

NEW HOME BUYERS GUIDE

2026

DISCOVER, BUILD,
LIVE

FL RELO GUIDE
ON YOUTUBE

MEET THE TOP NAMES
SHAPING NEW
CONSTRUCTION

A NEW HOME
BUYERS GUIDE TO
FLORIDA NEW
CONSTRUCTION

EXPLORE THE 6
REGIONS OF
FLORIDA
LIVING

A|HG



0 6 5129 4378 0243

T A B L E O F C O N T E N T S

INTRODUCTION 01

Welcome to your guide to navigating Florida's new construction market. Here you'll find the key insights, best communities, and resources to help you choose the perfect place to call home.

FLORIDA BY THE NUMBERS 02

A breakdown of Florida's six regions, showing how 1,471+ new home communities are distributed across the state. Compare metros by size, share, and growth areas to see where the most opportunities lie.

LIFESTYLE SNAPSHOTS 03-08

Explore Florida's six regions with quick overviews, featured communities, and the unique lifestyles that make each area stand out.

A BUILDERS' PREVIEW 09-13

Get to know Florida's top homebuilders, organized into five key categories. This section highlights the builders shaping Florida's new construction market.

STAY CONNECTED 14

Find our contact details, follow-up resources, and links to stay up to date with Florida's latest new construction communities.

FROM ADAM'S DESK

FLORIDA + NEW HOMES



ADAM HANCOCK

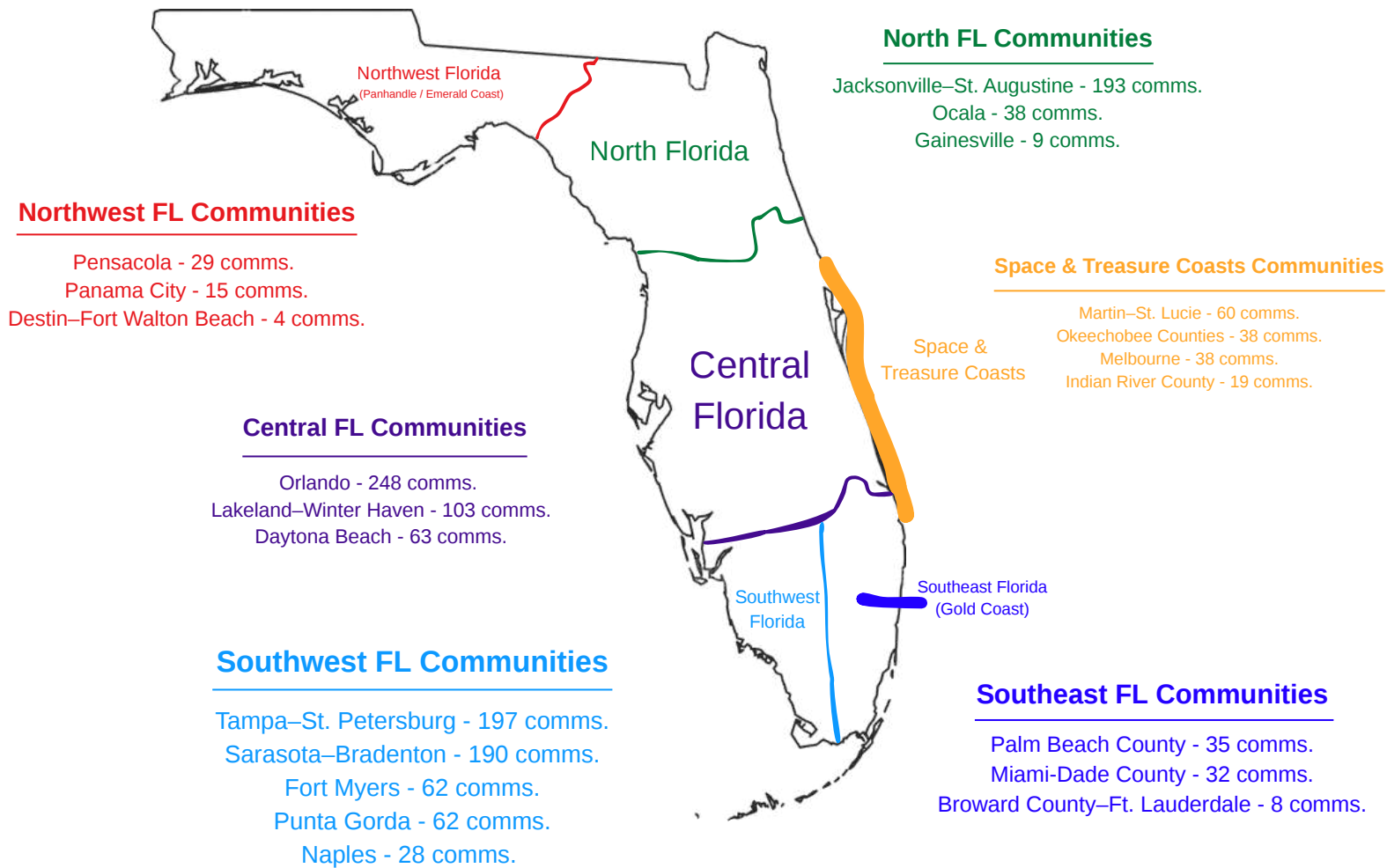
Florida offers something for everyone, but finding the right place to live can be overwhelming.

