Ketcham Realty Partners

FREE RELOCATION GUIDE

Rockford REALTY

MOVING TO

# LAS VEGAS?

## The Step-by-Step Relocation Guide

***Californians Are Using to Save Thousands***

Your complete roadmap for a smooth, smart, and stress-free move from California to Nevada

| No State Income Tax | Lower Cost of Living | More Home for Your Money |
|---|---|---|
| Nevada | vs. California | Nevada vs. California |

### WHAT'S INSIDE THIS GUIDE

- ✓ The California vs. Nevada cost breakdown — real numbers
- ✓ How to choose the right Las Vegas neighborhood for your lifestyle
- ✓ The exact timeline and moving checklist to stay on track
- ✓ How to handle your California home sale and Nevada home purchase simultaneously
- ✓ Tax savings strategies most Californians don't know about
- ✓ Common mistakes that cost relocating buyers thousands
- ✓ Resources, tools, and next steps to get moving



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## WHY CALIFORNIANS ARE CHOOSING LAS VEGAS

You're not alone. Nevada is now one of the top destinations for Californians relocating, and Las Vegas and Henderson are leading the charge. Whether it's escaping high taxes, stretching your dollar further, or simply wanting more space — this move can be life-changing when done right.

| | CALIFORNIA | LAS VEGAS / HENDERSON |
|---|---|---|
| **State Income Tax** | Up to 13.3% | **0%** |
| **Avg. Home Price (2024)** | ~$750K–$1.2M (Orange County/Los Angeles) | **~$400K–$550K** |
| **Cost of Living Index** | High (160–200+) | **Moderate (115–130)** |
| **Traffic & Commutes** | Among worst in the country | **Manageable** |
| **Weather** | Coastal mild / hot inland | **Sunny and dry, 280+ days** |
| **HOA & Community Living** | Expensive | **More affordable options** |

***A California family earning $200K/year saves an estimated $15,000–$26,000 annually by moving to Nevada — just from state income tax alone. Add lower cost of living, and the savings compound fast.***

## CHOOSING YOUR NEIGHBORHOOD

Las Vegas and Henderson are NOT one-size-fits-all. Here's a quick breakdown of popular areas Californians love:

### Summerlin (Las Vegas)

***Best for families & outdoor lovers***

Master-planned community with top-rated schools, parks, trails, and a suburban feel. Strong homeowners association communities. Closest to Red Rock Canyon. Higher price point but strong resale value. Great for Orange County transplants who want that 'community' feel.

### Henderson / Green Valley

***Best for a quieter, suburban lifestyle***

One of the safest cities in Nevada. Excellent schools, newer construction, and a more relaxed pace. Very popular with California families. Easy freeway access and great shopping and dining. Prices slightly more accessible than Summerlin.

### Anthem / MacDonald Ranch

***Best for luxury & golf***

Gated communities, stunning mountain views, and golf courses. Attracts California buyers used to higher-end communities. Strong sense of community and very well-maintained neighborhoods.

### Southern Highlands

***Best for upscale master-planned living***

A premier master-planned community in the southwest part of Las Vegas. Known for its beautiful golf course, tree-lined streets, and tight-knit neighborhood feel. Popular with California relocators who want luxury amenities and a peaceful, well-maintained environment. Strong appreciation history.

### Las Vegas Strip / High-Rise Corridor

***Best for urban lifestyle & investors***

Condos and high-rises near the Strip. Great for lock-and-leave buyers, investors, or those who love the energy of city life. Not typically the top pick for families but excellent for rental income potential.

### North Las Vegas

***Best for value & space***

More affordable entry point. Growing area with newer developments. Great if budget is a primary concern or you want more land and space for the dollar.

■ ***Pro Tip: If you're coming from Orange County and want a similar vibe and quality of life, Summerlin, Henderson, and Southern Highlands are your three top areas to explore first.***

# YOUR STEP-BY-STEP RELOCATION TIMELINE

## STEP 1 6–12 Months Before Moving

- Research Nevada cities, neighborhoods, and school districts
- Connect with a Nevada-licensed real estate agent (that's where I come in!)
- Get a home valuation on your California property (that's also where I come in!)
- Start decluttering — you'll thank yourself later
- Research Nevada's tax advantages and consult your CPA about timing your move

