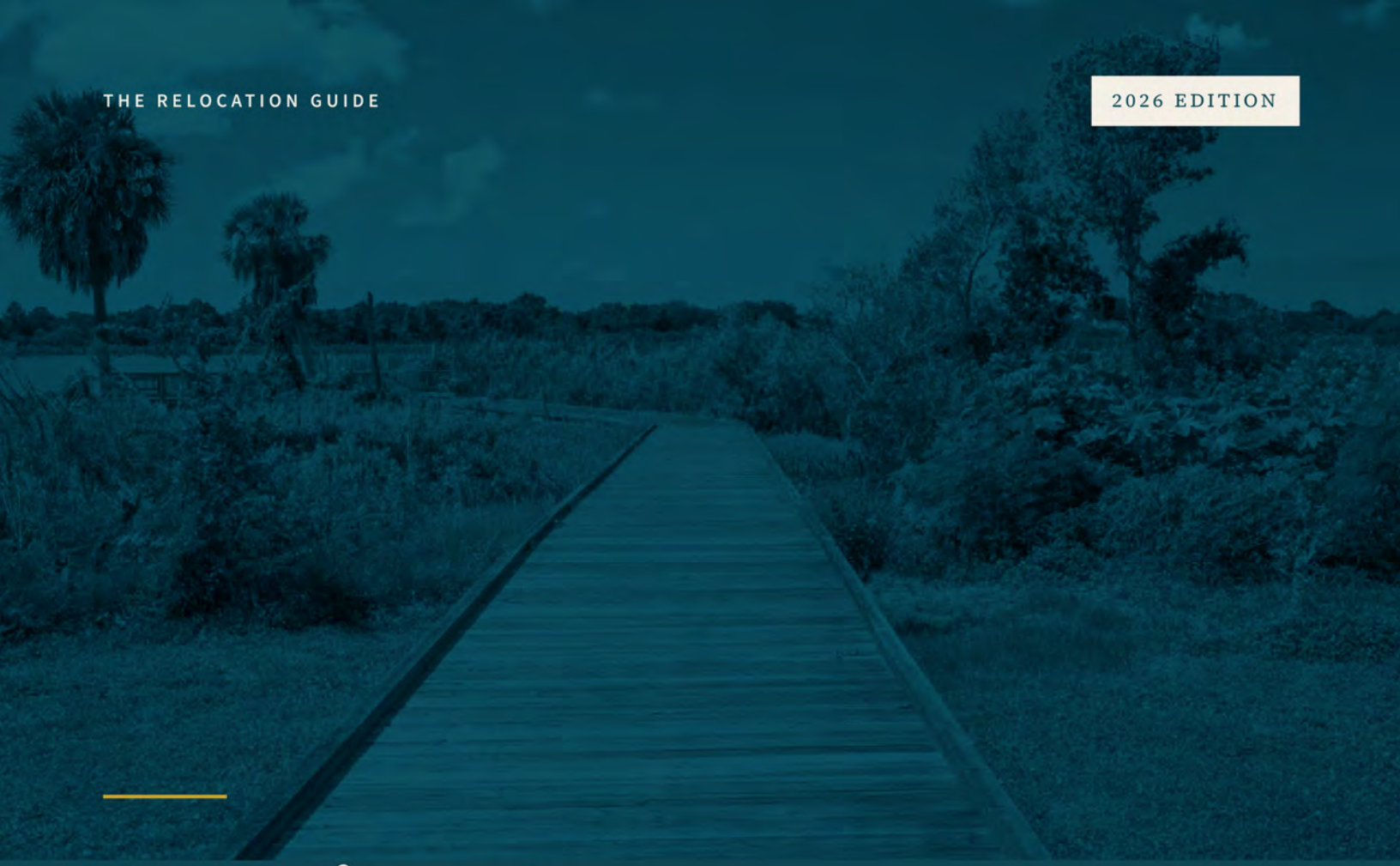

THE RELOCATION GUIDE

2026 EDITION

Moving to Parrish, Florida? *Start Here.*

The honest guide to what it actually costs to live here, which community fits you, and what nobody tells you before you move — written by an agent who made this exact move herself, not a listings site.

