting side by side in a fairly small region: a massive suburban new-construction market, a scarce coastal market, a fast-growing pre-construction condo market, and a handful of "in-between" options that most out-of-town buyers never hear about.

So on top of the usual area overviews and favorites, I've added the things I find myself explaining on the phone every week: what the market looks like heading into 2027, where luxury buyers have actually spent their money, the new communities coming in the next 12 months, what $700K–$900K really buys, and how I'd think about it with kids or as a retiree.

I grew up on Siesta Key. I'm raising two young kids here. I'd still pick Sarasota if I had to pick one place in Florida, and I'll make that case on the next few pages. But the goal of this guide isn't to sell you on one answer. It's to help you ask better questions, so the right answer for *you* shows up faster.

— Adam



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THE 2027 MARKET READ

Why Sarasota still sits at #1 on my Florida list, and what the timing actually looks like for buyers right now.

Buyers have more leverage than they've had in years.
After seven years of booms, checks, rate spikes and layoff headlines, a lot of people have been sitting on their hands. Across much of Florida, late 2026 is one of the most buyer-accessible markets we've seen. You get to negotiate, you get builder incentives, and you know a lot more about what comes next than buyers did a few years ago.

The lull was a product problem, not a demand problem.
Sarasota still has net migration that most of the country doesn't, and it changes the market math. The slowdown here has mostly been people who *want* to buy but couldn't find something they liked: new construction that didn't fit, resale that didn't work, so they waited. A wave of new releases over the next 12 months (pages 14–15) is aimed right at those gaps.

The market now "knows" what the bounce-back looks like.
We can see what new-construction incentives will look like, where the $2M+ market is landing, whether building under $3M on the islands is still possible (it is), and what the cheaper versions of the big suburbs are: Parrish to Lakewood Ranch, Englewood to Venice.

> ADAM'S TAKE
>
> *I don't expect Q1 2027 to look much different from Q4 2026. That means there's no reason to rush into something you wouldn't have done anyway, and no reason to sit and wait for a "gold rush" either. Buy when the right thing shows up.*

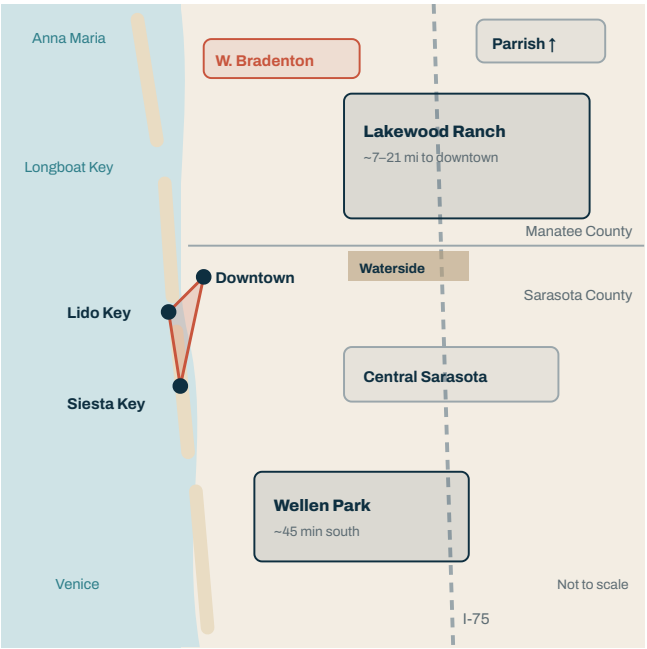
ADAM'S 2027 FLORIDA LIST

Seven places I'd consider for a 2027 move, from the channel's statewide video

1. **Sarasota**
   The most complete city: beach towns, the arts, a walkable downtown, and the country's top master-planned suburb within about 20 miles.
2. **Tampa Bay**
   The big-city option on the Gulf. Far more developed than it was seven years ago, with far more buyer leverage than usual.
3. **Jacksonville + St. Augustine**
   A big city, top-rated St. Johns schools and a historic beach town together. Too often treated as plan B or C.
4. **Orlando**
   The most versatile pick for dual-career and multi-generational moves.
5. **Fort Myers / Cape Coral**
   Sits between Sarasota and Naples. Pockets of opportunity as it resets after the boom.
6. **Palm Coast**
   An affordable, balanced Atlantic in-betweener.
7. **Palm Beach County**
   Polished and mature. The condo market gives buyers real leverage.

HOW SARASOTA IS LAID OUT

The simplest rule in Southwest Florida: the water is west. Most of the value in this town comes from how close you are to one small, special triangle.



A simplified sketch of the region. Distances are approximate.

The Magical Triangle

Downtown Sarasota sits about 3.5 miles from Lido Key, the closest beach, with the bay in between. Siesta Key Village is roughly 6 miles south. Add St. Armands Circle and the north end of Longboat Key and you have one of the best value stacks in the country. Almost every other part of town is explained by how far it is from here.

A tale of two counties

Cut Longboat Key in half. South is Sarasota County (Sarasota, Osprey, Nokomis, Venice, North Port, most of Englewood). North is Manatee County (most of Lakewood Ranch, West Bradenton, Parrish, Palmetto). For most buyers it only matters for schools.

Central to the whole state

Tampa is about an hour north and Fort Myers about an hour south, with Naples another half hour beyond. Orlando is about 2 hours away, and Miami, West Palm and Boca are about 3.5. Sarasota (SRQ) and Tampa International airports are both in reach.

> THE RULE I GIVE EVERYONE
>
> *If you go farther from the coast, make sure you get more: newer, bigger, nicer, cheaper. If you don't gain on every front, fight to get closer.*

Lakewood Ranch, FL



33K+
acres across Sarasota & Manatee counties

50+
neighborhoods, with roughly 14,000 homes still to build

1995
year the oldest home was built

7–21
miles one way to downtown Sarasota, depending on district

Lakewood Ranch is still the country's top multi-generational master-planned community, and for a lot of buyers it's the safest move they can make. You know what you're getting: new homes, multiple downtowns (Waterside Place, Downtown Lakewood Ranch, Lakewood Ranch Main Street, plus University Town Center next door), strong Manatee schools, and roughly 40% of the land set aside for green space.

