

2026
REAL TRENDS
VERIFIED ✓

VERIFIED *the* NATION'S BEST



THE ULTIMATE SAN JOSE—SILICON VALLEY RELOCATION GUIDE



WHAT YOU NEED TO KNOW BEFORE YOU PACK

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A PERSONAL WELCOME

23+ years helping Bay Area buyers and sellers navigate every move with confidence.

HOW TO USE THIS GUIDE



Moving TO San Jose — buyer tips & market prep



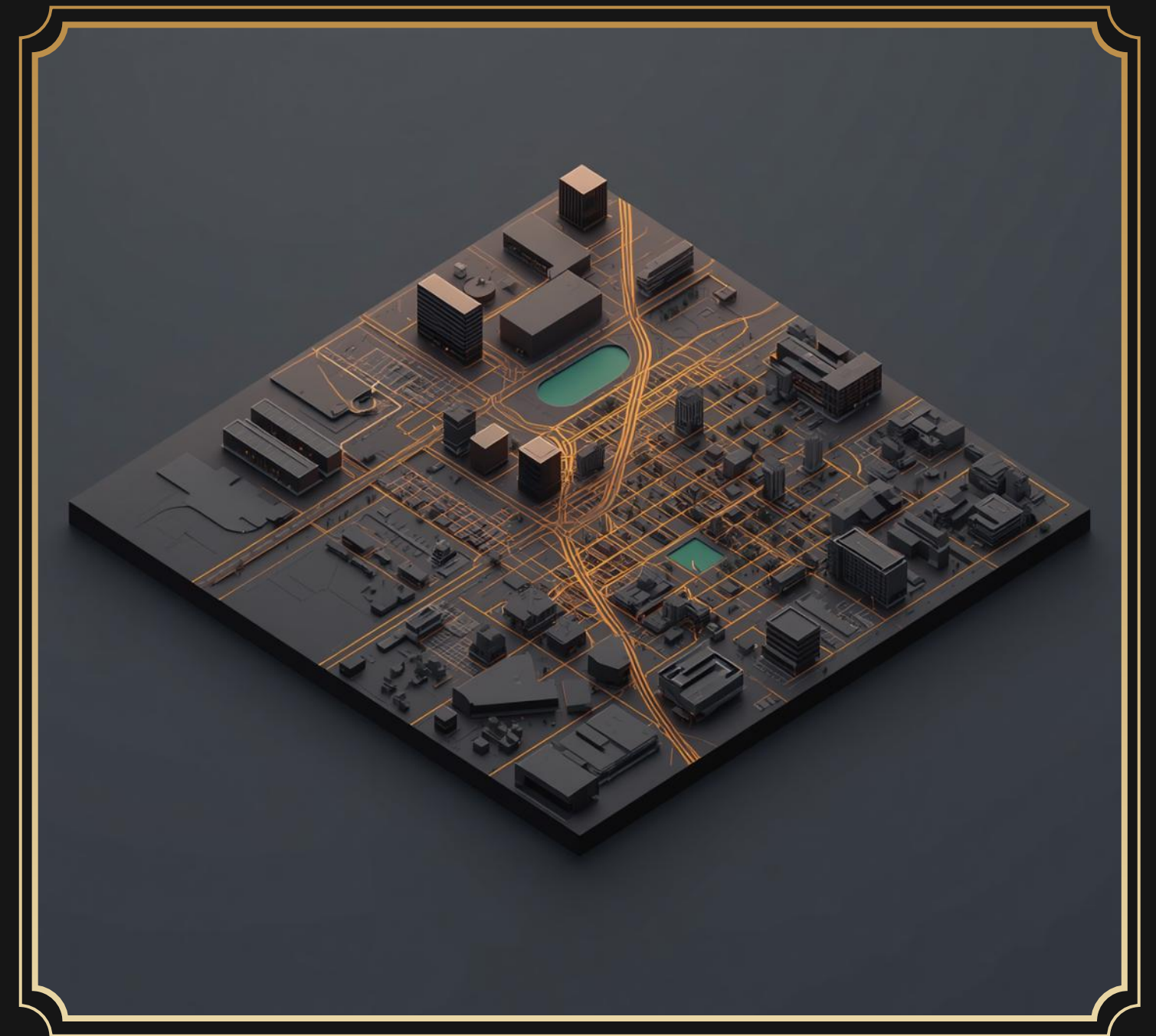
Moving OUT of San Jose — seller strategy & timing