Danielle & George Dustman

THE DUSTMAN GROUP · INNOVATE REAL ESTATE

Parrish & Manatee County, Florida

Danielle & George Dustman

REALTORS® · THE DUSTMAN GROUP

We're a husband-and-wife team with INNOVATE Real Estate. Danielle started building our Florida life in the Parrish area in 2014 while George finished thirty years in the Massachusetts National Guard. We relocated in stages, and we know what that does to a family.

Two agents work your move for one fee. And we answer — same day on weekdays, seven days a week once you're under contract.

WELCOME

Not palm trees. The arithmetic.

This guide is for anyone planning a move to Parrish and the surrounding Manatee County communities from New York, New Jersey, Massachusetts, Illinois, Pennsylvania, Ohio or the West Coast.

It starts with what it actually costs to live here, walks through the communities we'd put you in and why, and finishes with the order to do things in so you're not scrambling three weeks before closing. Every number carries its source and its date.

WHAT'S INSIDE

01 The question everybody asks first

02 Coming from up north? What actually changes

03 Where to live: Parrish and the four towns beside it

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05 The five mistakes we watch relocating buyers make

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— The relocation checklist · How we help next

01 CHAPTER ONE

The Question Everybody Asks First

"What is it actually going to cost us to live there?"

Almost everyone who calls us about moving to Florida starts in the same place. Not schools. Not hurricanes. Not even the house. It's the right question, and it's the one that's hardest to get a straight answer to.

Search it and you'll get a cost-of-living index and a cheerful paragraph about no state income tax. That isn't an answer. It's a number without a mortgage, an insurance premium, a tax bill or a CDD assessment attached to it.

So that's where this guide starts. Not with palm trees — with the arithmetic.

Here's what's honest about buying in Parrish right now: the county's median single-family sale price was $495,000 in July 2026, up 1.0% year over year, with homes going to contract in a median 50 days and sellers netting 95.2% of list (RASM, July 2026). Parrish itself came in lower — a median sale price of $404,908, up 3.0% year over year (Redfin, June 2026). You get more house here for the money than you do in most of the county. That part of the pitch is true.

What almost nobody tells you is the rest of the monthly number: the property tax bill in year one, the insurance premium, the HOA fee, and whether your community carries a CDD assessment on top. Those four line items are the difference between a home you're comfortable in and a home you resent.

This guide walks through all of it — the real costs, the five communities we'd actually put you in and why, the honest trade-offs of buying into a place that is still being built, and the order to do things in so you're not scrambling three weeks before your closing.

One thing before we start. We're Danielle and George Dustman, and we did this move. Danielle started building our Florida life in Parrish in 2014 while George finished thirty years in the Massachusetts National Guard. He couldn't follow for more than five years, so we flew back and forth every six weeks. When we say we know what relocating in stages does to a family, we are not guessing.

$495,000
Manatee County median single-family sale, up 1.0% YoY

$404,908
Parrish median sale price, up 3.0% YoY

50 days
Median time to contract, county-wide

95.2%
Of list price netted by county sellers

Sources: RASM, July 2026 · Redfin, June 2026

Coming From Up North? What Actually Changes

Where people are coming from: New York is the number one origin state into Manatee County — 1,332 license exchanges in 2025 alone — followed by New Jersey, Illinois, Pennsylvania and Ohio. California in-migration to Manatee rose over 65%, with Washington, Oregon, Colorado and Arizona close behind (RASM migration report, January 2026). We also move a steady stream of Massachusetts families, because that's where Danielle spent eleven years in this business before Florida.

THERE · TOP STATE INCOME-TAX RATE, JAN 1, 2026

New York	10.90%
New Jersey	10.75%
Massachusetts	9.00%
Illinois (flat)	4.95%
Pennsylvania (flat)	3.07%
Ohio	2.75%
California	13.30%

Tax Foundation, 2026.