## STEP 2 3–6 Months Before Moving

- Get pre-approved for your Nevada purchase (even if paying cash, good to confirm budget)
- Begin actively touring Las Vegas and Henderson homes — virtually and in person
- List your California home (or decide if you're keeping it as a rental)
- Research moving companies and get at least 3 quotes
- Look into Nevada schools if you have children — enrollment timelines vary

## STEP 3 1–3 Months Before Moving

- Open a Nevada bank account (some lenders prefer local banking)
- Purchase your Nevada home — ideally close escrow 2–4 weeks before your California closing
- Notify employer, schools, doctors, and subscriptions of your upcoming address change
- Start gathering items for a 'first night' box — essentials for day one in the new home
- Confirm your moving date and finalize logistics

## STEP 4 Moving Month

- Close on your California home
- Transfer utilities to your new Nevada address
- Update your address with USPS, Social Security, banks, and credit cards
- Obtain your Nevada driver's license within 30 days of establishing residency
- Register your vehicle in Nevada within 30 days

## STEP 5 After the Move — Establish Residency As Soon As Possible

- Register to vote in Nevada
- Update your voter registration and notify the California DMV
- Consult your CPA — document your move date carefully for tax purposes
- File a change of domicile if needed (especially important for high earners)
- Enjoy the extra money in your paycheck — no state income tax!

# COMMON MISTAKES CALIFORNIANS MAKE (AND HOW TO AVOID THEM)

### ■ Not establishing Nevada residency fast enough

California's Franchise Tax Board is aggressive. If you don't move quickly to establish Nevada residency — driver's license, voter registration, banking, physical presence — California can still come after you for state taxes. Work with a CPA who specializes in state tax domicile changes.

### ■ Buying in the wrong neighborhood

Las Vegas is a large metro. Not every zip code is equal. Some areas have great appreciation and demand; others don't. Work with a local agent who understands the market — not just any agent who happens to be licensed in Nevada.

### ■ Trying to time both transactions without a plan

Selling your California home and buying in Nevada simultaneously without a clear strategy can leave you homeless or over-extended. Options like bridge loans, rent-backs, or buying Nevada first can solve this — but you need to plan ahead.

### ■ Underestimating the summer heat

Las Vegas summers are intense (110°F+). Factor this into your lifestyle and your home search (good insulation, quality air conditioning, a pool or pool-ready lot if outdoor living matters to you).

### ■ Skipping the home inspection because of competition

Even in a competitive market, don't waive your inspection entirely. A pre-offer inspection is a better strategy than going in blind. Many California buyers are used to waiving everything — that can be a costly habit to bring with you.

### ■ Not budgeting for closing costs on both ends

Between your California sale and Nevada purchase, you could have $30K–$60K+ in transaction costs. Know your numbers going in so there are no surprises.

# QUICK RELOCATION CHECKLIST

| Before You Move | During the Move | After the Move |
|---|---|---|
| ■ Get California home valuation | ■ Close Nevada home before California if possible | ■ Get Nevada driver's license (within 30 days) |
| ■ Connect with Nevada real estate agent | ■ Set up Nevada utilities before move-in | ■ Register vehicle in Nevada (within 30 days) |
| ■ Get pre-approved / confirm budget | ■ Forward mail via USPS | ■ Register to vote in Nevada |
| ■ Research neighborhoods | ■ Notify employer, banks, subscriptions | ■ Open Nevada bank account if not done |
| ■ Tour homes (virtual or in person) | ■ Pack 'first night' essentials box | ■ Notify California DMV you've left |
| ■ Consult CPA on tax domicile change | ■ Document your move date carefully | ■ File California nonresident return if needed |
| ■ Research moving companies (3+ quotes) | ■ Take inventory of items moved | ■ Enjoy your tax-free paycheck! ✓ |



## ABOUT YOUR GUIDE

Hi, I'm Kami Ketcham — a licensed real estate agent in both California and Nevada. My team and I specialize in helping California families navigate the relocation process: from selling your California home to getting you settled into the right Las Vegas or Henderson neighborhood.

**We handle both sides of your move — California AND Nevada.**

# READY TO MAKE YOUR MOVE?

This guide is your starting point — but every move is different. Let's talk about YOUR situation: your timeline, your budget, and what you need from your next home. I offer a free, no-pressure consultation where we map out your custom relocation plan.

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| ■ **Book Your Free Consultation** | cal.com/kami-ketcham-e5lnrv |
| ■ **Call or Text Kami Now** | (714) 399-5656 |
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