The thing to understand in 2027 is that it's not one place. It's four rough quadrants. The **middle** was built first (Country Club, Summerfield, Greenbrook, River Club) and is mostly resale. The **northeast** (Star Farms, Lorraine Lakes, Palm Grove) is the fastest-selling part of the Ranch, with a median in the $500s and lots of D.R. Horton and Lennar. The **south** is the Waterside district, the closest to town and the most expensive, where the median runs close to $900K.

The Waterside expansion

The biggest story for 2027 is the southeastern expansion next to Waterside: roughly 4,100–4,500 more homes across Monterey (Toll Brothers), Esplanade at Cammeray (Taylor Morrison), Ever Creek (Pulte) and a future Neal Communities neighborhood. Lorraine Road and the Bourneside extension will also make the eastern neighborhoods much easier to reach. Details are on page 14.

ADAM'S TAKE

Lakewood Ranch has gone from the correct choice to the easy choice for a lot of people. It's still right for many of them. Just make sure you've seen the alternatives on page 17 before it becomes your default.

Wellen Park & Venice, FL



~25%
of Lakewood Ranch's size, for a more boutique feel

23–25
neighborhoods across West Villages & Playmore

4
beaches within about 10–13 miles

~45
minutes south of downtown Sarasota

Venice used to be "junior Sarasota": a little farther south, a little cheaper, a little sleepier. That isn't how I'd describe it heading into 2027. Wellen Park, the master plan spanning Venice, western North Port and northern Englewood, has become a deliberate choice of its own.

This part of the state narrows, so the whole area feels coastal. Venice Beach, Brohard (the county's only dog beach), Caspersen (shark's teeth) and Manasota Key are all close by, and historic Venice Island is a quaint downtown of its own. Downtown Wellen adds a walkable lakefront hub with a non-motorized lake, events and nearly 3 miles of trails.

What's new

Taylor Morrison brought its Esplanade brand this far south for the first time. Brightmore is Wellen Park's first 55+ community. Westlake is the new semi-custom option on 65–85 ft homesites. A new high school has opened inside the district. A Costco and new hospital facilities are filling in, and the planned Winchester Ranch expansion keeps going south.

Who it fits

Buyers who like new construction and master-planned amenities but don't need 50 neighborhoods around them, who want to be closer to quieter beaches, and who like the idea of going "right" when the crowds go "left." Price points also tend to be more approachable than equivalent coastal-proximity product in Lakewood Ranch.

> ADAM'S TAKE
>
> *Lakewood Ranch, Venice and downtown Sarasota form a big triangle, about 45 minutes per side. People rarely move 45 minutes just to make a budget work, so choose Wellen Park because you like the area, not as a fallback.*

Central Sarasota, FL



~11
miles from Skye Ranch to Siesta Key

3,000+
homes planned at Skye Ranch after its expansion

K–8
Skye Ranch School, built for the neighborhood

3H
Ranch & Hi Hat Ranch: the next wave of land

Our master-planned suburbs sit northeast of town (Lakewood Ranch) or far south (Wellen Park). If you want new construction in the *middle*, with central access to everything, the list gets short fast, and that's exactly why this area matters.

Sitting along I-75 around the Clark/Bee Ridge corridor, you're parallel to Siesta Key and roughly 11–14 miles from the beach, downtown, Waterside Place and Venice. You're not on top of anything, but you're close to all of it.

The neighborhoods

Skye Ranch (Taylor Morrison) is the anchor. Cassia offers family-sized two-story plans, Esplanade adds a resort-style enclave, and townhomes round it out, all with the Hub, Turner Park and a walkable K–8 school. **Grand Park** (Neal) is close by, and the new **Longleaf at Grand Park** adds a semi-custom Homes by WestBay option. Artistry and Worthington are now resale only.

Why it's coming back into favor

Waterside is zoned to existing Sarasota County schools that weren't built for it (more on page 18). For families who loved that location but not those schools, Skye Ranch is often the cleanest alternative. Watch for CDD differences between phases here, since they can add a few thousand dollars a year.

> ADAM'S TAKE
>
> *When 3H Ranch and Hi Hat Ranch fill in around it, Skye Ranch will likely sit at the front of all that new commercial, closer to the water than what comes after. That's the long-term upside.*

Parrish, FL



~30+
miles one way to the coast

$200K
approximate historical discount vs. Lakewood Ranch

55+
plenty of Del Webb-style active adult options

I-75
access north toward Tampa

Parrish has always been "the farther version of Lakewood Ranch." When I was growing up, nobody in Sarasota talked about it at all; Lakewood Ranch itself was farmland. Today it gets marketed as a southern Tampa suburb, but its value really comes from being the next tier out from the Ranch.

The same builders that are in Lakewood Ranch often run their third or fourth version of a community out here, with resort-style pools, newer schools, larger homesites and North River Ranch-style master planning at a meaningful discount.