HERE · FLORIDA

0%

No state individual income tax. Whatever you're paying now, that line disappears.

For most households moving down here, this is the single biggest change to the monthly picture — and it's the one people most often forget to weigh against the costs that follow. We're not tax advisors and we'll say so every time: run your own numbers with your accountant. But that's the shape of it.

THE PROPERTY TAX

Florida taxes are assessed in mills. Manatee County's county-average rate for 2025-26 works out to roughly 17.29 mills, or about 1.73% of taxable value (Florida TaxWatch 2025 county average, reviewed September 2026) — treat that as a close estimate, because your actual bill depends on your city, your special districts and your CDD. Two things soften it: the $50,000 homestead exemption on your primary residence, and Save Our Homes, which caps annual increases in your assessed value at 3% once you're homesteaded.

The trap nobody warns out-of-state buyers about: your first-year tax bill is not the seller's tax bill. You'll see the current owner's taxes on the listing, and if they've been homesteaded for fifteen years under that 3% cap, their number has nothing to do with yours. Your bill resets to your purchase price. Ask for the estimate on your purchase price, not the last owner's — we run that number for every buyer before they write an offer.

The Insurance

This is where your information is probably two years out of date, and the correction is good news.

278,000	−8.8%	$2,019
Citizens policies as of July 2026 — an 80% drop from the 2023 peak of roughly 1.4 million	Citizens statewide average rate cut on multiperil, effective July 1, 2026 (−5.5% wind-only)	Average annual Citizens premium in Manatee County (Florida statewide $1,843)

Citizens Detail by County, April 2026

Citizens, the state-backed insurer, is down to about 278,000 policies as of July 2026 — an 80% drop from its 2023 peak of roughly 1.4 million — because nearly twenty carriers have entered or re-entered Florida since the 2022-23 reforms.

The honest ceiling, because you'll hear the hype both ways: we are never going back to 2019, when you could insure a house here for a thousand dollars. We are also no longer in 2023, when the average premium was around $7,800 and people were genuinely getting priced out. It's better. It's not cheap. And on an older home, roof age drives the quote more than anything else — which is one reason new construction in Parrish quotes so much better than a 1970s ranch closer to the water.

WHAT ELSE CHANGES

There is no snow removal, no winter heating season, and no oil delivery. There is a rainy season from roughly June through September where it rains most afternoons and then stops. Your air conditioning runs most of the year and it is the biggest line on your power bill.

You will need to understand your flood zone, which is decided parcel by parcel — and in Parrish, well inland of the coast, that conversation is usually far simpler than it is in coastal Bradenton or on the barrier islands.

Commutes, honestly: Parrish sits on the US-301 and I-75 corridor with the Fort Hamer bridge to the south. If you're used to a Northeast commute, this will feel easy. If you're used to working five minutes from home, it won't.

FROM PARRISH, ROUGHLY

30 min
to Bradenton

35–45 min
to Tampa, depending on the hour and where you're headed

45 min
to MacDill Air Force Base

The Fees That Don't Exist Where You Live Now

Two acronyms, and they're the ones that surprise people most.

HOA

HOA is the homeowners association fee — monthly, and it covers the community's amenities and common areas. In Parrish, published ranges run about $100 to $400+ per month depending on the community.

Twin Rivers	$100–150
Harrison Ranch	$120–150
North River Ranch	$150–200
Canoe Creek	$200–250
Del Webb BayView	$250–350

Per month · Parrish HOA guide, 2026

Some communities layer an additional amenity fee on top — Oakfield Trails, for example, carries a $185/month Harvest Club fee.

CDD

CDD is a Community Development District assessment. It's how the developer financed the roads, drainage and amenities before you got there, and you pay it back annually on your property tax bill for decades.

It is not an HOA fee, it is not optional, and it does not appear in the monthly payment a builder's sales office quotes you.

