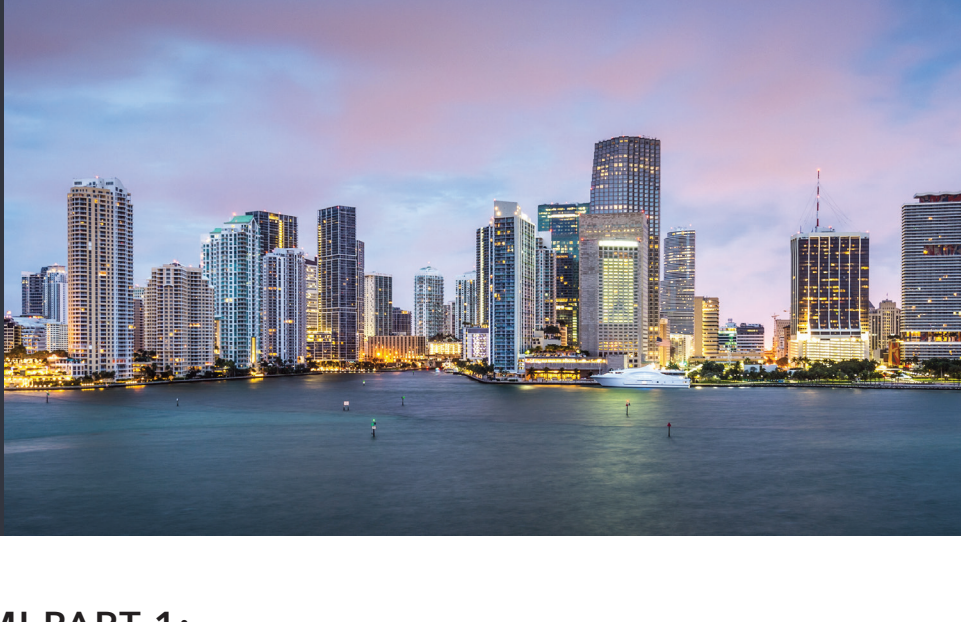


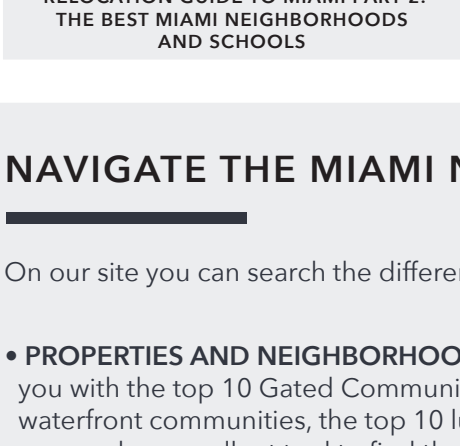
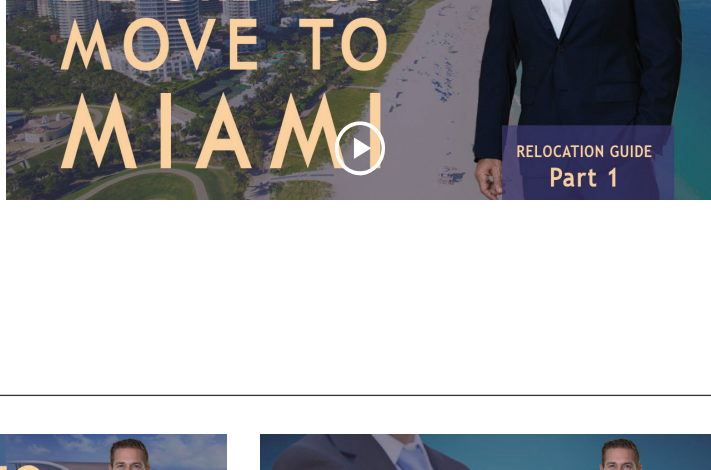
# THE COMPLETE MIAMI RELOCATION GUIDE