Whether you're retiring, raising a family, building a career, or looking for an affordable option, this guide highlights my top eight picks in each category to help you decide.

As a real estate professional who has helped thousands relocate through my YouTube channel, I've seen firsthand what makes a city stand out. This guide expands on my video, providing deeper insights to make your move easier.

I hope this helps you find the perfect place in the Sunshine State!

COMMUNITY BREAKDOWN



Labeled Region	# Of Communities	% / Whole State
Northwest Florida	48	3.30%
North Florida	240	16.30%
Cental Florida	414	28.10%
Space & Treasure Coasts	155	10.50%
Southeast Florida (Gold Coast)	75	5.10%
Southwest Florida	539	36.60%

Total = 1,471 communities accross Florida (100%)



New Home Buyers Guide

LIFESTYLE SNAPSHOTS

Pages 03 - 08



SOUTHWEST FLORIDA

Sarasota • Naples • Tampa Bay

36.6% of all new communities in Florida - 538+ active developments



Lifestyle Overview:

Southwest Florida blends Luxury coastal living with laid-back gulf energy. From Sarasota's master-planned villages and Naples high-end waterfront enclaves, this region attracts retirees, second-home buyers, and lifestyle-focused relocators who want sunshine, golf, and avoid the congestion.



RESORT STYLE



WATERFRONT
ACCESS



ACTIVE ADULT/55+

Featured Communities:

Community	Location	Vibe/Lifestyle
Oakbend & Wellen Park	Sarasota	Walkable Town Center
Skye Ranch	Sarasota	High-end Amenities
Monterey at Waterside	Sarasota (Lakewood Ranch)	Lakefront Living
Coasterra	Sarasota	Urban/Suburban Design
Two Rivers	Tampa Bay	Riverside retreat, eco-lux
Victoria Lakes	Riverview (Tampa)	Classic Suburbia, Family
Vivid Shores	Naples	Coastal Contemporary

CENTRAL FLORIDA

Orlando • Winter Garden • Kissimmee • Davenport • Daytona Beach

28.1% of all new communities in Florida – 414+ active developments



Lifestyle Overview:

Central Florida delivers modern convenience with a resort-meets-innovation feel. From Orlando's high-tech master-planned districts like Sunbridge to family-friendly suburbs in Winter Garden and Davenport, this region balances job access, entertainment, and amenity living. Daytona adds a coastal flair without full Gulf Coast pricing.