A NO-CDD COMMUNITY IS WORTH

$1,500–$3,500

a year to you versus a comparable one with a CDD. Almost nobody markets that, which is exactly why we do.

Those four line items — the reset property tax, the insurance premium, the HOA fee, and the CDD — are the difference between a home you're comfortable in and a home you resent.

Where to Live: Parrish and the Four Towns Beside It

Parrish is not one place. It's a corridor of master-planned communities in different phases, at different price points, with different fee structures. Here's how we'd have you shortlist, and what a local would warn you about in each.

North River Ranch

HOA ≈ $150–200/mo · ~6,000 homes at buildout

The biggest master-planned community in Parrish, with Cardel, Homes by WestBay, Pulte and David Weekley all building. Extensive trail system and multiple amenity centers (Parrish HOA guide, 2026). **The honest trade-off:** it is large and still building, so which phase you buy in genuinely matters — an early phase means finished amenities and neighbors; a later one means years of construction traffic past your door for a home that may price better.

Seaire

Four-acre Crystal Lagoon

Built around a four-acre Crystal Lagoon with a swim-up bar, with Dream Finders, Lennar, Pulte, D.R. Horton and DRB building. **The trade-off:** a lagoon is a real amenity and a real ongoing cost, and it's the kind of feature you should price over a ten-year hold rather than a first-year payment.

Rye Ranch

Rye Ranch Elementary opens 2026-27

Lennar, David Weekley and Cardel, and the community sits near Rye Ranch Elementary, which opens for the 2026-27 school year at 18655 Rutland Road. Newer, so amenity delivery is the thing to ask hard questions about.

The no-CDD communities

≈ $1,500–$3,500/yr back in your pocket

Canoe Creek (Neal), Broadleaf, Windwater (Mattamy), Creekside and Sawgrass Lakes (KB), Cross Creek and River Preserve Estates. Worth putting on your list for one plain reason: no CDD assessment on the tax bill versus a comparable community with one. Canoe Creek's HOA runs about $200–250/month. **The trade-off** is usually fewer or smaller amenities — which for some buyers is the better deal and for others isn't.

PARRISH BY THE NUMBERS, SO YOU CAN COMPARE

$404,908	$202	71	663	97.9%
median sale price, up 3.0% YoY	per square foot, down 3.8%	days on market	homes sold — the highest volume of any submarket we work	of list netted by sellers

Redfin, June 2026

Now the four towns beside it, because Parrish isn't right for everyone and we'd rather you know that before you buy.

Palmetto 34221

$384,913 · +4.3% YoY · $203/sqft · 52 days · 98.2% of list

The quiet outperformer, and our favorite under-the-radar answer. Median sale $384,913, up 4.3% year over year — the strongest price growth of the five; $203 per square foot; 52 days on market, eleven days faster than a year ago; 98.2% of list, the best of the five (Redfin, June 2026). Active builders include Lennar at Stonegate Preserve, D.R. Horton at Silverstone North, Meritage and David Weekley at Coasterra, Highland at Jackson Crossing, M/I at Southpointe, Toll Brothers at Terra Ceia Sunrise, and Del Webb BayView. Silverstone North, Jackson Crossing and The Cove at Terra Ceia are no-CDD.

Downtown Palmetto is in the middle of real reinvestment — an 8,000 sq ft retail destination at the Palmetto Marriott Resort opening December 2026, $1.7M in streetscape work on historic 10th Ave W, a $4.4M renovation of the century-old Palmetto Women's Club, and a Gulf Islands Ferry stop (FOX 13, April 2026). Veterans Elementary School opens at 6360 Maidenstone Way for the 2026-27 school year, next to Valor Commons, a veterans community center. **The trade-off:** it's closer to the water in places, so flood zone and roof age matter more here than in inland Parrish.

