

Relocating to Arizona

Choosing a house is the easy part. Choosing *where* in a valley the size of Greater Phoenix — from another state, and possibly sight unseen — is the part worth slowing down for. Here is how we work through it with you.

01 Start with the map

The Valley spans more than 60 miles. Tell us what matters to you and we'll suggest where to look, so you can zero in on your own terms.

03 Make one trip count

We build an orientation tour — areas first, homes second — so a single visit answers the real question.

05 Recalibrate on price

What your budget buys in Surprise, Cave Creek and Scottsdale are three different homes.

07 Inspect for this climate

Roof, HVAC, pool equipment, irrigation and termite — the things that matter in the desert. We attend the wrap-up.

02 Anchor to your daily life

Work, schools, family, airport. Commutes here are measured in freeways, not miles.

04 Line up Arizona financing

Your lender must be licensed here. Keep yours, or we can suggest lenders we trust — either way, get pre-qualified before you tour.

06 Be there without being there

Video walk-throughs with our own commentary — the road noise and the neighbour's boat, not just the finishes.

08 Land softly

We'll provide guidance on things such as utilities, licence and registration, home warranty, and school websites.

— WHAT SURPRISES PEOPLE

The air conditioner matters here. Age and condition of the HVAC carries more weight in the desert than it might back home. Worth asking about early.

A pool is a monthly line item. Lovely nine months of the year, and it has its own upkeep and insurance conversation.

Homeowner associations are common.

Many neighbourhoods have one. Understand the terms on parking, paint, rentals and RVs while you're still deciding.

Seasons run backwards. Winter is peak, summer is quiet. Timing your move changes what you compete against.

★★★★★ "We were not able to travel to see the property in person — yes, we bought it site unseen — but with their help, which included driving to the property and face timing, we are thrilled to be LH owners." — RACHAEL AND GREG, OUT-OF-STATE BUYERS

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