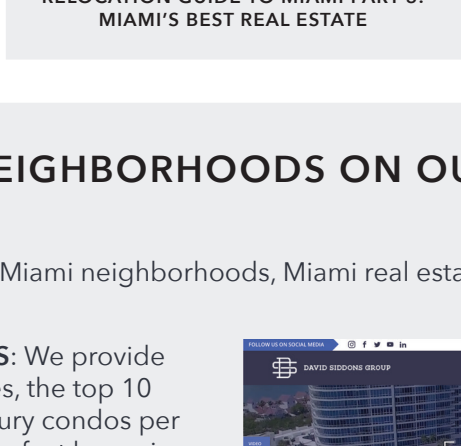
## RELOCATION GUIDE TO MIAMI PART 1: WHY SHOULD YOU MOVE TO MIAMI?

When you are moving to Miami, you need a truly functional guide to help you with the most important matters. While most relocation guides focus on the best restaurants, nightclubs, sport schools etc, we concentrate on more essential matters. You might not know whether to buy or to rent, you might not know whether you should focus on a single-family house or a condo and you might not know the market prices in each neighborhood. When you come into the city and you want to buy you need to understand the numbers!!

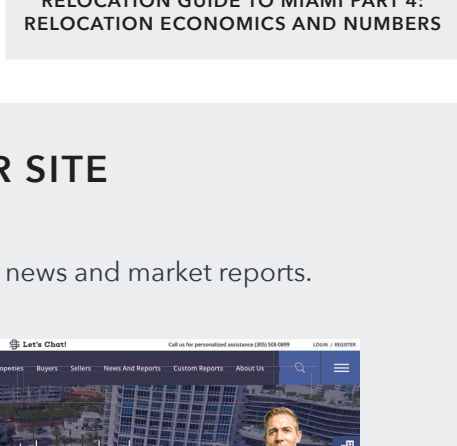
This is exactly why we created this Miami Real Estate Relocation Guide. For those who are not familiar with our city, we show you the right from the wrong and the good deals from the bad deals while scrutinizing each and every neighborhood for you by means of statistics as well as with our day-to-day experience



RELOCATION GUIDE TO MIAMI PART 2:  
THE BEST MIAMI NEIGHBORHOODS  
AND SCHOOLS



RELOCATION GUIDE TO MIAMI PART 3:  
MIAMI'S BEST REAL ESTATE

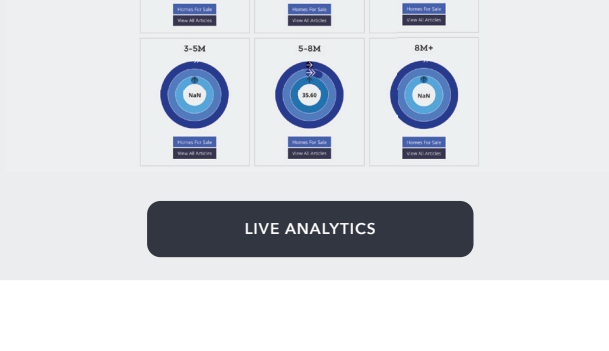


RELOCATION GUIDE TO MIAMI PART 4:  
RELOCATION ECONOMICS AND NUMBERS

## NAVIGATE THE MIAMI NEIGHBORHOODS ON OUR SITE

On our site you can search the different Miami neighborhoods, Miami real estate news and market reports.

- **PROPERTIES AND NEIGHBORHOODS:** We provide you with the top 10 Gated Communities, the top 10 waterfront communities, the top 10 luxury condos per area and an excellent tool to find the perfect home in your area of preference



\*Please visit our brand new "Live Analytics" Page for the latest market status of Miami's most desired residential areas.