Bradenton City core

$319,816 · +1.5% YoY · $216/sqft · 47 days

The county's affordability entry point and where the sub-$300K product lives. City core median sale $319,816, up 1.5%; $216 per square foot; 47 days on market (Redfin, June 2026). Older housing stock — a lot of 1960s–80s ranch and split-level — which means roof age, four-point inspections and wind mitigation come up on nearly every deal. Northwest Bradenton and Palma Sola put you 15–25 minutes from the Anna Maria Island beaches via Manatee Ave or Cortez Road, with canal access to Palma Sola Bay and out to the Gulf. **The trade-off:** flood zone is a per-parcel, deal-breaking variable near the water, and it must be verified before you price a home, not after you're under contract.

Ellenton 34222

87–97 days on market · 28–60 sales a month

Value, convenience, and the I-75/US-301 junction; Ellenton Premium Outlets, the Ice & Sports Complex, Gamble Plantation. Large stock of manufactured and age-restricted 55+ park communities. Abrazo is adding 250+ cottages and townhomes near the outlets. Be warned on two counts. First, the price data genuinely conflicts across sources — Redfin put the June 2026 median sale at $352,770, Zillow's index at $389,560, Movoto at $460,000 — because Ellenton runs only about 28–60 sales a month, which is too thin a sample to trust. We won't average them and neither should anyone else. Second, and this all three sources agree on: at 87–97 days, Ellenton is the slowest-moving market we work, and days on market are rising. That matters enormously if you might need to resell inside five years.

Lakewood Ranch 34202 · 34211

$774,825 · $316/sqft (34202) — $524,881 · $249/sqft · 41 days (34211)

The national benchmark, and a top-2 selling master-planned community in the country at mid-year 2026 (RCLCO; reported as #1 by Your Observer and #2 by Sarasota Magazine within days of each other, so we say top two). Two very different ZIPs: 34202, the mature side, median sale $774,825, up 6.0%, at $316 per square foot; and 34211, the growth corridor, median $524,881, at $249 per square foot and 41 days on market — the most competitive submarket in the county (Redfin, June 2026). A new $144 million high school broke ground in January 2026 at Rangeland Parkway and Post Boulevard and opens August 2027. **The trade-off is plain:** you are paying 25–40% more per square foot than Parrish for a comparable new home, and you should know exactly what you're buying with that premium.

04 CHAPTER FOUR

What Everybody Gets Wrong About Parrish

This is the page the other Parrish guides don't write. We checked — the ones ranking right now will tell you about the weather, the Florida Railroad Museum and the population growth, and not one of them mentions a CDD fee, school capacity, or the road being widened outside the community they're recommending. So here it is.

MISCONCEPTION 1

"New" means "finished."

It doesn't. Parrish has the most active new-construction pipeline in the county, and that is the whole appeal and the whole trade-off in one sentence. The amenity center in the brochure may be two phases out. The trail may end at a construction fence. The model home you fall in love with sits on a finished street in a neighborhood that isn't finished. Ask specifically: which phase am I in, what is built today, what is contractually committed, and when. Get the answer in writing, not from a rendering.

MISCONCEPTION 2

The roads will keep up.

Moccasin Wallow Road is being widened from two lanes to four across seven miles between US-41 and US-301 — engineered for an eventual six — with a new roundabout at US-301, bike lanes, a twelve-foot multi-use path and new signals. Fort Hamer Road four-laning is also in the pipeline. That is genuinely good news for the corridor's future and genuinely inconvenient for the next stretch of your life. The county does not publish a completion date or a cost for Moccasin Wallow, so anybody who quotes you one is making it up.

MISCONCEPTION 3

Schools grow as fast as the rooftops.

They don't, and this is Parrish's real growing pain. Rye Ranch Elementary opens for 2026-27, and the district is running Parrish Community High on a two-campus, one-school model as a response to the growth. Rezoning risk here is real: the school your address feeds today is not guaranteed to be the school it feeds in three years. We would rather you hear that from us now than from a district letter later. Check current zoning with the Manatee County school district for the specific address, every time.