When it makes sense

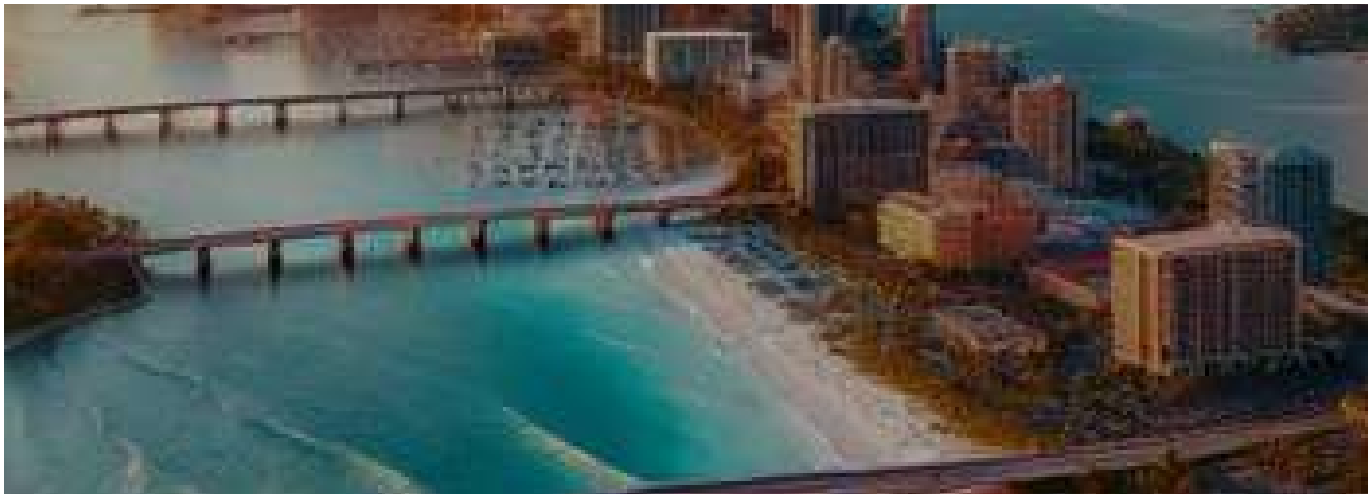
Here's the scenario I see constantly. Waterside doesn't fit the budget, so a buyer drifts up to the northeast corner of Lakewood Ranch, 17–21 miles from town, buying a spec home from a builder they weren't really considering. If you're already giving up geography, look one tier farther. Parrish might get you the *nicer* builder you couldn't afford in the Ranch: Neal, Taylor Morrison, Homes by WestBay, or a semi-custom brand.

When it doesn't

If you aren't going to the country for country reasons, and you don't gain every ounce of value from it, fight harder for something closer to town, even if it isn't Lakewood Ranch.

> ADAM'S TAKE
>
> *Tour it in sequence: lower Lakewood Ranch, then upper Lakewood Ranch, then Parrish, all in one day. You'll know right away which one is right, and you'll have no regrets about what you didn't see.*

West Bradenton & Seaflower



~1,200
acres on a former flower farm

4,000+
homes planned, plus retail & hotels

ADU
options for in-law suites or rental income

Golf cart
friendly, with a town center & farmers market

Two or three years ago you wouldn't have caught me recommending coastal West Bradenton very often. Not the Bradenton out by Lakewood Ranch, but the Bradenton on the water, north of downtown Sarasota and close to Anna Maria Island, Holmes Beach, Bradenton Beach, Cortez and north Longboat Key.

The geography has always been amazing. The housing stock just never matched it: it's urban, not master-planned, and values are choppy from house to house. Out-of-town buyers couldn't make sense of a $1M home next to something that wasn't.

What changes with Seaflower

Seaflower is big enough to build its own context: thousands of homes, multiple builders (Cardel is one I think is underrated for the money), walkable retail, a town center, ADU options and golf-cart-friendly streets, all a few miles from world-class beaches. Coastal land is usually taken first, so a master plan this close to the Gulf is rare.

Who should look

Buyers in the $590K–$750K range who want Waterside's feel but can't make Waterside's median work, and who don't want to go 45 minutes south to Wellen Park. It's a third option, and a more progressive one.

> ADAM'S TAKE
>
> *This is my contrarian pick. Early Wellen Park buyers had the same "I can't picture it yet" problem, and the ones who guessed right early did well. This is a harder guess, so do the homework. I think it'll keep getting more relevant.*

The Islands: Battle of the Big Four

Each barrier island has its own personality. Here's how I'd match them to the life you want to live, not just the week you want to vacation.

Siesta Key

BEST FOR: QUINTESSENTIAL ISLAND LIFE

The famous one. About 8 miles end to end, south of downtown, with three distinct beaches. The north end has Siesta Key Village and the main public beach, with quartz-white sand that doesn't get hot. Crescent Beach and Turtle Beach to the south are more residential and laid back.

Fits buyers who want to wake up and feel like they're on vacation every day, and who don't mind tourists.

Lido Key

BEST FOR: THE BEACH WITHOUT LOSING THE CITY

Maybe the greatest value stack in Florida: 3.5 miles to downtown, its own beaches, and St. Armands Circle with 100+ upscale shops and restaurants within walking distance. Much of the island is parks and conservation, so there's little housing, it's expensive, and it skews toward condos and transient traffic.

Fits buyers coming from Manhattan, Chicago or Toronto who need more than a sleepy fishing village.

Longboat Key

BEST FOR: A QUIET, DISCREET HOMESTEAD

Ten to twelve miles long and split between the two counties. Driving Gulf of Mexico Drive, you see more mature landscaping than commerce: well-kept condos, estates and golf. Roughly two-thirds of residents are 65+, more owners live here full time, and public beach access is less inviting by design.

Fits buyers who are done with the city thing and want home to feel like home.

Anna Maria Island

BEST FOR: A BEACH HOME YOU CAN ALSO RENT

Seven miles and three municipalities: denser Bradenton Beach with Bridge Street, the bigger mix of Holmes Beach, and the quieter city of Anna Maria with Bean Point. Quirky, colorful and the most vacation-town of the four, with looser rental rules than the 30-day minimums elsewhere.

Fits buyers who want flexibility, a little relative affordability, and a true Old Florida beach feel.



DON'T FORGET

Casey Key and **Manasota Key** offer some of the region's most private estate living, and **Venice Island** gives you historic charm without crossing a big bridge. If you're in the $2M–$3.5M range, building new on a lot on mid-to-lower Siesta, Longboat or Venice Island is more achievable than most people think (see page 15).

LUXURY BY THE NUMBERS · PART 1

WHERE LUXURY BUYERS ACTUALLY SPENT

Instead of whatever's on Zillow this week, I pulled roughly 5,000 MLS closings at $1.5M+ across Sarasota and Manatee counties, going back about four and a half years.

