FEARLESS
REALTY

THE RELOCATION GUIDE

# Moving to San Diego

Neighborhoods, costs and a moving timeline for a smooth landing.

Jonathan Fisher · DRE# 02002627
(619) 754-5179 · jonathan@fearlessrealty.com · fearlessrealty.com

A LETTER FROM JONATHAN

# Moving to San Diego

Moving to a new city is exciting and a lot to manage. Where should you live? What will it cost? How do you buy a home in a place you have barely visited?

Our team helps families relocate to San Diego every year for new jobs, military orders, medical training and a better quality of life. This guide gives you the lay of the land. When you are ready, we will tour neighborhoods with you in person or by video.

*Jonathan Fisher & The Fearless Realty Team*

---

INSIDE THIS GUIDE


01 San Diego at a glance

02 The regions

03 Choosing where to live

04 Buying from out of town

05 Your moving timeline

06 Settling in

01

# San Diego at a glance

- Mild weather year round, with cooler coastal areas and warmer inland valleys
- Major employers in military and defense, healthcare, biotech, tech, tourism and education
- Beaches, mountains and desert within a short drive
- A border region with deep bilingual and bicultural roots
- Housing costs vary a lot by area, so the right neighborhood can change your budget

02

# The regions

### SOUTH BAY

Chula Vista, Otay Ranch, Eastlake, Bonita, National City and Imperial Beach. Newer master planned communities, larger homes for the money, fast access to downtown, Coronado and the bay, and a strong family feel. Our home turf.

### CENTRAL AND DOWNTOWN

Downtown, Little Italy, North Park, South Park, Hillcrest and Mission Hills. Walkable neighborhoods, condos and character homes, restaurants and nightlife.

### COASTAL

Coronado, Point Loma, Pacific Beach, La Jolla and the beach cities to the north. Ocean breezes and premium prices.

### NORTH COUNTY

Carlsbad, Oceanside, Encinitas, San Marcos and Escondido. Suburban living, strong schools and access to coastal and inland lifestyles.

### EAST COUNTY

La Mesa, El Cajon, Santee and Lakeside. More space, larger lots and good value, with warmer summers.

03

# Choosing where to live

- ☐ Map your commute to work or base and drive it at rush hour
- ☐ Check school boundaries for the exact address
- ☐ Compare HOA dues and Mello Roos, not just price
- ☐ Decide between rent first or buy right away
- ☐ Visit the area on a weekday and a weekend

> Can't visit yet? We do live video tours of homes and neighborhoods so you can shop from anywhere.

# 04

# Buying from out of town

01 **GET PRE APPROVED**

Use a lender licensed in California who knows local programs.

02 **STRATEGY CALL**

We map neighborhoods to your commute, budget and lifestyle.

03 **TOUR**

In person on a scouting trip or by live video.

04 **OFFER AND ESCROW**

Contracts are signed electronically from anywhere.

05 **REMOTE CLOSING**

Signing can be arranged with a mobile notary near you.

05

# Your moving timeline

| WHEN | WHAT TO DO |
| --- | --- |
| 8 to 12 weeks out | Get pre approved, set your budget, book a strategy call, research schools |
| 6 to 8 weeks out | Tour homes or rentals, get moving quotes, plan a scouting trip |
| 4 to 6 weeks out | Write an offer or sign a lease, open escrow, schedule movers |
| 2 to 4 weeks out | Set up utilities and internet, transfer school records, forward mail |
| Move week | Final walkthrough, close, get keys, update your California driver license within 10 days of becoming a resident |

06

# Settling in

- ☐ Register vehicles with the California DMV
- ☐ Register to vote at your new address
- ☐ Find a primary care doctor and dentist
- ☐ Learn your trash and recycling days
- ☐ Explore your neighborhood parks and beaches

FEARLESS
REALTY

NEXT STEP

# Let's talk about your move.

Every guide ends the same way: with a real conversation. Call or text us and we will build a plan around your timeline, your budget and your goals. No pressure, no obligation.

---


## Jonathan Fisher

(619) 754-5179

jonathan@fearlessrealty.com

fearlessrealty.com · @jonathanfisher.sd

232 Third Ave, Chula Vista, CA 91910



Fearless Realty, brokered by Real. Jonathan Fisher, DRE# 02002627. This guide is general education, not legal, tax or lending advice. Loan programs, limits and fees change; confirm current terms with a licensed lender. Equal Housing Opportunity.