## IMPORTANT RELOCATION ARTICLES

### RELOCATING TO MIAMI WITH A FAMILY / THE MOST FAMILY FRIENDLY NEIGHBORHOODS IN MIAMI



MOVING TO MIAMI  
WITH A FAMILY

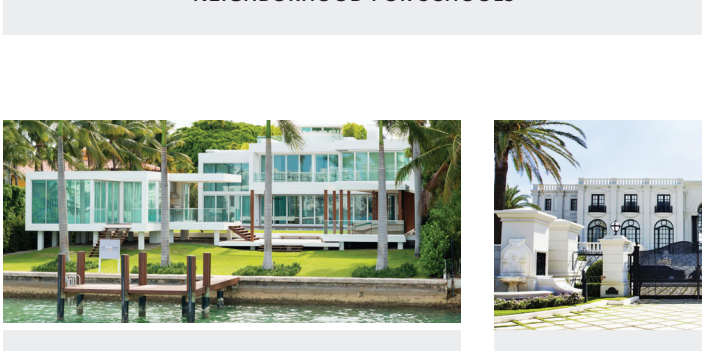


THE MOST FAMILY FRIENDLY  
NEIGHBORHOODS IN MIAMI

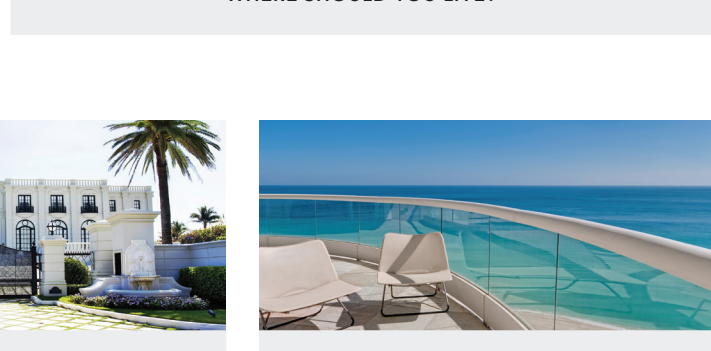


THE SAFEST MIAMI  
NEIGHBORHOOD

### THE BEST MIAMI NEIGHBORHOODS FOR SCHOOLS



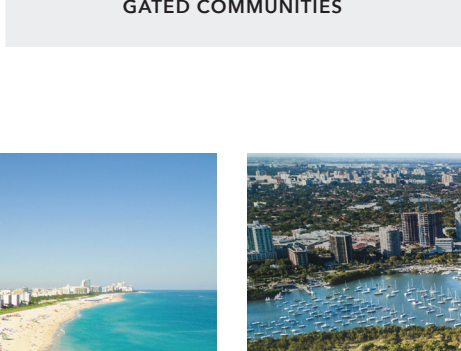
THE BEST MIAMI  
NEIGHBORHOOD FOR SCHOOLS



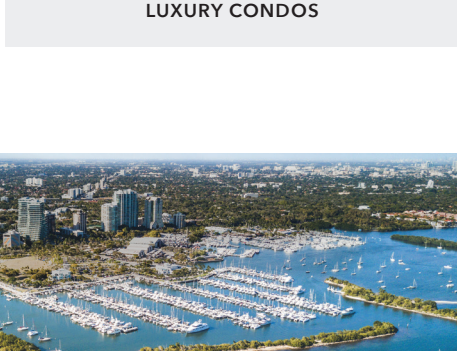
THE BEST PRIVATE SCHOOLS IN MIAMI  
WHERE SHOULD YOU LIVE?



THE BEST MIAMI  
WATERFRONT COMMUNITIES



THE TOP 10 MIAMI  
GATED COMMUNITIES

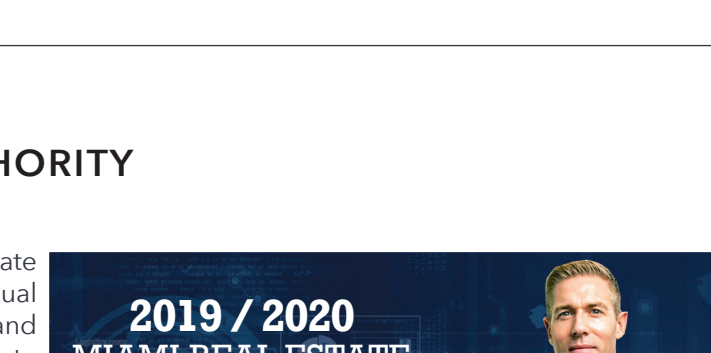


THE TOP 10 NEWER MIAMI  
LUXURY CONDOS

### THE BEST NEIGHBORHOODS IN MIAMI



WHAT ARE THE BEST MIAMI ISLAND COMMUNITIES IN 2019?