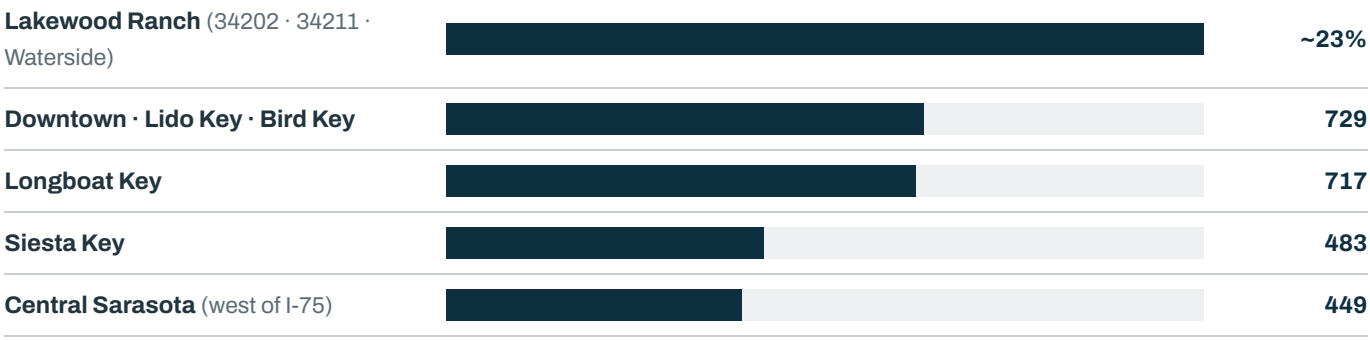
~5,000
luxury closings ($1.5M+) in the study, covering about 4.5 years

~70%
of those closings happened in just five areas

~1,000
were condos, mostly downtown, Longboat & Siesta

Share of all $1.5M+ closings

Top five geographic areas, with closing counts where available



Toggle to $4M+ and the map flips

At the very top of the market, Lakewood Ranch falls from about 23% of the pie to about 7%. Longboat Key moves to #1, Downtown/Lido/Bird Key to #2, and Siesta Key to #3. Together, those three account for roughly 60% of all $4M+ closings.

Sarasota has a suburban luxury market that's unusual even for Florida. The ultra-luxury money still concentrates in the coastal "magical triangle": waterfront, barrier-island living and scarce supply.

Subdivisions with the most luxury closings

COMMUNITY	CLOSINGS
The Lake Club (Lakewood Ranch)	242
Esplanade brand (Lakewood Ranch)	~136
Wild Blue (Waterside)	123
Bird Key	111
Lakewood Ranch Country Club	105

Source: Adam Hancock's manual extraction of $1.5M+ MLS closings, Sarasota & Manatee counties, roughly the last 4.5 years. Area groupings are standardized by Adam. Figures are approximate and for education only. The full interactive spreadsheet is a free download linked from the channel.

LUXURY BY THE NUMBERS · PART 2

WHAT THE SAME MONEY BUYS

One of the most useful questions you can ask: what does a single-family home between $2M and $2.5M look like in different parts of town?

AREA · SFH $2M–$2.5M	AVG. SIZE	AVG. YEAR BUILT	WHAT YOU'RE REALLY BUYING
Lakewood Ranch	~3,700 sf	~2017	Space, new construction, amenities
Siesta Key	~3,100 sf	~1970s	World-class beach & island lifestyle
Longboat Key	~2,800 sf	~1980s	Privacy, quiet, Gulf & bay
Anna Maria Island	~2,100 sf	~1981	Old Florida charm, rental flexibility
West Bradenton	~4,100 sf	—	Mainland near the coast, more house
Central Sarasota (east of I-75)	~4,200+ sf	—	Land and square footage; fewer sales

~75%
bigger: the average Lakewood Ranch home vs. Anna Maria Island at the same price

$1,100+
average price per sq. ft. for luxury sales on Longboat Key (Anna Maria ~$1,280)

+$400K
how much more the average luxury condo sold for than the average luxury single-family home

Different lifestyles, not better or worse

On the coast, homes are typically older, smaller and far more expensive per foot. No one is pretending there's a housing bargain in going west. The premium is for the things you can't change: the water, the geography and the scarcity.

The overlooked inland luxury market

West Bradenton and Central Sarasota east of I-75 don't come up first for most people, but enough $2M+ homes trade there to matter. If you want to stay mainland and close to the coast, local knowledge can unlock a lot more house for a very similar lifestyle.

HOW TO USE THIS

Narrow to an area, set your price range, see which communities actually trade there, then look up the addresses. At minimum, you'll ask much sharper questions on your first visit.

Averages from the same MLS study (page 12). Medians and individual homes vary widely. Year-built ranges are approximate.

2027 WATCH LIST · PART 1

COMING SOON: LAKEWOOD RANCH

If you sign a new-construction contract today, the question that creates regret later is what you'll miss tomorrow. Here's what's in the pipeline for the Waterside expansion.

Esplanade at Cammeray

RELEASE ~LATE Q4 '26–Q1 '27

TAYLOR MORRISON · ~850–1,200 HOMES + ~200 TOWNHOMES

The flagship Esplanade brand, finally in the Waterside district. Villas start around the mid-$400s, with single-family base prices a bit over $1M at the top. Expect resort pool and spa, cabanas with towel service, indoor pickleball, a culinary center, the Bahama Bar for poolside food and drinks, a café, wellness and spa services, and a full-time lifestyle director. It's social-only with no golf, and it isn't age-restricted.

Ever Creek RELEASE ~2027

PULTE · ~1,000 HOMES

The family-friendly counterpart to Esplanade, next door. Base plans are expected to start in the $500s–$600s, with the middle of the community likely in the $600s–$700s. An 8-acre lakeside amenity campus is planned with a lazy river, splash zone, zero-entry pool, clubhouse and fitness center, eight pickleball courts, basketball, playground, dog park and about 3 miles of trails.

Monterey SELLING NOW

TOLL BROTHERS · ~900 HOMES

The next evolution of the Isles. Large lots, sophisticated floor plans and a focus on nature. It looks isolated on today's map only because the neighborhoods around it haven't been built yet.

Neal Communities (name TBA) SALES ~2028

NEAL · ~1,000 HOMES ON ~900 ACRES

Expect classic Neal: coastal West Indies style, villas, townhomes and single-family homes up to the 62–65 ft "Coastal" collection, possibly with a Neal Signature semi-custom section. If you like Windward, this will feel familiar. Knowing it's coming helps you decide whether to wait.

Banyan Cove COMING

D.R. HORTON · TOWNHOMES NEAR FRUITVILLE COMMONS

No-frills Express townhomes close to everything, likely priced well below anything else nearby. Useful as a first home, a landing pad while you build, a part-year place, or an investment.