Planning Your Physical Move — checklists & resources



Your custom plan starts with the right roadmap



WHY SAN JOSE

An aerial photograph of San Jose, California, taken at sunset. The city's skyline is visible in the distance, with the sun low on the horizon, casting a warm orange and yellow glow over the urban landscape. In the foreground, there is a dense forest of green trees, and a baseball field is visible in the middle ground. The overall scene is a blend of urban development and natural beauty.

Silicon Valley's crown jewel — where innovation, culture, and quality of life converge.

- ◆ TECH HUB WITH WORLD-CLASS EMPLOYERS NEARBY
- ◆ TOP-RATED SCHOOLS & VIBRANT NEIGHBORHOODS
- ◆ PARKS, DINING, SHOPPING & CULTURAL ATTRACTIONS
- ◆ UNMATCHED LIFESTYLE IN THE HEART OF THE BAY



MOVING TO SAN JOSE

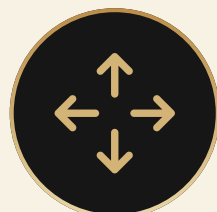
San Jose is one of the most competitive real estate markets in the country. Understanding local expectations before you arrive will give you a powerful advantage.



High-demand, low-inventory market



Multiple offers are the norm

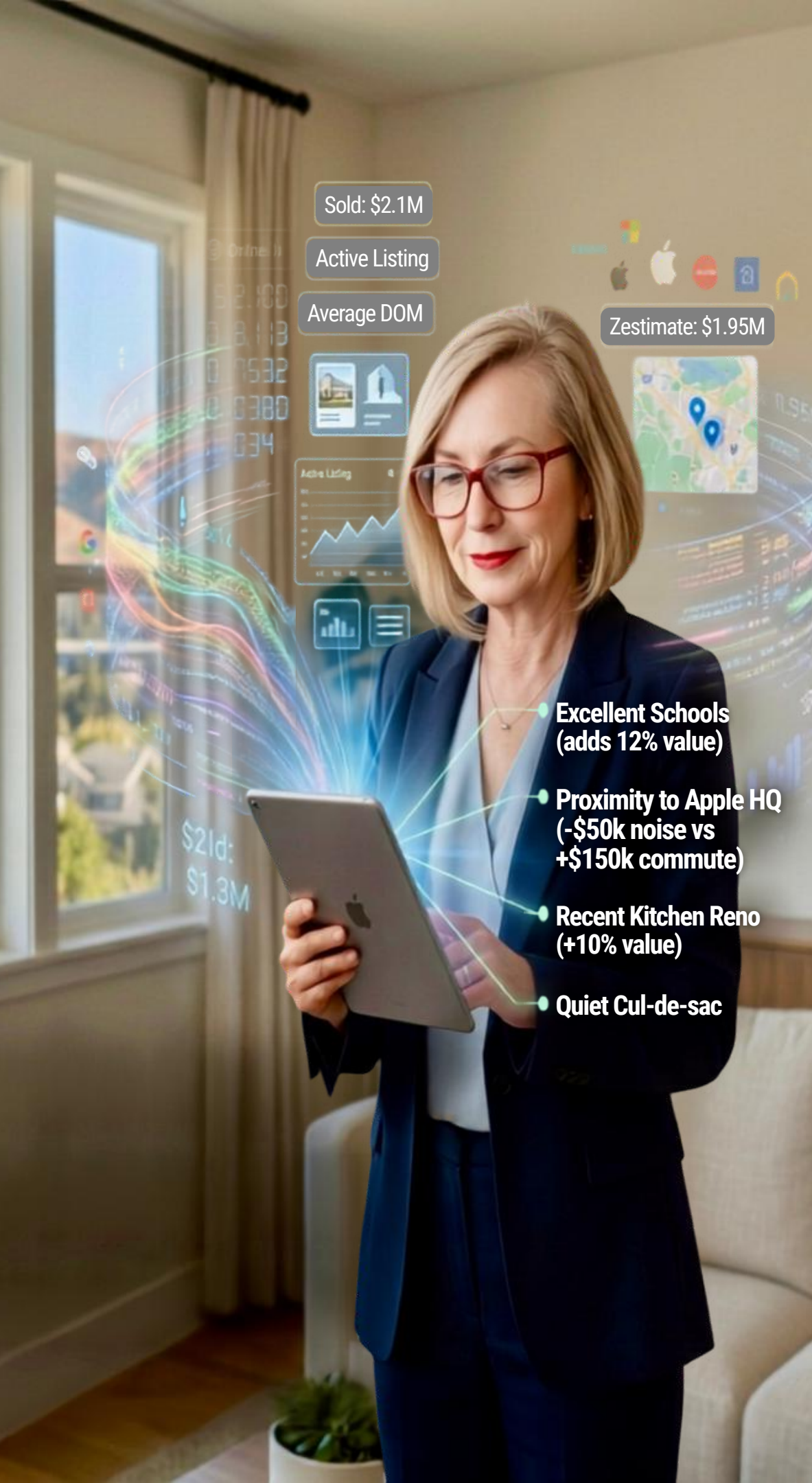


Budget mindset starts early



Plan 3–6 months ahead





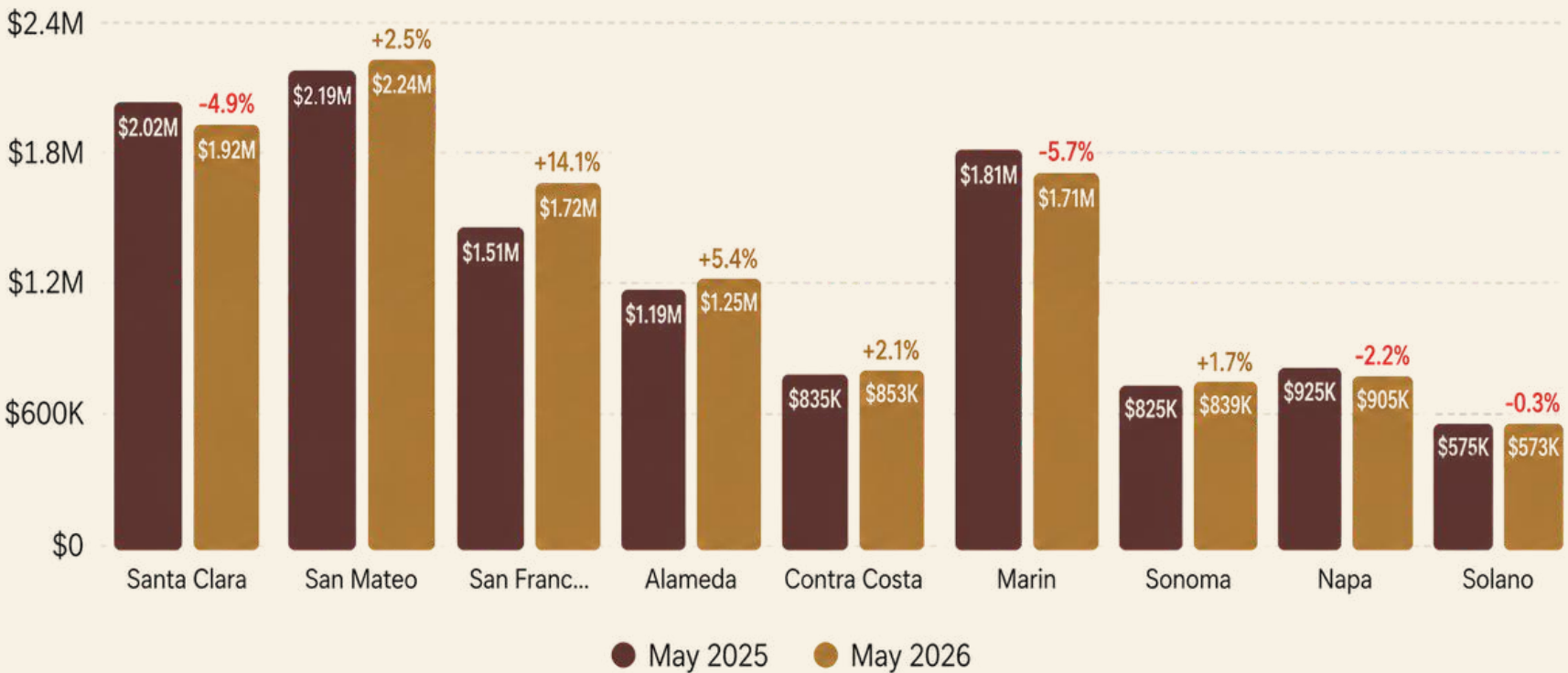
STICKER SHOCK IS REAL

\$800K – \$3M

MONTHLY PAYMENT | TOTAL COST | COMFORT LEVEL

Bay Area Median Home Prices: May 2025 vs May 2026

County-by-county comparison of median sale prices.



Source: Redfin May 2026 Housing Market Reports.

SPEED IS EVERYTHING



GET PRE-
APPROVED



ACT IMMEDIATELY



STRONG OFFER



BE FINANCIALLY
READY

DON'T GUESS ON PRICE



USE COMPARABLE SALES

Look at recent closed sales on the same street or immediate neighborhood for the most accurate price reference.



STAY HYPER-LOCAL

Homes one block away can differ significantly in value. Tight geographic comparisons give you a true market picture.



IGNORE ONLINE ESTIMATES

Internet estimates like Zestimates are often outdated or inaccurate. Never rely on them for pricing decisions.



GET A PROFESSIONAL CMA