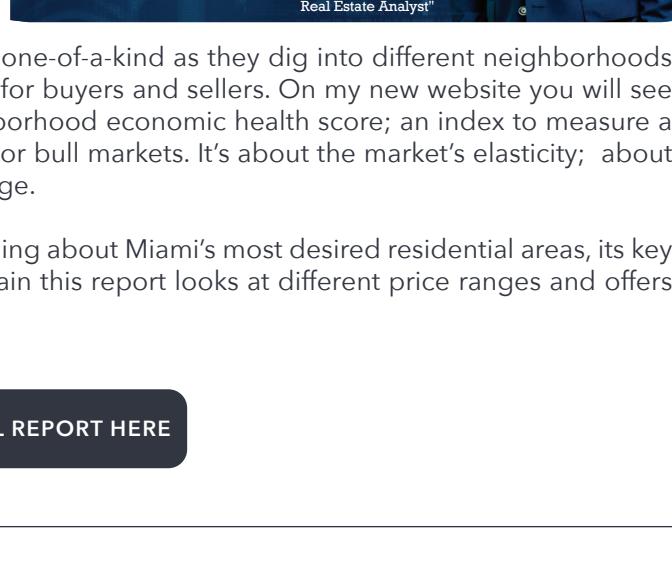


THE BEST MIAMI NEIGHBORHOODS FOR BOAT LOVERS

## BUYERS TRUST OUR OPINION DATA ANALYTICS AND MARKET AUTHORITY

We have 10+ years of experience in the Miami real estate business and we are top producers with nearly \$100M in annual sales. We have studied the market for ten years and understand the pro's and the cons of each moment within the real estate lifecycle.

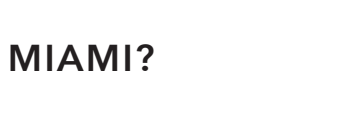
Among clients, readers and industry peers we are known as market analysts and our real estate blogs, videos, reports and forecasts have provided us with a prominent name in the Miami real estate industry. As market analysts we not only understand the numbers, but we understand the human behavior behind the numbers. Take a look at our reports and you will see it's not just numbers; it's a dialogue that explains the human behavior and macro-economic factors behind the data. Our reports are one-of-a-kind as they dig into different neighborhoods and price ranges, allowing us to provide for actionable advice for buyers and sellers. On my new website you will see our newest economic model that provides you with the neighborhood economic health score; an index to measure a neighborhood's economic health. This score is not about bear or bull markets. It's about the market's elasticity; about robustness and resilience of the market against economic change.



Read our 2019/2020 Miami Real Estate Forecast to read everything about Miami's most desired residential areas, its key market data and where we see these markets are heading. Again this report looks at different price ranges and offers actionable advice for both sellers and buyers

DOWNLOAD THE FULL REPORT HERE

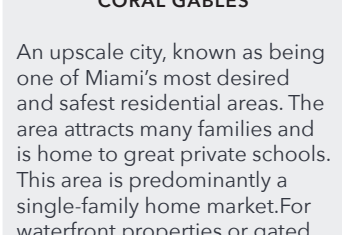
## OUR CLIENT TESTIMONIALS



## WHERE TO LIVE IN MIAMI?

MANY PEOPLE ARE LOOKING TO MOVE TO MIAMI BUT THEY JUST DON'T KNOW WHERE TO LIVE. WHAT IS THE BEST MIAMI NEIGHBORHOOD FOR YOU, DEPENDS ON WHAT YOU ARE LOOKING FOR.