Ideal for relocators who want Florida sunshine without sacrificing accessibility, Central Florida offers year-round events, theme parks, lakes, trails, and fast interstate connectivity.



Featured Communities:

Community	Location	Vibe/Lifestyle
Sunbridge	Orlando	Sustainable Masterplan, Marina, Trails
Winter Grove	Winter Garden	Suburban Charm, Top Schools
Tohoqua	Kissimmee	Amenity-Rich, Recreation Focused
Hampton Green at Providence	Davenport	Golf Community, Gated
Mosaic	Daytona Beach	Lakeside Living, Modern Craftsman
Ardisa Park	Daytona Beach	Boutique Scale, Coastal Access

NORTH FLORIDA

Jacksonville • Ocala • Gainesville

240 communities — 16.3% of all new construction in Florida



Lifestyle Overview:

North Florida offers a quieter, more spacious version of Florida living — with lower density, larger homesites, and access to both nature and coastline. Jacksonville delivers riverfront and coastal suburbs without South Florida congestion, while Ocala introduces horse country charm and resort-style 55+ communities. Gainesville brings a young college-town energy surrounded by springs and preserves.

This region is perfect for those who want Florida lifestyle without the crowds — more land, more trees, and more breathing room.



RURAL
LUXURY



GOLF + RESORT
LIVING



EMERGING
MARKET

Featured Communities:

Community	Location	Vibe/Lifestyle
Marsh Harbor	Jacksonville	Gated Riverside Living
Nocatee	Jacksonville	Mega Masterplan, Golf Cart Lifestyle
Tributary	Jacksonville	Nature-Focused, Family Friendly
Seven Pines	Jacksonville	Mixed-Builder, Lakefront Amenities
Marion Ranch	Ocala	Equestrian Country, Open Land Living
Del Webb Stone Creek	Ocala	55+ Active Adult Resort
Oakmont	Gainesville	Amenity-Packed, Suburban Community

SPACE & TREASURE COASTS

Satellite Beach • Rockledge • Stuart • Port St. Lucie • Vero Beach

155 Communities — 10.5% of All New Construction in Florida



Lifestyle Overview:

The Space & Treasure Coasts offer a calmer, more relaxed slice of Florida's Atlantic side — where rocket launches meet surf mornings. Stretching from Satellite Beach down to Vero Beach and Port St. Lucie, this region blends laid-back beach towns, boating communities, 55+ resorts, and golf neighborhoods without the intensity of Miami or Daytona.

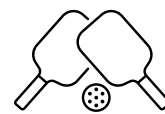
Perhaps the biggest draw? You get the same coastal living many of Florida's major hubs offer — but at a fraction of the price. It's a relocation sweet spot for buyers who want marinas, boardwalks, bike trails, and community happy hours instead of traffic jams and sky-high housing costs.



**SURF + SAND
CULTURE**



COAST AT VALUE



**ACTIVE + RELAXED
LIFESTYLE**

Featured Communities:

Community	Location	Vibe/Lifestyle
The Vue	Satellite Beach	Oceanfront Condo Living
Catamaran Cove	Rockledge	Riverfront Boating Community
Cove Royal	Stuart	Boutique Coastal Neighborhood
Astor Creek Golf & Country Club	Port St. Lucie	Golf + Country Club Resort
Valencia Park at Riverland	Port St. Lucie	55+ Country Club Resort
Seaglass	Vero Beach	High-End Waterfront Condos
Rivella	Port St. Lucie	Gated Preserve + Marina Access

SOUTHEAST FLORIDA (GOLD COAST)

Palm Beach • Westlake • Boynton Beach • Lake Worth

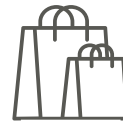
75 Communities — 5.1% of All New Construction in Florida



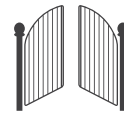
Lifestyle Overview:

Southeast Florida — known as the Gold Coast — is Florida's luxury showcase, with Palm Beach at its center. This region blends high-end new construction, gated enclaves, and prestige master-planned communities with access to world-class beaches, golf courses, and shopping.

