2026 RELOCATION GUIDE

Living in the Treasure Coast

PORT ST. LUCIE · TRADITION · STUART · JENSEN BEACH · PALM CITY · HOBE SOUND · HUTCHINSON ISLAND



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WELCOME

A note before you move



Thinking about moving to Florida's Treasure Coast? This guide is the short version of everything I show buyers on my YouTube channel: the areas, what homes really cost, and the honest pros and cons.

I film every community and home myself, so wherever you see a QR code, scan it to watch the full video tour.

When you're ready, call or text me. I'll help you find the right area, and I'll negotiate hard for the best deal on your behalf.

Sean Sweeney

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Full guide also covers: Palm City, Hobe Sound, Hutchinson Island and Fort Pierce, new-construction communities, HOA vs. no-HOA, schools, flood zones and insurance, commute times, and the home-buying process step by step.

SEAN'S BUYERS ON CLOSING DAY



Closing day



Sid R. & family: “he saved us over 100,000 dollars”

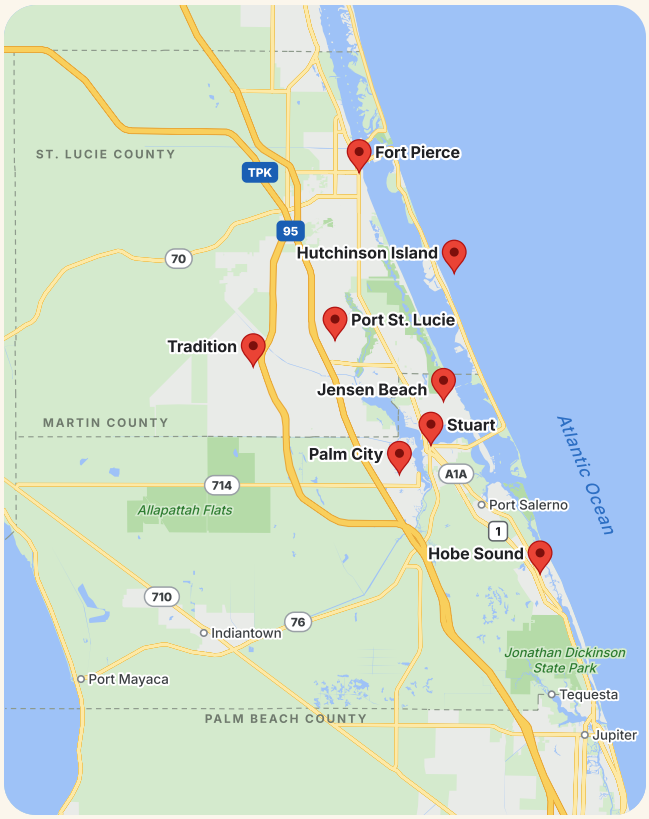


Just closed!

CHAPTER 1

The Treasure Coast at a glance

Two counties on Florida's Atlantic coast between Palm Beach and Vero Beach: St. Lucie County to the north and Martin County to the south.



Map data: US Census Bureau, © OpenStreetMap contributors

Port St. Lucie ST. LUCIE COUNTY	Newer homes and good value, from new construction to plenty of no-HOA block homes. Low crime, A- and B-rated schools, Mets spring training at Clover Park and beaches minutes away.
Tradition PORT ST. LUCIE · ST. LUCIE COUNTY	Lots of new construction in planned HOA communities around a walkable town square with lakes, trails and events.
Stuart MARTIN COUNTY	More upscale, with many homes near the marinas and the Intracoastal, close to a walkable downtown on the St. Lucie River.
Jensen Beach MARTIN COUNTY	A fun, laid-back beach town with waterfront dining downtown, uncrowded beaches and a snowbird favorite.
Hutchinson Island BARRIER ISLAND · ALONG A1A	The direct beach side of the Treasure Coast along A1A, with multi-million-dollar homes and oceanfront condos.
Palm City MARTIN COUNTY	A quieter, residential side of Martin County, home to Newfield, one of the area's best-kept secrets.
Hobe Sound MARTIN COUNTY	Quiet south Martin County, 15 minutes to the best beaches, close to the Turnpike and A-rated schools.
Fort Pierce ST. LUCIE COUNTY	Just north of Port St. Lucie, with new home communities and a historic waterfront downtown.

CHAPTER 2 · ST. LUCIE COUNTY

Port St. Lucie & Tradition

Newer homes and good value, from new construction to plenty of no-HOA block homes. Low crime, A- and B-rated schools, Mets spring training at Clover Park and beaches minutes away. Tradition is its master-planned side: lots of new construction in planned HOA communities around a walkable town square with lakes, trails and events.





The honest take

+ PROS

- **Low crime** Garage doors open, kids playing outside. A very trustworthy community.
- **Beaches and nature nearby** Jetty Park, Hutchinson Island and Jensen Beach are all close.
- **Family-friendly** A- and B-rated schools, plus charter, magnet and private options.
- **Relaxed pace** A real city that doesn't feel like Miami or Fort Lauderdale.