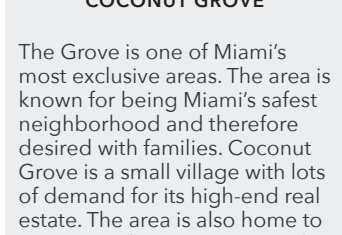
In case you are looking for a single family home with good schools nearby you might want to look at areas such as **Coral Gables**, **Coconut Grove**, **South Miami**, **Pinecrest** (famous for the A-Rated Public schools) and **Key Biscayne**. These are high-end residential areas with great real estate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



### CORAL GABLES

An upscale city, known as being one of Miami's most desired and safest residential areas. The area attracts many families and is home to great private schools. This area is predominantly a single-family home market. For waterfront properties or gated communities, this is the place to be.

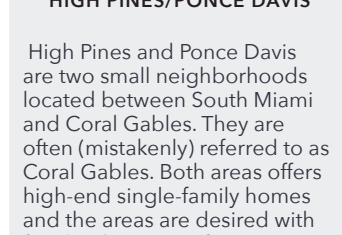
Watch the Coral Gables neighborhood video



### COCONUT GROVE

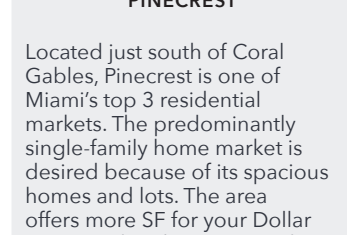
The Grove is one of Miami's most exclusive areas. The area is known for being Miami's safest neighborhood and therefore desired with families. Coconut Grove is a small village with lots of demand for its high-end real estate. The area is also home to many gated communities and waterfront properties. Although predominantly a single-family home market, the Grove is also home to several ultra-luxury and brand new waterfront condo.

Watch the Coconut Grove neighborhood movie



### HIGH PINES/PONCE DAVIS

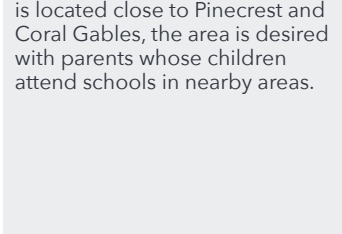
High Pines and Ponce Davis are two small neighborhoods located between South Miami and Coral Gables. They are often (mistakenly) referred to as Coral Gables. Both areas offers high-end single-family homes and the areas are desired with families because of its proximity to Miami's best private schools



### PINECREST

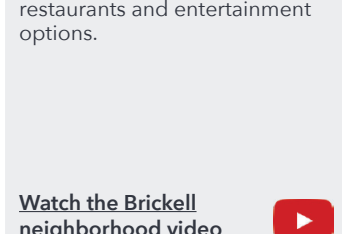
Located just south of Coral Gables, Pinecrest is one of Miami's top 3 residential markets. The predominantly single-family home market is desired because of its spacious homes and lots. The area offers more SF for your Dollar compared to the Grove and Coral Gables. Another main attraction is the presence of A-Rated public schools.

Watch the Pinecrest neighborhood video



### SOUTH MIAMI

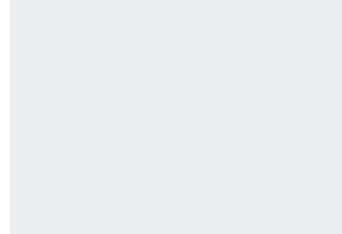
South Miami is ideally located just North / West of Coral Gables and offers high-quality single-family homes for a lower dollar price per SF than the before mentioned neighborhoods. As South Miami is located close to Pinecrest and Coral Gables, the area is desired with parents whose children attend schools in nearby areas.



### BRICKELL

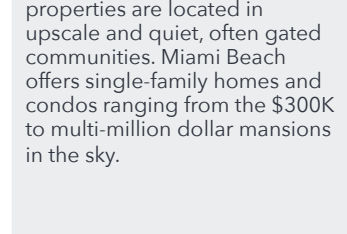
The urban core and financial district of Miami, known for its many brand new condos. This area is desired with (young) professionals and is truly becoming a self-sufficient core with a brand new mall, stores, restaurants and entertainment options.