A Comparative Market Analysis from your agent uses real MLS data to establish the right price with confidence.

COMMUTE MATTERS

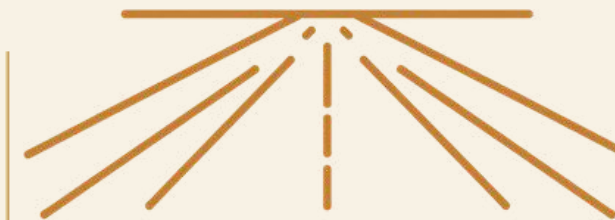
Bay Area traffic is real. Plan your commute around Caltrain, BART, tech shuttles, and freeway access to find your ideal location.



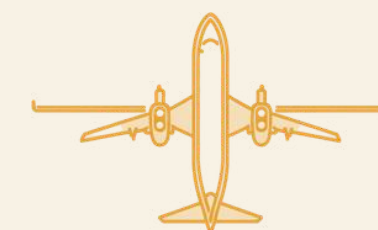
Tech Shuttles



Caltrain & BART



Freeway Access



Airport Access

BUDGET FOR THE EXTRAS



Beyond the mortgage, California homeownership comes with real ongoing costs. Plan ahead so nothing catches you off guard.

- ◆ PROPERTY TAXES, MELLO-ROOS & STATE INCOME TAX
- ◆ UTILITIES, HOA DUES & HOMEOWNER'S INSURANCE
- ◆ MAINTENANCE RESERVES & UNEXPECTED REPAIRS
- ◆ MOVING COSTS, STORAGE & EMERGENCY FUND

BUYER SUCCESS CHECKLIST



Pre-approval & financial readiness secured



Neighborhood research & disclosure review



Strong offer strategy & inspections done



Appraisal, loan approval & closing
complete



MOVING OUT OF SAN JOSE

Selling in San Jose means navigating a market where buyers are informed, selective, and expect the best.



