



Why Florida?

In Purchasing Real Estate, the primary consideration for future appreciation has been shown to be **migration, job growth** and **supply and demand**.

Florida is the #1 state for migration, with the largest net migration in the country for the past year

Florida has led the nation in job creation for 43 straight months!

Florida also has the highest density of population compared to other large states, with a higher density than California, North Carolina, Texas and Nevada by far. This translates to more favorable supply and demand conditions for investors and real estate purchasers.

Florida Had The Largest Population Growth In The U.S. In 2005

- Florida had 404,434 new residents in 2005, #1 In The U.S.
 - 1100 New Residents Move To Florida Daily!
- Net Internal Migration (Number of people leaving or moving into a State):
 - **California Lost 239,000 residents**
 - **New York Lost 232,000 residents**
 - **Florida Gained 262,000 residents !!**
- Florida Is Projected by the U.S. Census to Overtake New York as the 3rd Largest State by 2011

Florida Leads the Nation In Job Creation

- More than one third of all jobs created in the United States in the last five years have been created in Florida
- Florida has led the nation in job growth for 43 consecutive months!

We Are In The Midst of A Massive Migration From The Northeast & Mid-West To the South

| Geographic Area | Total Population Change | Natural Increases | Net Migration | Net Internal Migration |
|-----------------|-------------------------|-------------------|---------------|------------------------|
| United States | 2,753,562 | 1,704,036 | 1,049,526 | |
| Florida | 404,434 | 58,229 | 349,733 | 262,511 |
| Texas | 388,419 | 227,906 | 160,534 | 51,067 |

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|----------------------|---------|---------|----------|----------|
| California | 290,109 | 297,780 | -6,717 | 239,417 |
| Arizona | 199,413 | 49,326 | 151,330 | 123,704 |
| Georgia | 154,447 | 76,218 | 79,019 | 46,437 |
| Illinois | 51,355 | 77,901 | -25,928 | -79,525 |
| Pennsylvania | 35,145 | 22,234 | 11,590 | -5,078 |
| New Jersey | 32,759 | 42,341 | -9,597 | -56,989 |
| Michigan | 16,654 | 43,507 | -27,985 | -47,900 |
| Ohio | 13,899 | 40,379 | -27,644 | -39,976 |
| District of Columbia | -3,718 | 2,865 | -6,478 | -9,913 |
| Massachusetts | -8,639 | 24,342 | -33,538 | -60,053 |
| New York | -26,097 | 98,760 | -123,827 | -232,638 |

Florida Is the #1 Relocation Destination, the #1 Vacation Destination and the #1 Second Home Destination based on surveys and polls conducted by Harris and data collected by Relocation researchers

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