

Plan Your Move Backward From the Date That Matters

A simple countdown for out-of-state buyers who want a smoother, less stressful move to Las Vegas.

START HERE: Pick the date you need to be settled in Las Vegas - then work backward.

JOB START When do you need to be ready for work?	SCHOOL / FAMILY When does your household need to be settled?
LEASE END When does your current housing end?	CLOSING / MOVE-IN When do you want keys in hand?

Why work backward?

Because relocation decisions stack on top of each other. Your target date determines when you should start financing, neighborhood research, home tours, offers, inspections, moving logistics and utilities.

Your Relocation Countdown

Use your target move-in date as Day 0. Then count backward.

90+ DAYS	Build the strategy • Choose your target move-in date and a realistic backup window. • Talk with a lender early if you will be financing the purchase. • Set your comfortable monthly payment and total cash-to-close range. • Identify 3-5 Las Vegas / Henderson communities to compare. • Decide what matters most: commute, lifestyle, home type, new build vs. resale, amenities and proximity to family.
60-90 DAYS	Turn research into a real search • Refine your neighborhoods with a local Realtor and review current inventory. • Start virtual showings if you cannot travel to Las Vegas yet. • Plan an in-person scouting trip if possible. • If you own a home out of state, coordinate its sale or rental timeline with your Las Vegas purchase. • Begin comparing movers, storage, travel and temporary housing options.

Relocation shortcut: Do not wait until you arrive in Las Vegas to learn the neighborhoods. A focused virtual search can eliminate areas that do not fit your day-to-day lifestyle before you spend time touring.

From House Hunt to Move-In

This is where timing starts to matter more. Keep your target date visible when making decisions.

30-60 DAYS	Get transaction-ready • Tour serious contenders in person or by live video. • Review taxes, HOA costs, insurance estimates and community-specific expenses before offering. • Write offers with your target closing / occupancy window in mind. • If considering a new build, ask about actual completion timing, incentives and lender requirements. • Avoid major financial changes while preparing for financing.
2-4 WEEKS	Coordinate the move • Confirm lender, title / escrow and inspection milestones. • Schedule movers or storage and finalize travel plans. • Arrange utilities, internet and change-of-address items. • Plan for pets, vehicles, medications, important records and valuables. • Keep a small arrival kit separate from the moving truck.
MOVE WEEK	Protect the landing • Complete your final walkthrough and closing steps. • Confirm keys, access devices, gate information and HOA instructions. • Keep important documents and essentials with you. • Build in breathing room - moving day does not need to be the same day as closing. • Celebrate. You made it to Las Vegas.

Your One-Page Relocation Checklist

Print this page or save it to your phone.

YOUR DATE

- ☐ Target move-in date chosen
- ☐ Backup move window chosen
- ☐ Work / school / lease dates confirmed

MONEY

- ☐ Lender conversation completed
- ☐ Comfortable payment range set
- ☐ Cash-to-close plan understood

LOCATION

- ☐ Top communities shortlisted
- ☐ Commute / lifestyle needs prioritized
- ☐ New build vs. resale preference considered

HOME SEARCH

- ☐ Virtual or in-person tour plan set
- ☐ Listing alerts active
- ☐ Offer / closing timing discussed

MOVING

- ☐ Mover / storage plan
- ☐ Travel plan
- ☐ Utilities and address changes
- ☐ Pet / vehicle / records plan

ARRIVAL

- ☐ Final walkthrough
- ☐ Keys / gate / HOA info
- ☐ Essentials kit
- ☐ First-week errands and appointments

READY TO BUILD YOUR LAS VEGAS MOVE PLAN?

Tell me the date that matters and I will help you work backward from there.

Lisa Nguyen | Las Vegas Realtor
702-720-9880 | lisanguyenlv.re@gmail.com

This guide is for general planning purposes. Financing, taxes, insurance, school enrollment, HOA requirements and transaction timelines vary. Confirm current requirements with the appropriate professionals and agencies.