MISCONCEPTION 4

Parrish is a retirement area. Also: Parrish is all young families.

It's both at once, and that's what makes it interesting. There is a large stock of age-restricted 55+ product — Del Webb Sunchase, Woodland Preserve, Prosperity Lakes 55+, Del Webb Bayview — sitting right alongside master-planned communities full of new arrivals. An older demographic snapshot from the census undercounts the current wave; either number on its own will mislead you.

MISCONCEPTION 5

A rising median means your home is appreciating.

+3.0%

median sale price

−3.8%

price per square foot

Parrish · Redfin, June 2026

Look closer at Parrish. The median sale price is up 3.0%, but price per square foot is down 3.8% and days on market are up (Redfin, June 2026). That combination is the signature of a market saturated with new construction — bigger homes selling, at softer per-foot pricing. If you're buying, it means you have more negotiating room than the headline suggests. If you're reselling in a few years, it means you'll be competing against a builder three streets over who can buy down your buyer's interest rate and pay their closing costs. Builder incentives never show up in a recorded sale price, so they never show up in the comps you'll be shown.

MISCONCEPTION 6

Florida's growth means anything will sell.

Florida's net migration fell to roughly 201,000 in 2025 from a 2022 peak of about 599,000 — from roughly 1,640 people a day to about 551. But the composition shifted in Manatee's favor: Miami-Dade lost nearly 73,000 net domestic residents in 2025, and Orange, Hillsborough and Pinellas also posted net domestic outmigration, while mid-sized counties gained. Florida Realtors' framing is the right one — migration is cooling, not reversing. Buy a home you'd be happy in for seven years and the cycle stops being your problem.

FLORIDA NET MIGRATION · 2022 PEAK

≈599,000

about 1,640 people a day

→

2025

≈201,000

about 551 people a day — cooling, not reversing

The Five Mistakes We Watch Relocating Buyers Make

1

WALKING INTO THE BUILDER'S SALES OFFICE ALONE

This is the big one here, because Parrish is a new-construction market. The lovely, helpful agent in that design center works for the builder. Not for you. They are not required to tell you that the community two miles over has no CDD, or that the same floor plan lists $18,000 lower in a different phase, or which upgrades add nothing at resale. Having your own representation costs you nothing in this market and changes what you know before you sign. Register with your own agent before your first visit — at most builders, walking in unrepresented first can't be undone.

2

BUDGETING FROM THE MORTGAGE PAYMENT ALONE

The payment is the easy part. Your real monthly number is the mortgage plus the reset property tax on your purchase price, plus insurance, plus HOA, plus any CDD divided by twelve, plus a power bill with the air conditioning running most of the year. We build that full number with buyers before they tour, because it's the difference between loving the house and resenting it.

3

BUYING FROM PHOTOS AND A DRONE VIDEO

Listing photography is very good now. It cannot show you the road noise, the distance to the nearest grocery store, the construction equipment staged behind the tree line, or what the drive to work actually feels like at 5pm on a Tuesday. If you can't get here, have someone walk it for you on video — we've done exactly that for buyers in Massachusetts and elsewhere for years, and we drive the surrounding neighborhoods and the commute on camera too, not just the house.

4

UNDERESTIMATING THE TIMELINE ON BOTH ENDS

Homes here went to contract in a median 50 days in July 2026 (RASM), but that's the seller's clock, not yours. Your clock includes selling up north, financing that spans two states, inspection and repair windows, insurance binding, and — if you're buying new — a build schedule that can move. Relocations that go badly are almost always timing failures, not house failures.

5

ASSUMING YOUR CURRENT LENDER UNDERSTANDS FLORIDA

Florida has its own vocabulary: four-point inspections, wind mitigation reports, flood determinations, CDD assessments on the tax bill, condo association reserve questions that can stop a loan cold. A lender who works here every day will catch things in week one that an out-of-state lender finds in week six. Keep your lender if you love them — just have a local one price it too, and compare.