– CONS

- **Modest nightlife** No big strip of bars and clubs, just pockets of places.
- **Fewer specialized jobs** Tech and other niche careers have fewer local options.
- **Higher home costs** More expensive than the Midwest, depending where you live.
- **Fewer big-city amenities** Less culture and big-city entertainment than South Florida's metros.

From Sean's video “7 Pros and Cons Living in Port St. Lucie”

7 Pros & Cons of Port St. Lucie
Scan to watch on YouTube

The neighborhoods I'd choose
Scan to watch on YouTube

Homes Sean has toured here: a huge new 3-bed, 3-bath home near the beaches and marinas at **$759,990** (lot included), and a brand-new 4-bed, 3-bath home **under $599K**. New-construction communities where the builder includes the pool, plus no-HOA block homes. Prices as stated in his videos when filmed.

CHAPTER 3 · MARTIN COUNTY

Stuart, Jensen Beach & Martin County

Stuart: more upscale, with many homes near the marinas and the Intracoastal, close to a walkable downtown on the St. Lucie River. Jensen Beach: a fun, laid-back beach town with waterfront dining downtown, uncrowded beaches and a snowbird favorite.





The honest take

+ PROS

- **Walkable downtown Stuart** Shops and restaurants on the St. Lucie River, right by the sailfish fountain.
- **75+ public parks** Including the Stuart Riverwalk boardwalk.
- **22 miles of beaches** Quiet, beautiful beaches between Palm Beach and St. Lucie.
- **A-rated schools** Jensen Beach High earned its A rating for 2025–26.
- **New construction** New communities going up across the county in 2026 and beyond.

– CONS

- **No big-city vibe** Coming from Miami, New York or Chicago? It's a slower pace.
- **Flood zones and storm surge** Know your zone before you buy. Sean walks you through it.
- **Limited school seats** A smaller population means you should register early.
- **Things close earlier** A sleepier town once the sun goes down.
- **Pricier than up north** Median prices run higher this close to Palm Beach County.

From Sean's video “7 Pros and Cons Living in Florida's Treasure Coast”

7 Pros & Cons: Jensen, Stuart & Martin
Scan to watch on YouTube

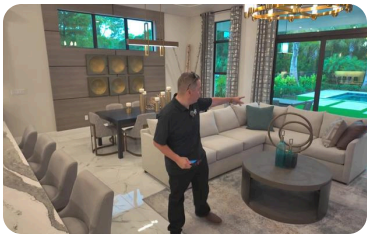
Stuart: new home, no HOA
Scan to watch on YouTube

Homes Sean has toured here: new pool homes in a top Stuart community **from $646K**, a pool home 15 minutes to the beaches in Hobe Sound at **$875K**, a renovated pool home 3 minutes to the marinas at **$925K**, and a brand-new no-HOA home in east Stuart at **$1.1M**. Prices as stated in his videos when filmed.

CHAPTER 4

What your budget buys

Real homes Sean toured on camera, with the price said out loud. Scan a code to jump straight to the price reveal.



From $646K STUART

New pool home in a top Stuart community

Base price; lot extra. Model shown fully upgraded.

Price reveal



$759,990 ST. LUCIE COUNTY

Huge new home near the beaches and marinas

3 bed · 3 bath · 2,586+ sq ft · lot included

Price reveal



$875K HOBE SOUND

Pool home 15 minutes to the best beaches

4 bed · 2.5 bath · 2,769 sq ft · 3-car garage

Price reveal



$925K STUART

Renovated pool home 3 minutes to the marinas

New metal roof & impact windows · no HOA

Price reveal



$1.1M STUART

Brand-new home, no HOA, pool included

4 bed · 3 bath · 2,486 sq ft · east Stuart

Price reveal

Prices are as stated in Sean's videos when filmed. Homes may have sold since; ask Sean what's available now.

CHAPTER 5

Know before you buy

Your moving checklist

- ☐ Watch the area videos and shortlist 2–3 areas
- ☐ Get pre-approved so you can move fast on the right home
- ☐ Decide HOA community vs. no-HOA home
- ☐ Check the flood zone before you make an offer
- ☐ Get homeowner's insurance quotes early
- ☐ Register for schools early; seats can be limited
- ☐ Tour in person or by live video with Sean
- ☐ Make your offer. Let Sean negotiate the price and terms

What buyers say

★★★★★

"Sean is the best realtor I have ever worked with... He isn't afraid to put in the offer that you want to offer as many realtors are... **he saved us over 100,000 dollars**, and we immediately stepped into equity in our new home purchase. With Sean I feel that I did not just get a new home, I acquired a new friend."

Sid R. · Google review

★★★★★

"Sean is an amazing realtor! He was able to **save us close to 30k on our new home**! ... He went above and beyond to help us on our first house purchase. What a pleasure to have him in our corner!"

Ryan H. · Google review

★★★★★

"Sean Sweeney did an amazing job in **finding the perfect house for me**. He spent so much time in researching and going to sooo many houses with me to find the right one! I would 100% recommend him to a friend any day :)"

Sara M. · Google review

5.0 stars from 11 Google reviews of Sean Sweeney Realtor Florida

Ready to make your move?

Call or text Sean at **561-331-5883**
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YouTube channel

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