Buyers are often drawn here for the status, lifestyle amenities, and cultural energy that few other Florida regions can match. While prices sit higher than much of the state, this area offers premier living, exclusivity, and coastal convenience.



ARTS +
INDULGENCE



ESTATE LIVING



COASTAL
ELEGANCE

Featured Communities:

Community	Location	Vibe/Lifestyle
Greyhawk Landing	Lake Worth	Gated Community, Suburban Coastal
Artistry Palm Beach	Palm Beach Gardens	Contemporary Luxury, Designer Homes
L'Ambiance at Avenir	Palm Beach Gardens	Master-Planned Luxury Enclave
Solana Bay at Avenir	Palm Beach Gardens	Amenity-Rich, Prestige Lifestyle
Westlake	Westlake	Family-Friendly Masterplan, Suburban Growth
Velencia Del Mar	Boynton Beach	55+ Luxury Active Adult Community

NORTHWEST FLORIDA (PANHANDLE / EMERALD COAST)

Panama City Beach • Inlet Beach • Destin • Pensacola

48 Communities — 3.3% of All New Construction in Florida



Lifestyle Overview:

Northwest Florida — better known as the Emerald Coast — offers a unique blend of sugar-white beaches, emerald waters, and slower-paced living. Unlike South Florida's high-rise luxury or Central Florida's theme park hub, the Panhandle thrives on coastal charm, outdoor recreation, and community-driven neighborhoods.

With beachfront masterplans in Panama City Beach and nature-focused communities in Inlet Beach, this region appeals to buyers looking for relaxed, scenic living at a more approachable price point.



AFFORDABLE
PARADISE



TRAILS & PARKS



WATERFRONT
LIFESTYLE

Featured Communities:

Community	Location	Vibe/Lifestyle
Breakwater at Ward Creek	Panama City Beach	Beach Proximity, Master-Planned Amenities
NatureWalk at Watersound Origins	Inlet Beach	Preserve-Focused, Trails & Outdoor Lifestyle



New Home Buyers Guide

A BUILDERS' PREVIEW

Pages 09 - 13



CUSTOM BUILDERS

ARTHUR RUTENBERG HOMES

A name synonymous with luxury custom builds, Arthur Rutenberg offers fully custom homes with a focus on elegance and craftsmanship. They're a top choice for buyers seeking a truly unique, high-end home.

LEE WETHERINGTON HOMES

Known for their attention to detail and high-quality craftsmanship, Lee Wetherington specializes in luxurious custom homes that reflect each buyer's individual style.

ICI HOMES

A custom builder with a strong presence in Florida, ICI Homes is known for their innovative designs and fully custom approach, offering a personalized building experience from the ground up.

JOHN CANNON HOMES

A respected name in Florida's luxury custom market, John Cannon Homes focuses on creating one-of-a-kind residences tailored to the buyer's vision.

LONDON BAY HOMES

Offering bespoke luxury, London Bay Homes is known for their elegant custom homes and high-end finishes, providing a fully personalized building experience for luxury buyers.



Arthur Rutenberg



Lee Wetherington



ICI Homes

“CLOSE TO” CUSTOM BUILDERS

TOLL BROTHERS

Known for their luxury and semi-custom options, Toll Brothers offers upscale homes that buyers can personalize extensively. They provide a more luxurious feel without being fully custom.

HOMES BY WESTBAY

A regional favorite, Homes by WestBay offers a semi-custom experience with a focus on personalization and higher-end finishes. They're perfect for buyers wanting more customization without going fully custom.

NEAL SIGNATURE HOMES

Neal Signature brings a boutique, semi-custom feel with a focus on elegant designs and regional expertise. They offer a more personalized building experience while maintaining a streamlined process.