Watch the Brickell neighborhood video



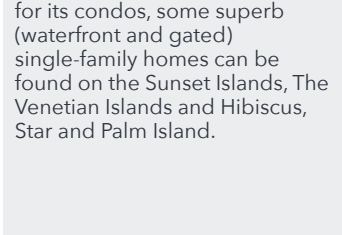
### DOWNTOWN MIAMI

Brickell's smaller sibling. Home to many newer condos, but less developed and less walkable than Brickell.



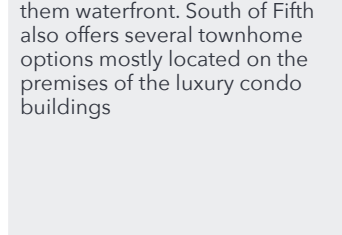
### MIAMI BEACH

The northern parts here, excluding South Beach) is often mistaken for a party destination. Many people don't know that this area is great for family living. A considerable amount of properties are located in upscale and quiet, often gated communities. Miami Beach offers single-family homes and condos ranging from the \$300K to multi-million dollar mansions in the sky.



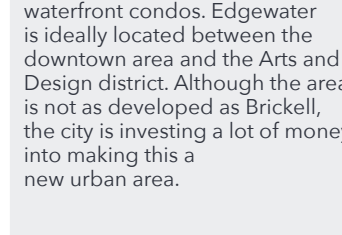
### SOUTH BEACH

South Beach is known for swanky condos and a fast lifestyle. Although this area is predominantly desired for its condos, some superb (waterfront and gated) single-family homes can be found on the Sunset Islands, The Venetian Islands and Hibiscus, Star and Palm Islands.



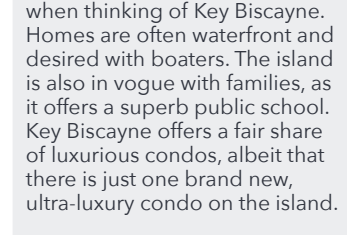
### SOUTH OF FIFTH

South of Fifth is known for its ultra-luxurious condos and swanky lifestyle. South of Fifth is dominated by condos, most of them waterfront. South of Fifth also offers several townhome options mostly located on the premises of the luxury condo buildings



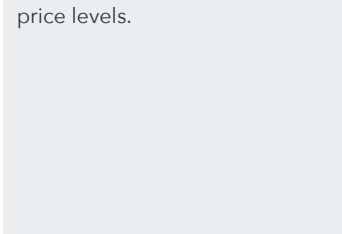
### EDGEWATER

Edgewater became a booming real estate destination after the last real estate crash. The area is now home to many brand new, waterfront condos. Edgewater is ideally located between the downtown area and the Arts and Design district. Although the area is not as developed as Brickell, the city is investing a lot of money into making this a new urban area.



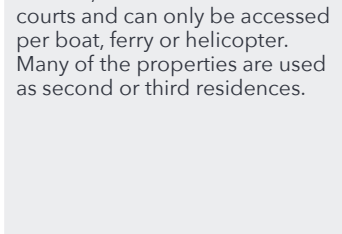
### KEY BISCAINE

An upscale island just off the coast of Brickell/Coconut Grove. High-end and exclusive are two words coming to mind when thinking of Key Biscayne. Homes are often waterfront and desired with boaters. The island is also in vogue with families, as it offers a superb public school. Key Biscayne offers a fair share of luxurious condos, albeit that there is just one brand new, ultra-luxury condo on the island.



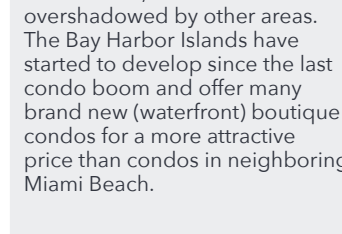
### SUNNY ISLES BEACH

This predominantly condo market is home to many brand new condos. This is a luxury condo market known for its glamorous residences, lavish amenities and elevated price levels.



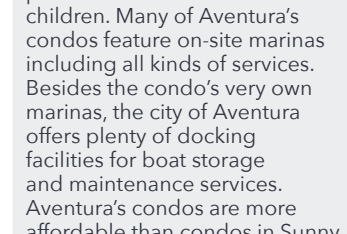
### FISHER ISLAND

Fisher Island is an ultra-private and exclusive island just south of South Beach. The area offers luxurious condos, a private school for residents, golf courses, two marinas and tennis courts and can only be accessed per boat, ferry or helicopter. Many of the properties are used as second or third residences.