ONE MORE FOR VETERANS

Because it's our house specialty.

About 31,972 people in Manatee County are veterans, roughly one in fourteen residents. The 2026 VA loan limit for Manatee County is $806,500 — but that figure applies only to partial entitlement. A full-entitlement buyer has no loan limit and can buy at any price with zero down, and disabled veterans are exempt from the VA funding fee.

Most agents get this wrong, and a VA offer gets called “weaker” when it isn't. George served thirty years in the Massachusetts National Guard; we know this process from the inside, and we'll say all of that out loud to a listing agent on your behalf.

31,972
veterans in Manatee County — about one in fourteen residents

$806,500
2026 VA loan limit for Manatee County — partial entitlement only

$0 down
full-entitlement buyers have no loan limit, at any price

What to Do, and When

6 TO 12 MONTHS OUT

Narrow to two or three communities from chapter three, not ten — a shortlist is what makes a visit useful. Talk to a lender who writes loans in Florida about how financing works when you're buying here and selling there. Start the conversation about your current home with an agent up north; the sale timing on that end drives everything on this end. If you can get down here once, come now rather than later, and spend the trip driving corridors and commutes rather than touring houses.

3 TO 6 MONTHS OUT

Get fully pre-approved, not pre-qualified. Set your real monthly budget using the full number from chapter five, not the mortgage payment. Get insurance quotes on the kind of home you're targeting before you fall in love with a specific one — on an older home, ask about roof age first. Decide whether you're buying resale or new, because the two processes run on completely different clocks. If you're going new, register with your own agent before you tour a single model.

1 TO 3 MONTHS OUT

Tour in person if you can, or on video if you can't. Write the offer. Use your inspection period properly — on resale, a four-point inspection and wind mitigation report affect what you'll pay to insure it; on new construction, do not skip your own independent inspection just because it's new. Lock your rate when it makes sense for your file. Line up the flood determination on the specific parcel.

MOVING MONTH

Utilities on before you arrive — power, water, internet. Confirm the walkthrough date and the closing time; Florida closings are usually handled through a title company. Homestead exemption is filed with the Manatee County Property Appraiser after you close and own it as your primary residence on January 1 — put it on your calendar, because missing it costs you real money for a year. Keep one box of essentials in the car, not the truck. Then give yourself a fortnight before you form any opinions about the house; everybody hates their new home for about ten days.

WHAT WE'D ADD

Introduce yourself to the county school district in writing if you have children, get a local insurance agent rather than a call center, and meet your neighbors in the first month. The people are the part that actually makes a place home, and they're the part no guide can hand you.

07 CHAPTER SEVEN

What Good Looks Like

We have moved a lot of Massachusetts families into this area. Danielle spent eleven years in real estate in Massachusetts before Florida, and agents up there still send us their clients — so we've had more practice than most at the version of this where one spouse is still working out a notice period and nobody can fly down on a Tuesday.

The clearest example: our most recent relocation sale was a buyer who ended up on our own street, a few doors from our house. They came in from out of state, we walked them through the corridor, the fee structures and the trade-offs, and they chose the community we chose ourselves. We're not going to pretend that's a coincidence — we live here, which is why we can tell you what a Tuesday feels like instead of what a brochure says.

That phrase — *first Florida friends* — is the part we're proudest of. Most of our clients become friends, and a fair number of them stay that way for a decade. This is a small enough business that it can work like that.

WHAT GOOD LOOKS LIKE, IN SHORT

You arrive knowing your real monthly number, in a community you chose on facts rather than a rendering, with your tax and insurance surprises already handled, and with someone local who picks up the phone. That's the whole goal of this guide.

“

I have known Danielle for well years and as a lender and investor myself and have regularly sent my clients to her... being in Massachusetts she would go to the showing and face time or send videos of the condos and drive out to video neighborhoods and attractions nearby. This is 5 star service and she and her team goes above and beyond for her clients. Being in the industry and having thousands of agents to choose from Danielle is my go to realtor!