The math on the expansion

~4,100–4,500 HOMES TOTAL

Monterey (~900) + Esplanade (~1,200 with townhomes) + Ever Creek (~1,000) + Neal (~1,000) ≈ the whole expansion. With most of it already accounted for, you can make a decision now without fearing a big surprise inside your buying window.

> ADAM'S TAKE
>
> *If you have $750K–$950K and want Waterside, you probably can't name five neighborhoods you're excited about today. Esplanade at Cammeray and Ever Creek are going to move fast. These homes take about 7–8 months to build, so a contract at release means a 2027 move-in.*

2027 WATCH LIST · PART 2

COMING SOON: EVERYWHERE ELSE

Wellen Park, Central Sarasota, and a real shortage in the $2M–$5M new-construction tier.

Esplanade at Wellen Park SELLING NOW

TAYLOR MORRISON · ~800–900 HOMES

The first Esplanade this far south. It has a 17,000 sf clubhouse, a Bahama Bar, and no golf requirement or age restriction. Ibis paired villas start around $350K base, and the Palazzo runs about $750K base. Plan on roughly 20–30% on top for lot, pool and upgrades. It borders semi-private Myakka Pines Golf Club.

Westlake at Wellen Park EXPECTED 2026–27

HOMES BY WESTBAY · ICI · NEAL SIGNATURE · LEE WETHERINGTON

Semi-custom and custom homes on 65, 75 and 85 ft homesites, about 1.5 miles from Downtown Wellen, with lake and preserve views. It fills the gap as Everly sells out. I'd guess most finished homes land around $1.4M–$1.5M.

Longleaf at Grand Park CENTRAL SARASOTA

HOMES BY WESTBAY · GATED, SEMI-CUSTOM

The semi-custom option Central Sarasota has been missing. Every home has a tile roof, paver driveway and three-car garage. Plans run 2,500–4,500 sf on roughly 60 ft homesites, with base prices from the high $700s. Many finished homes will likely land around $1.3M–$1.4M.

The Reserve EARLY / NOT YET TRANSACTING

JOHN CANNON · ~69 HOMES · 1-ACRE MINIMUM

Located just south of The Concession. Acre-plus lots with a solid custom builder, and still within reach of Lakewood Ranch's public amenities. I can't think of another option where you can build like this with normal financing in the next year or two.

Kingfisher Estates FEW HOMESITES LEFT

JOHN CANNON · 13 HOMES TOTAL

In the heart of Waterside, with long rear water views near Waterside Place and Center Point. Construction-to-perm financing with deferred interest. When it's gone, it's gone.

Seaflower WEST BRADENTON

MULTIPLE BUILDERS · 4,000+ HOMES

See page 10. Coastal master planning, ADUs and approachable price points close to the Gulf beaches.

THE $2M–$5M PROBLEM, AND THE INFILL ANSWER

Almost everyone I talk to at this level says the same thing: there isn't enough new construction, and what exists isn't nice enough for the money. Before buying a $5M home on an 85 ft lot, look at resale in established neighborhoods like the Lake Club and The Oaks, hidden lots in existing communities, and urban infill on the islands. A lot plus a design-build at roughly $450–$650 per sq. ft. can mean a new custom home with deeded beach access on Siesta, Longboat or Venice Island in the low $2Ms, with no CDD.

THE BUDGET PLAYBOOK

THE $700K–$900K PLAYBOOK

"I want new construction, 2,000–2,500 square feet, in a location I'm excited about, for $700–$800K." It's the most common call I get, and it's harder to answer than it used to be.

KNOW THE REAL NUMBER

Advertised base price	**$650,000**
+ Lot premium	varies
+ Structural upgrades	varies
+ Design upgrades	varies
Typical all-in (+20–25%)	**$780–$815K**

A rule of thumb: **look at base plans about 20% below your all-in budget.** And watch the deposit. Some builders ask for up to 30% down, even when you plan to finance with 10%.

Illustrative example only. Every builder and lot is different.

Where $700K–$900K plays in 2027

- **Waterside, Lakewood Ranch:** today you'll mostly get the smallest product in the community (narrow single-family, paired villas or townhomes). The upcoming 52–60 ft products at Ever Creek and Esplanade at Cammeray (about 2,200–3,100 sf) should change that.
- **Northeast Lakewood Ranch:** a median in the mid-$500s gives you lots of options, mostly D.R. Horton and Lennar spec homes. Step up to Perry Homes or Homes by WestBay. It's 17–21 miles to town.
- **Parrish:** one more tier out, where the same money may buy you the nicer builder (page 9).
- **Wellen Park:** still plenty of 2,500 sf, 2–3 car single-family homes from the high $500s to low $600s. Watch for smaller 52 ft collections now priced where 62 ft collections used to be.
- **Seaflower, West Bradenton:** a coastal, progressive option with ADUs (page 10).
- **Skye Ranch:** one of the few central new-construction options at this price.

THE STEP-BACK RULE

If $700K drifts to $900K or $1.2M, stop and ask: "If I'd started here, what would I be looking at?" New budgets open up entirely different neighborhoods.

THE TRICKLE TRAP

Waterside doesn't work, so you slide one district north, then another, and suddenly you're buying a builder you weren't considering, 20 miles from town. Make it a choice, not an accident.

NO-REGRETS CHECKLIST

BEFORE YOU DEFAULT TO LAKEWOOD RANCH

You visit for three or four days, have dinner at Waterside Place, everyone's smiling on bikes, and you think "this is Florida." Lakewood Ranch is the right answer for a lot of people. Just make sure it's the right answer, not only the easy one.

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01 **Too good a first impression?**

Lakewood Ranch is the only part of town that feels pleasant and consistent in every direction on a short trip. Mid-Sarasota, the beaches and even Venice are harder to understand in a day. That makes everything else feel riskier, even when it isn't.

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02 **Your housing criteria are steering the map**

Each budget unlocks different districts. $700K, $1.3M and $2.5M are three entirely different conversations, and that last one might put you on a beach lot instead of in a suburb.