HOMES BY TOWNE

Offering a semi-custom approach, Homes by Towne allows buyers to tailor their homes with a variety of options. They focus on creating communities with a personalized touch.

STOCK SIGNATURE HOMES

Stock Signature is known for delivering semi-custom homes with a luxury edge, giving buyers elevated finishes and flexibility without going fully custom.



Toll Brothers



Homes By Westbay



Homes By Towne

PRODUCTION BUILDING (VARIETY-BASED)

TAYLOR MORRISON

Taylor Morrison stands out for offering a wide selection of home styles and a good balance of variety and personalization. They're a solid choice for mid-tier buyers who want a flexible yet approachable home.

DAVID WEEKLEY

David Weekley Homes is known for their customer-focused design and flexible floor plans. They offer a more tailored experience within the production category, making them a favorite for those seeking a bit more customization.

PULTE (INCLUDING DIVOSTA)

Pulte and its DiVosta brand offer a wide array of home designs with a strong reputation for quality and community living. They're a versatile choice for buyers looking for a blend of reliability and variety.

M/I HOMES

M/I Homes is recognized for their innovative designs and focus on quality. They offer a good middle-ground option for buyers who want a bit more design flexibility and a strong reputation.

MATTAMY HOMES

As one of the largest privately owned builders, Mattamy offers a range of thoughtfully designed communities. They stand out for their neighborhood planning and stylish yet practical homes.



Taylor Morrison



Pulte Homes



Mattamy Homes

COST LEADERS

LENNAR

A giant in the entry-level market, Lennar is known for making homeownership accessible with straightforward, all-inclusive homes across Florida. They focus on affordability and simplicity, making them a go-to for budget-conscious buyers.

D.R. HORTON

Often called 'America's Builder,' D.R. Horton is a staple in the cost-effective segment, delivering consistent value and a wide footprint statewide. They offer a broad range of simple, no-frills homes ideal for first-time buyers.

STARLIGHT HOMES

As the affordable division of Ashton Woods, Starlight brings a budget-friendly approach with a focus on simplicity and ease of ownership, especially for new buyers entering the market.

KB HOME

Known for their affordability and the ability to choose from a range of floor plans, KB Home provides budget-conscious buyers with options to personalize without breaking the bank.

CENTEX (BY PULTE)

As Pulte's more affordable brand, Centex offers streamlined homes with practical designs, giving entry-level buyers a straightforward path to homeownership.



D.R. Horton



KB Home



Centex

55+ ACTIVE ADULT BUILDERS

DEL WEBB

The gold standard in active adult living, Del Webb is known for their vibrant 55+ communities filled with amenities and social activities. They offer a lifestyle-focused approach for active adults.

GL HOMES (VALENCIA)

GL Homes' Valencia series specializes in upscale 55+ living, offering beautifully designed homes and resort-style amenities tailored to active adults seeking a luxurious lifestyle.

CRESSWIND (BY KOLTER)

Kolter's Cresswind communities focus on wellness and active living for the 55+ crowd, offering modern homes and a strong sense of community.

LENNAR (HERITAGE)

Lennar's Heritage line is their 55+ offering, combining affordability with active adult amenities to create welcoming, age-restricted communities.

LATITUDE

MARGARITAVILLE (BY MINTO)

A fun twist on 55+ living, Latitude Margaritaville offers a laid-back, resort-style environment inspired by the Jimmy Buffett lifestyle, perfect for those seeking a fun and active retirement.



Del Webb



Cresswind



Latitude Margaritaville



THANK YOU

Thanks for exploring the New Home Buyers Guide. Reach out anytime with questions! We'd love to help you find your next home.



SUNSHINE STATE
COMPANY

☎ (941) 263- 2613

✉ info@TheSunshineStateCo.com

💻 www.TheSunshineStateCo.com