BILL MURPHY · LENDER AND INVESTOR, MASSACHUSETTS · FEBRUARY 2023

“

Danielle and George were outstanding, not only as our agents but also as our first Florida friends. They were very professional, yet caring and always willing to assist in any way needed. We were not familiar with the stressful process, but they were there for us whenever we needed them.

GAMM G. · RELOCATED FROM OUT OF STATE, 2025

PRINT THIS PAGE

The Relocation Checklist

Fourteen things, in the order to do them. Every one is explained inside this guide.

6 TO 12 MONTHS OUT

- [ ] Narrow your shortlist to two or three communities, not ten.
- [ ] Talk to a lender who writes loans in Florida about buying here while selling there.
- [ ] Start the conversation about your current home with an agent up north.
- [ ] Spend your first visit driving corridors and commutes, not touring houses.

3 TO 6 MONTHS OUT

- [ ] Get fully pre-approved, not pre-qualified.
- [ ] Set your real monthly number: mortgage + reset property tax + insurance + HOA + CDD ÷ 12 + power.
- [ ] Get insurance quotes on the kind of home you're targeting — ask about roof age first.
- [ ] Register with your own agent before you tour a single builder model.

1 TO 3 MONTHS OUT

- [ ] Ask for the property-tax estimate on your purchase price, not the seller's bill.
- [ ] Use your inspection period: four-point and wind mitigation on resale; your own independent inspection on new.
- [ ] Line up the flood determination on the specific parcel.
- [ ] Check current school zoning for the specific address with the Manatee County school district.

MOVING MONTH

- [ ] Turn utilities on before you arrive — power, water, internet.
- [ ] File your homestead exemption with the Manatee County Property Appraiser after you close.

Then give yourself a fortnight before you form any opinions about the house. Everybody hates their new home for about ten days.

TWO AGENTS. ONE FAMILY.

Your move.

Danielle & George Dustman

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We answer. Same day on weekdays, seven days a week once you're under contract.

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dustmangroup.com

Love the House.
Live the Life.

HOW WE HELP NEXT

If you're somewhere between "we're thinking about Florida" and "we close in six weeks," you're exactly where most of our clients started.

Here's what we do, and it's the same whether you're across the county or 1,200 miles away.

We're a two-agent team for one fee. Danielle and George both work your deal — showings, calls, negotiation, the hundred moving parts after contract. Two people covering it, at the cost of one agent.

For buyers coming in from out of town, our relocation work is the part that matters most: area tours, and introductions to the people you'll need before you need them — insurance, schools, inspectors, contractors, lenders. Help landing, not just help buying.

If you're buying new construction, we go into the builder's sales office with you. We read the contract, weigh the community against its alternatives, and price the CDD, HOA and amenity fees over the time you'll actually own it.

If you're a veteran or separating from service, we run the VA process properly and we advocate for your offer with the listing agent — which is where most VA deals actually die.

We don't guarantee a price or a timeline, and we won't tell you we're the number one anything. What we'll promise is the thing every one of our reviews independently names: we answer. Same day on weekdays, and seven days a week once you're under contract.

No pressure and no pitch. If you have a question about Parrish, Palmetto, Ellenton or anywhere else in the county, just ask us — we answer them all ourselves.

Danielle Dustman, REALTOR® · RENE, ABR

The Dustman Group | INNOVATE Real Estate

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Love the House. Live the Life.

Love the House.
Live the Life.

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Information deemed reliable but not guaranteed. Market data as of September 2026; sources: RASM July 2026 and June 2026 market reports, RASM out-of-state migration report (January 2026), Redfin ZIP-level data (June 2026), Citizens Property Insurance Detail by County (April 2026), Tax Foundation 2026 state income tax rates, Florida TaxWatch 2025 county millage average, FOX 13 (April 2026), Manatee County School District, Moccasin Wallow Road project. Not intended to solicit properties currently listed with another broker.

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