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03 **The new-construction-only filter**

New is great for relocation logistics, since the builder holds title until delivery and timing is easier. But filtering for new only shows you where the new homes are (lower Lakewood Ranch to Parrish, Venice, north Tampa). Some of the best neighborhoods, like the Lake Club and The Oaks, are resale-only. Shopping online, you're at the mercy of what's listed this week.

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04 **You're paying today for tomorrow's promise**

The roads will widen, the commercial will open, the amenity center will be done in 18 months. But today's price reflects the *finished* product, not a discount for the wait. Decide how much of that you're comfortable pre-paying.

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05 **Built to be everything for everyone**

Fifty-plus neighborhoods, 55+, custom, starter homes, schools and sports: that range is a superpower for one buyer. For another, it can feel predictable. Would you rather have mature landscaping, larger lots, or unique infill in the middle of town?

FOR FAMILIES

RELOCATING WITH KIDS

WHY FAMILIES CHOOSE IT

- **Outside, all year.** Beach after school, year-round sports, bikes, boats and parks.
- **A manageable pace.** Less time in traffic and rushing, more time together than in New York, Chicago, D.C. or Toronto.
- **Real infrastructure.** Public schools consistently rank in the state's top three, plus strong charter and private options, the arts and youth sports.
- **You're not the only one.** Many new neighborhoods are full of families who moved for the same reasons. It's one of the easiest places to plug in.

THE UNIVERSITY PARKWAY LINE

Waterside is Lakewood Ranch's only Sarasota County district, and it's zoned to schools that were already there: Tatum Ridge, McIntosh Middle and Booker High. Do your own research. For K–12 families, it can be a deal breaker.

THE TOUR ORDER I'D USE, IN SEQUENCE

Based on a real call this year: a family from New York with three kids under six and a $700K–$1M budget. I have two kids of my own (4 and 8), so this is what I'd do with my own money.

1 Just north of University Parkway
The Isles (Toll) and Lakewood Ranch Country Club. You get Manatee schools while staying close to Waterside Place, UTC and town. Inventory is limited.

2 Northeast Lakewood Ranch
Lorraine Lakes (Lennar), Star Farms/Saddlestone (D.R. Horton, plus Perry and WestBay), Sweetwater (M/I) and resale at Mallory Park. Strong schools from elementary through high school, and more choices. You trade about 15 minutes for many more options.

3 Skye Ranch, Central Sarasota
Suburban amenities close to town, with walkable Skye Ranch School (K–8). Most classmates are neighbors, and many relocated around the same time.

4 Nokomis / Osprey
A coastal in-between near Pine View School for the Gifted (test-in) and highly rated Laurel Nokomis (K–8). Look at Talon Preserve (DiVosta), about 7 miles from several beaches.

5 Wellen Park
The southern bookend, with a brand-new high school inside the district and room on the campus to grow. It feels old-school and laid back, with new construction close to the coast.

FOR RETIREES & EMPTY NESTERS

RETIRING HERE: FIVE VALUE STACKS

Judge a neighborhood three ways: the community itself, the district around it, and the larger area around that. When all three line up, the value compounds.



Wild Blue at Waterside

SOCIAL, WITH THE JUICE AROUND YOU · 505 HOMES · CUSTOM BUILDERS ONLY

Arthur Rutenberg, John Cannon, Lee Wetherington and Anchor build on 62–100+ ft lots, from about $1.4M at launch to $5M+. Not age-restricted. Step outside the gates to Waterside Place: farmers market, restaurants, pilates, a water taxi. Downtown and the beaches are about 20 minutes away.



Longboat Key

QUINTESSENTIAL ISLAND PARADISE, DISCREET

Bay on one side, Gulf on the other, mostly owners rather than renters, and minutes from St. Armands and Lido. There's more urban-infill new construction and condo choice than people expect, plus the new St. Regis.



Brightmore at Wellen Park

TURNKEY 55+ · MATTAMY HOMES

Wellen Park's first active-adult community. An 11-acre amenity campus with a resort pool, lap pool and café bar, plus nine pickleball courts including a sunken, lit stadium court. Prices start around the high $300s to low $400s, close to four beaches and Downtown Wellen.



Esplanade on Palmer Ranch

PRACTICAL LUXURY · RESALE

South Sarasota, west of I-75 and between everything. Lifestyle director, Bahama Bar poolside service, massage rooms and pickleball, near the Legacy Trail. The surrounding Sarasota Square redevelopment adds upside.



Amara on Golden Gate Point

PRE-CONSTRUCTION CONDO · 54 RESIDENCES IN TWO 8-STORY BUILDINGS

A purely residential peninsula with a 10-story limit, between downtown and the beaches. About 660 ft of private water frontage and 21 owner boat slips, with an infinity-edge bay-view pool.

URBAN & COASTAL LIVING

DOWNTOWN & PRE-CONSTRUCTION CONDOS

For the first time, five or six new buildings let you compare Sarasota's best urban locations side by side, on similar timelines, with the building itself no longer the variable.

~72%
of downtown (34236) sales were condos over the last two years

18
story height limit in the city, vs. none in Tampa, St. Pete or Miami

10
story limit on Golden Gate Point, with no commercial at all

LOCATION	PROJECT	WHY IT'S INTERESTING
Downtown core	Waldorf Astoria Residences	86 residences, residential-only, in the former Zenith building. Arguably the single best location in town.
Downtown · Palm Ave	Mira Mar	A redevelopment that preserves the historic character of one of downtown's most charming streets.
Rosemary District	Saravella · Rosemary Residences	About 282 units with built-in rental programs and short minimums. Plus townhomes with garages and rooftops.
The Quay	1000 Boulevard of the Arts	A Hyatt conversion on the harbor, from about $1.5M. Neighbors include the Ritz-Carlton Residences, One Park and the Bayso.
Golden Gate Point	Amara	Larger units, fewer neighbors, boat slips and some of the best bay views in the city.
Lido Key, beachfront	Rosewood Residences	Residential-only, full beachfront, about 3.5 miles from downtown.

