

Brought to you by Crystal, Your Vegas Born Realtor

VEGAS RELOCATION GUIDE

Everything You Need to Know About Moving to Las Vegas

WHY MOVE TO LAS VEGAS?

IF YOU'RE CONSIDERING RELOCATING FROM CALIFORNIA OR SEEKING A LIFESTYLE CHANGE, LAS VEGAS OFFERS:

- NO STATE INCOME TAX
- LOWER COST OF LIVING
- MASTER-PLANNED COMMUNITIES
- YEAR-ROUND SUNSHINE & OUTDOOR LIVING
- BOOMING JOB MARKET
- UNMATCHED DINING, ENTERTAINMENT, AND RECREATION

TOP AREAS TO LIVE IN THE LAS VEGAS VALLEY

Enterprise (Southwest Las Vegas)

A rapidly growing, highly desirable part of the valley.

- Mountain's Edge: A nature-inspired master plan with parks, trails, and community events
- Southern Highlands: Golf course living, luxury homes, and top schools
- Convenient access to the 215 and new home communities

Summerlin (West Las Vegas)

An established master-planned community in Vegas.

- Over 150 parks, trails, golf courses, shopping centers, and Summerlin Hospital
- Red Rock Canyon is minutes away
- Diverse housing options: townhomes to multi-million-dollar estates

Northwest Las Vegas

Ideal for those seeking space, views, and newer homes.

- Lone Mountain: Semi-rural feel with large lots and custom homes
- Providence: Gated communities, great schools, and a strong sense of community
- Skye Canyon: Modern master plan with a fitness center, coffee shop, and outdoor living vibes

North Las Vegas

An affordable and family-friendly option with new construction.

- Rapid growth with new amenities
- Great value for first-time buyers or investors
- Easy access to the VA hospital, Nellis AFB, and the I-15

Henderson

Ranked among the safest cities in America—ideal for families and retirees.

- Green Valley: Established, tree-lined neighborhoods with excellent schools and shopping
- Cadence: A newer master-planned community with trails, parks, and a strong sense of community
- Proximity to Lake Las Vegas and The District at Green Valley Ranch

Lake Las Vegas

A resort-style oasis surrounded by water, golf, and serenity.

- Ideal for retirees, second homes, or lock-and-leave buyers
- Spa, golf, fine dining, and water sports

COST OF LIVING VS. CALIFORNIA

EXPENSE	LAS VEGAS	LOS ANGELES	SAN FRANCISCO
Median Home Price	\$485K	\$900K	\$1.3M
Gas (per gallon)	\$3.75	\$5.50	\$5.70
State Income Tax	0%	Up to 13.3%	Up to 13.3%
Avg. Utilities	\$150 - \$200	\$200-\$300	\$250-\$350

Note: As of March 22, 2025, the average price for a gallon of regular unleaded gasoline in Las Vegas is \$3.75.

HOUSING OPTIONS

- NEW CONSTRUCTION HOMES: INCENTIVES AVAILABLE—JUST ASK!
- LUXURY LIVING: GUARD-GATED GOLF COMMUNITIES
- CONDOS & TOWNHOMES: LOW MAINTENANCE, GREAT FOR DOWNSIZING OR INVESTING
- HIGH-RISE LIVING: LOCK-AND-LEAVE LIFESTYLE NEAR THE STRIP
- CRASH PADS: IDEAL OPTIONS FOR AIRLINE PROFESSIONALS NEAR THE AIRPORT AND NELLIS AFB

TIPS FOR A SMOOTH MOVE

- HIRE A LICENSED MOVER 6–8 WEEKS BEFORE YOUR MOVE
- OBTAIN YOUR NV DRIVER'S LICENSE & VEHICLE REGISTRATION WITHIN 30 DAYS
- SET UP UTILITIES: NV ENERGY, SOUTHWEST GAS, COX, CENTURYLINK
- REGISTER CHILDREN FOR THE CLARK COUNTY SCHOOL DISTRICT OR EXPLORE CHARTER/PRIVATE SCHOOLS
- INQUIRE ABOUT HOA AND SID/LID FEES IN NEWER DEVELOPMENTS

WHAT YOU SHOULD KNOW

- SHORT-TERM RENTALS ARE RESTRICTED IN MANY AREAS—VERIFY REGULATIONS BEFORE PURCHASING
- WATER CONSERVATION LAWS LIMIT THE USE OF GRASS IN LANDSCAPING
- MANY COMMUNITIES OFFER GATED SECURITY, PARKS, AND CLUBHOUSES
- LOCAL TAX ADVANTAGES CAN RESULT IN SUBSTANTIAL ANNUAL SAVINGS

LOCAL PERKS YOU'LL LOVE

- 4-HOUR DRIVE TO CALIFORNIA BEACHES, SAN DIEGO, AND DISNEYLAND
- DAY TRIPS TO ZION, BRYCE CANYON, AND THE GRAND CANYON
- YEAR-ROUND OUTDOOR ACTIVITIES: HIKING, BOATING, GOLFING, AND SKIING
- TOP RESTAURANTS, CONCERTS, AND EVENTS—WITHOUT THE HEAVY TRAFFIC

LET'S MAKE YOUR MOVE EASY

AS A VEGAS BORN REALTOR, I SPECIALIZE IN ASSISTING OUT-OF-STATE BUYERS:

- CONDUCT VIRTUAL OR IN-PERSON HOME TOURS
- IDENTIFY AREAS THAT ALIGN WITH YOUR LIFESTYLE
- NAVIGATE FINANCING, OFFERS, INSPECTIONS, AND MOVING TIMELINES
- PROVIDE LOCAL INSIGHTS ONLY A NATIVE CAN OFFER



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