



Buyer's Guide to Orlando, Florida

Where families, investors, and dreamers come to thrive.



Why Buy in Orlando?

Orlando isn't just about theme parks. It's one of the fastest-growing cities in the US, offering **affordable homes**, **new construction**, **rental income potential**, and a strong job market. Whether you're relocating, retiring, or investing, Orlando offers stability, convenience, and long-term growth.



Average Home Prices

- Suburban single-family homes: \$350,000 to \$600,000
- Downtown condos: \$300,000+
- New construction in master-planned communities: \$400,000 to \$800,000
- Vacation rental-ready homes: \$500,000+



Best Neighborhoods in Orlando

- **Lake Nona** – Smart city tech, hospitals, new homes
- **Dr. Phillips** – Luxury, top schools, minutes to Universal
- **Winter Park** – Historic charm and upscale shopping
- **Windermere** – Gated communities and lakefront living
- **Clermont** – Affordable homes with hills and lake views
- **Kissimmee** – Short-term rental hotspots near Disney

School Zones and Education

Top-rated schools in and around Orlando:

- **Lake Highland Preparatory School**
- **Windermere High School**
- **Orange County School District** – Multiple “A” rated schools
- **Valencia College** and **University of Central Florida (UCF)**

Lifestyle and Attractions

Orlando offers more than rollercoasters:

- Theme parks: **Walt Disney World, Universal Studios, SeaWorld**
- Shopping at **The Mall at Millenia** and **Orlando International Premium Outlets**
- Outdoor escapes: **Wekiwa Springs, Lake Eola, Butler Chain of Lakes**
- Dining scenes from Michelin-recognized to family-friendly eats
- Airports and major highways for easy travel across Florida

Who's Buying in Orlando?

- Families relocating for schools and jobs
- International and out-of-state investors
- Buyers seeking rental income via vacation homes
- Disney cast members and Universal employees

Buyer Tips for Orlando

1. **Understand short-term rental zoning** — not all neighborhoods allow Airbnbs.
2. **Ask about CDD fees** in newer developments.
3. **Flood zones are rare but still check** near lakes or conservation areas.
4. **Visit during different times of the year** to gauge traffic and seasonality.

Final Word


Orlando is one of the best-balanced markets in Florida. You get growth, affordability, world-class amenities, and rental potential — all in one city.

How US Prime Realty Can Help You Buy in Orlando

From Davenport to Downtown, we've walked buyers through every corner of Orlando real estate.

- ✓ **Experience in vacation rentals, new builds, and family relocations**
- ✓ **Clear advice on CDD fees, HOA rules, and STR zoning**
- ✓ **Access to new construction inventory and early builder incentives**
- ✓ **Expert agents who know Lake Nona, Dr. Phillips, Kissimmee, and beyond**
- ✓ **Support in both English and Spanish, backed by a statewide network**

Let US Prime Realty help you own smart in Orlando.

 (239) 513-0011 or [Contact Us](#)