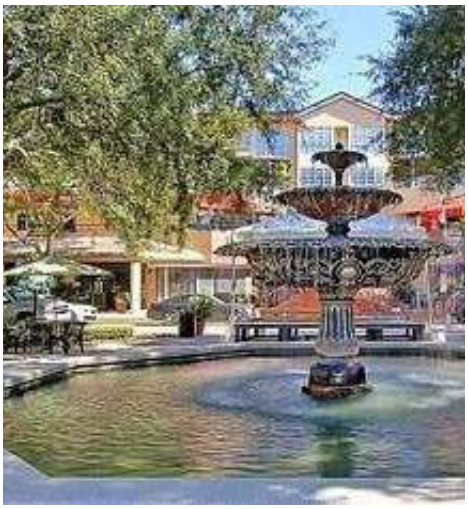
A real trend: families who raised kids at the Lake Club or Country Club West are now moving west to downtown and the islands. They're done with the suburbs but not with Sarasota. Buyers from Manhattan, Chicago and Toronto are making the same move.

Do the homework: condo fees, reserves and assessments are a real part of the cost of ownership, especially in older buildings after Florida's structural-safety reforms. New construction removes a lot of that uncertainty, but read every budget.

FAVORITE NEIGHBOR-HOODS

ADAM'S TAKE · 2027





SKYE RANCH

"Still one of the only ways to get new construction in the middle of everything. Cassia for families, Esplanade for empty nesters, townhomes for value, and a walkable K–8 built for the neighborhood. Big upside as 3H Ranch fills in."

⚲ 7716 Moonbeam Ave, Sarasota, FL 34241

THE LAKE CLUB

"If I had to pick one overall favorite for where I am in life, it's in the conversation. Built out by 11–13 custom builders, with varied elevations, long driveways and several half-acre-plus lots. A true one-of-one, and resale only."

⚲ Lakewood Ranch, FL 34202

BIRD KEY

"An island neighborhood dropped in maybe the perfect location. It feels like a full neighborhood, but take a right out the gate and you're at St. Armands, Lido and downtown, without the bridge traffic of the outer islands."

⚲ Sarasota, FL 34236

STAR FARMS

"The fastest-selling neighborhood in the fastest-selling part of Lakewood Ranch. Eight amenity campuses, new K–8 and high schools nearby, and D.R. Horton value, now with Perry and WestBay for the step up. Pleasantville for families."

⚲ Lakewood Ranch, FL 34211

WESTLAKE AT WELLEN PARK

"My new South County pick. Homesites start at 65 ft wide and go up to 85, with semi-custom and custom builders, lake and preserve views, and about 1.5 miles to Downtown Wellen. Venice is becoming a destination of its own."

⚲ Venice, FL 34293

FAVORITE NEIGHBOR-HOODS

ADAM'S TAKE · 2027





CHEROKEE PARK

"Maybe my favorite overall neighborhood in Florida. The perfect Sarasota location, west of the Trail, with mature homes and quick access to downtown, Lido Key and Siesta Key."

⚲ Sarasota, FL 34239

THE QUAY

"A unique 14-acre waterfront district a stone's throw from downtown. New buildings like 1000 Boulevard of the Arts make it the place for luxury condo buyers who want bay, beach and city in balance."

⚲ Sarasota, FL 34236

WILD BLUE AT WATERSIDE

"One of the last places to build fully custom in the suburbs. Every builder is a custom builder, there's a lot width for every budget, and Waterside Place is right outside the gates. This kind of product is drying up."

⚲ Sarasota, FL 34240

MONTEREY

"A 'lost art' in the new-home world. While so many communities go pre-planned and no-frills, Monterey offers large lots, sophisticated floor plans and a focus on nature, about 10 miles from downtown."

⚲ 2637 Waterfront Cir, Lakewood Ranch, FL 34240

ESPLANADE AT CAMMERAY WATCH

"The Esplanade everyone wished existed in Waterside. Resort amenities, the Bahama Bar and the brand's best floor plans, in the district everyone wants, at a price point the district has been missing."

⚲ Waterside, Lakewood Ranch, FL 34240

FAVORITE PLACES TO EAT





A few of our favorite tables around Sarasota, Lakewood Ranch and the keys.

01. **ADALINE**
1920 Hillview St, Sarasota, FL 34239

02. **BESO**
30 S Lemon Ave, Sarasota, FL 34236

03. **DEEP LAGOON**
1540 Lakefront Dr Unit 100, Sarasota, FL 34240
Seafood & oyster house at Waterside Place

04. **GULF GATE VILLAGE**
Superior Ave, Sarasota, FL 34231

05. **OWEN'S**
516 Burns Ct, Sarasota, FL 34236

06. **JACK DUSTY**
1111 Ritz Carlton Dr, Sarasota, FL 34236

07. **BOCA**
19 S Lemon Ave, Sarasota, FL 34236

08. **WALT'S FISH MARKET**
4144 S Tamiami Trl, Sarasota, FL 34231

09. **1592 WOOD FIRE**
1592 Main St, Sarasota, FL 34236

10. **ELEMENT**
1413 Main St, Sarasota, FL 34236

NEW TO EXPLORE IN 2027

Waterside Place and **Downtown Wellen** keep adding chef-driven spots, breweries, cafés and dessert shops. Plan a dinner at each on your scouting trip to compare the two suburban downtowns side by side.





FAVORITE PLACES TO STAY

Pick your base by the part of town you most want to test-drive.

DOWNTOWN & THE BAYFRONT

THE RITZ-CARLTON, SARASOTA
1111 Ritz Carlton Dr, Sarasota, FL 34236

THE SARASOTA MODERN
1290 Boulevard of the Arts, Sarasota, FL 34236

ART OVATION
1255 N Palm Ave, Sarasota, FL 34236

HOTEL INDIGO
1223 Boulevard of the Arts, Sarasota, FL 34236

THE WESTIN SARASOTA
100 Marina View Dr, Sarasota, FL 34236

EMBASSY SUITES SARASOTA
202 N Tamiami Trl, Sarasota, FL 34236

ON THE BEACH

LIDO BEACH RESORT
700 Benjamin Franklin Dr, Sarasota, FL 34236

ZOTA BEACH RESORT
4711 Gulf of Mexico Dr, Longboat Key, FL 34228

SUBURBS & CHARACTER

HOMEWOOD SUITES BY LAKEWOOD RANCH
305 N Cattlemen Rd, Sarasota, FL 34235

CARLISLE INN
3727 Bahia Vista St, Sarasota, FL 34232

SCOUTING TIP

Staying near I-75 makes Lakewood Ranch, Skye Ranch and Wellen Park easy day trips. Stay downtown if the islands are on your list.