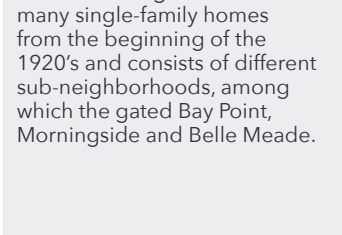
### BAL HARBOUR

Bal Harbour is home to the famous Bal Harbour shops, St Regis Residences and the brand new Oceana Bal Harbour. Once one of Miami's most luxurious destinations, the area has been overshadowed by other areas. The Bay Harbor Islands have started to develop since the last condo boom and offer many brand new (waterfront) boutique condos for a more attractive price than condos in neighboring Miami Beach.



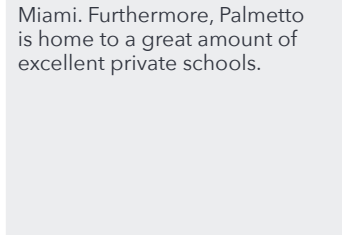
### AVENTURA

Aventura real estate is mostly known for its many waterfront and upscale condos, which attracts a wide variety of residents from young professionals to families with children. Many of Aventura's condos feature on-site marinas including all kinds of services. Besides the condo's very own marinas, the city of Aventura offers plenty of docking facilities for boat storage and maintenance services. Aventura's condos are more affordable than condos in Sunny Isles beach or Miami Beach.



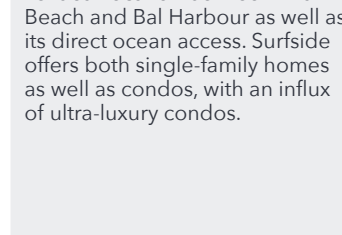
### UPPER EAST SIDE

The Upper Eastside is a neighborhood located along the Biscayne Bay, just north of Edgewater. A lesser known area to outsiders, but within Miami known as a desired residential area. This Miami residential neighborhood offers many single-family homes from the beginning of the 1920's and consists of different sub-neighborhoods, among which the gated Bay Point, Morningside and Belle Meade.



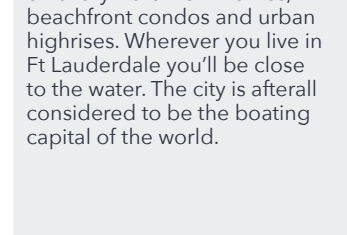
### PALMETTO BAY

Palmetto Bay is known for its large homes and residential lots, which trade for just a fraction of the prices that are asked in neighboring Pinecrest. The property taxes are also much lower than in other desired residential areas in Miami. Furthermore, Palmetto is home to a great amount of excellent private schools.



### SURFSIDE

Surfside is a small oceanfront community in Miami Dade County, which borders with Miami Beach in the South (87th Terrace) and with Bal Harbour in the North (96th street). Surfside is a desired residential area given its ideal location between Miami Beach and Bal Harbour as well as its direct ocean access. Surfside offers both single-family homes as well as condos, with an influx of ultra-luxury condos.



### FORT LAUDERDALE

Capture the ocean breeze in Ft Lauderdale. Residents call it living the salt life. Ft Lauderdale is nestled along the ocean with a winding system of rivers and canals meandering through the city. Offering a mix of luxury waterfront homes, beachfront condos and urban highrises. Wherever you live in Ft Lauderdale you'll be close to the water. The city is alluring considered to be the boating capital of the world.

DAVID SIDDONS IS A TOP PRODUCING MIAMI REAL ESTATE AGENT WHO HAS HELPED DOZENS OF FAMILIES RELOCATE. DAVID IS KNOWN AS A MARKET ANALYST AND THE PUBLISHER OF MIAMI'S MOST ANTICIPATED REAL ESTATE INVESTMENT GUIDES.

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