FAVORITE PLACES TO VISIT

One of the best things about a Sarasota homestead is how much of Florida is a day trip away.

HYDE PARK VILLAGE · TAMPA

Downtown Sarasota to Hyde Park Village: 67.2 miles

AMALIE ARENA · TAMPA

Downtown Sarasota to Amalie Arena: 73 miles

KEY WEST FERRY · FORT MYERS BEACH

Downtown Sarasota to the Key West Ferry: 98.7 miles

ST. AUGUSTINE

Downtown Sarasota to St. Augustine: 237 miles

KEY BISCAYNE

Downtown Sarasota to Key Biscayne: 237 miles

AMELIA ISLAND

Downtown Sarasota to Amelia Island: 282 miles

SEASIDE · 30A

Downtown Sarasota to Seaside: 470 miles

Favorite Things To Do

→ **Siesta Key & Village**
⚲ 5250 Ocean Blvd, Sarasota, FL 34242

→ **Lido Beach**
⚲ 400 Benjamin Franklin Dr, Sarasota, FL 34236

→ **St. Armands Circle** NEW
⚲ St. Armands Circle, Sarasota, FL 34236

→ **Mote Marine Aquarium**
⚲ 1600 Ken Thompson Pkwy, Sarasota, FL 34236

→ **Downtown Sarasota Farmers Market**
⚲ N Lemon Ave, Sarasota, FL 34236

→ **Comedy at McCurdy's**
⚲ 1923 Ringling Blvd, Sarasota, FL 34236

→ **Explore Myakka River State Park**
⚲ Sarasota, FL 34241

→ **Waterside Place & LWR Farmers Market**
NEW
⚲ Lakefront Dr, Sarasota, FL 34240

→ **UTC**
⚲ 140 University Town Center Dr, Sarasota, FL 34243

→ **Downtown Wellen** NEW
⚲ Wellen Park, Venice, FL 34293

→ **Historic Venice Island**
NEW
⚲ Venice Ave, Venice, FL 34285

→ **Shark's Tooth Hunting at Caspersen Beach**
⚲ 4100 Harbor Dr, Venice, FL 34285

→ **Walk/Bike the Legacy Trail**
⚲ 395 E Venice Ave, Venice, FL 34285

→ **Catch a Game at LECOM Park**
⚲ 1611 9th St W, Bradenton, FL 34205





ANNUAL WEATHER CALENDAR

SARASOTA, FL · TYPICAL YEAR



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high (°F)	71	73	76	81	86	89	90	90	89	85	79	73
Average low (°F)	52	54	57	62	67	73	75	74	74	68	60	54
Avg. precipitation (in)	2.49	2.70	3.86	2.44	2.21	7.51	7.98	9.14	7.10	3.12	1.93	2.53

Peak season (Jan–Apr): mild, dry and sunny. The best time to tour, and the busiest.

Summer (Jun–Sep): hot, with short afternoon storms. Hurricane season runs June 1–November 30.

Sweet spot (Oct–Nov): warm water, lower humidity, and quieter beaches and roads.

What To Do From Here?

Learn, hyper-learn, then validate. Relocation isn't a quick cycle, so reach out even if you're two years out.

01 Schedule a Call

Calendly.com/TheSunshineStateCo/30min

Or call or text (941) 263-2613. We'll map your criteria to the right parts of town before you ever book a flight.



02 Email Us

Info@TheSunshineStateCo.com

Send your budget, timeline and must-haves. Questions are welcome, even "what did you mean by...?"



03 Read, Watch & Download

TheSunshineStateCo.com/Blog

Written versions of the videos, audio-only episodes, and free guides under Helpful Resources: Lakewood Ranch, Parrish, Wellen Park, New Homes, Condos, the Relocation Playbook and more.



FLORIDA RELO INNER CIRCLE

My private group. DM me any question and I'll usually voice-memo you back. It's also where we drop new releases, builder incentives and real-time notes that don't fit a long video.

THE NEWSLETTER

Once or twice a month, and not a list of our listings: new releases, incentives and whatever I'm ruminating on. Sign up at TheSunshineStateCo.com.

ABOUT THE FLORIDA RELOCATION GUIDE

Relocating to Florida is exciting, but with so many options it can feel overwhelming. That's where The Florida Relocation Guide comes in.

The channel is one of the most comprehensive on YouTube dedicated to Florida real estate and lifestyle. It covers the sought-after areas, the emerging ones, and the affordable alternatives, from market trends and new releases to schools, amenities and what day-to-day life actually feels like.

New videos post most Sundays and Wednesdays at 4 p.m. Central / 5 p.m. Eastern, with pre-construction condo content on Fridays.



What sets it apart is the approach: honest, up-to-date and actionable information that goes beyond surface-level marketing. Every recommendation is what Adam would do with his own money.

That approach carries straight into **The Sunshine State Company**, Adam's boutique brokerage and a baton handoff from the channel. It specializes almost entirely in out-of-state and out-of-country relocation, with an unusual amount of new construction in a small geographic area. With well over a thousand relocations in the last five years and more than $500 million in real estate sales sourced from YouTube, there's a good chance someone has already done exactly what you're planning, and that's data you can use.

Whether you're a retiree looking for the right 55+ community, a family focused on schools, or a buyer exploring land and a custom build, the goal is the same: arrive informed, validate in person, and make a decision with no regrets.







THANK YOU

Thanks for exploring the 2027 Sarasota Florida Relocation Guide. We'd love to help you go from searching to settling.

AHG

THE SUNSHINE STATE COMPANY

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✉ Info@TheSunshineStateCo.com

⌂ www.TheSunshineStateCo.com

Information is believed accurate as of late 2026 and is for general education only. Pricing, release timing, builders, school zoning and amenities change often and should be verified independently.