Your property holds real value



Buyers are picky — preparation matters



Presentation drives top offers



Pricing strategy is everything



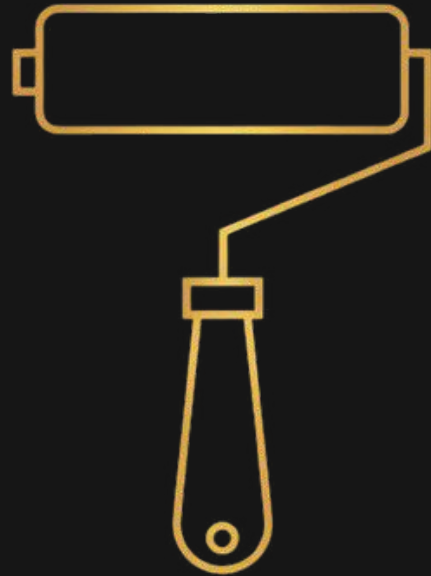
PRICE IT RIGHT FROM DAY ONE

Overpricing your home from the start can cost you more than you think — in time, money, and missed opportunities.

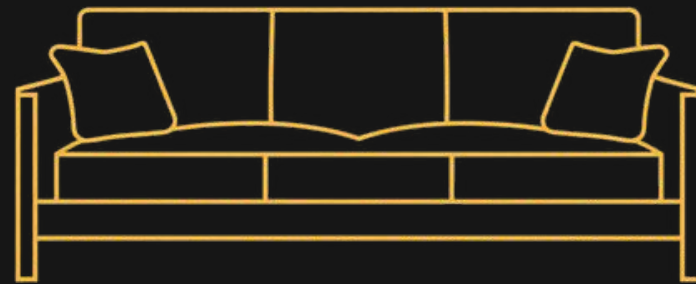
- ◆ FIRST IMPRESSIONS ONLINE ARE EVERYTHING
- ◆ OVERPRICING DRIVES BUYERS AWAY FAST
- ◆ BUYER PSYCHOLOGY FAVORS FRESH LISTINGS
- ◆ ACCURATE PRICING ATTRACTS STRONGER OFFERS



MAKE IT MOVE-IN READY



PAINT &
REPAIRS



STAGE & CLEAN



YARD & CURB
APPEAL



PRO
PHOTOGRAPHY



SELLING BEFORE BUYING

Rent-back agreements, transition timing, and temporary housing options can ease the stress of selling before your next home is secured.



PROPOSITION 19



A key tax benefit for California homeowners age 55 and older.

- ◆ TRANSFER YOUR PROPERTY TAX BASE WITHIN CALIFORNIA
- ◆ APPLIES TO PRIMARY RESIDENCE PURCHASES STATEWIDE
- ◆ USE THE BENEFIT UP TO THREE TIMES IN YOUR LIFETIME
- ◆ CONSULT A CPA OR TAX PROFESSIONAL FOR YOUR SITUATION

SELLER TIMELINE



Pre-listing consultation & home preparation



Inspections, staging & professional photography



Marketing launch, open houses & offers



Escrow, final walkthrough & closing day



STRESS-FREE MOVING CHECKLIST



ONE MONTH OUT

Book movers, declutter, start packing non-essentials, gather documents, and plan donations and storage.



THREE & TWO WEEKS OUT

Arrange permits, HOA rules, utilities, internet, mail forwarding, school and medical records updates.



MOVING WEEK & DAY

Pack valuables, prepare essentials box, final walkthrough, return keys, garage remotes, and deep clean.



AFTER MOVING

Update address, set up new home, connect with neighbors, and confirm all services are running smoothly.

ONE MONTH OUT



BOOK
MOVERS



DECLUTTER &
PACK



GATHER
DOCS



DONATIONS &
STORAGE

THREE WEEKS OUT



PERMITS &
ACCESS



HOA &
ELEVATOR



INSURANCE
REVIEW



PETS &
CHILDREN

TWO WEEKS OUT



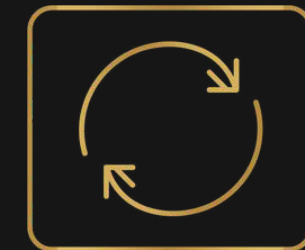
UTILITIES &
INTERNET



MAIL
FORWARDING



SCHOOL &
MEDICAL
RECORDS



SUBSCRIPTIONS
& UPDATES

MOVING WEEK



VALUABLES &
ESSENTIALS



FINAL
WALKTHROUGH



KEYS &
REMOTES



DEEP CLEAN

LOCAL RESOURCES & QUICK LINKS



Utilities: PG&E, San Jose Water, Recology waste services



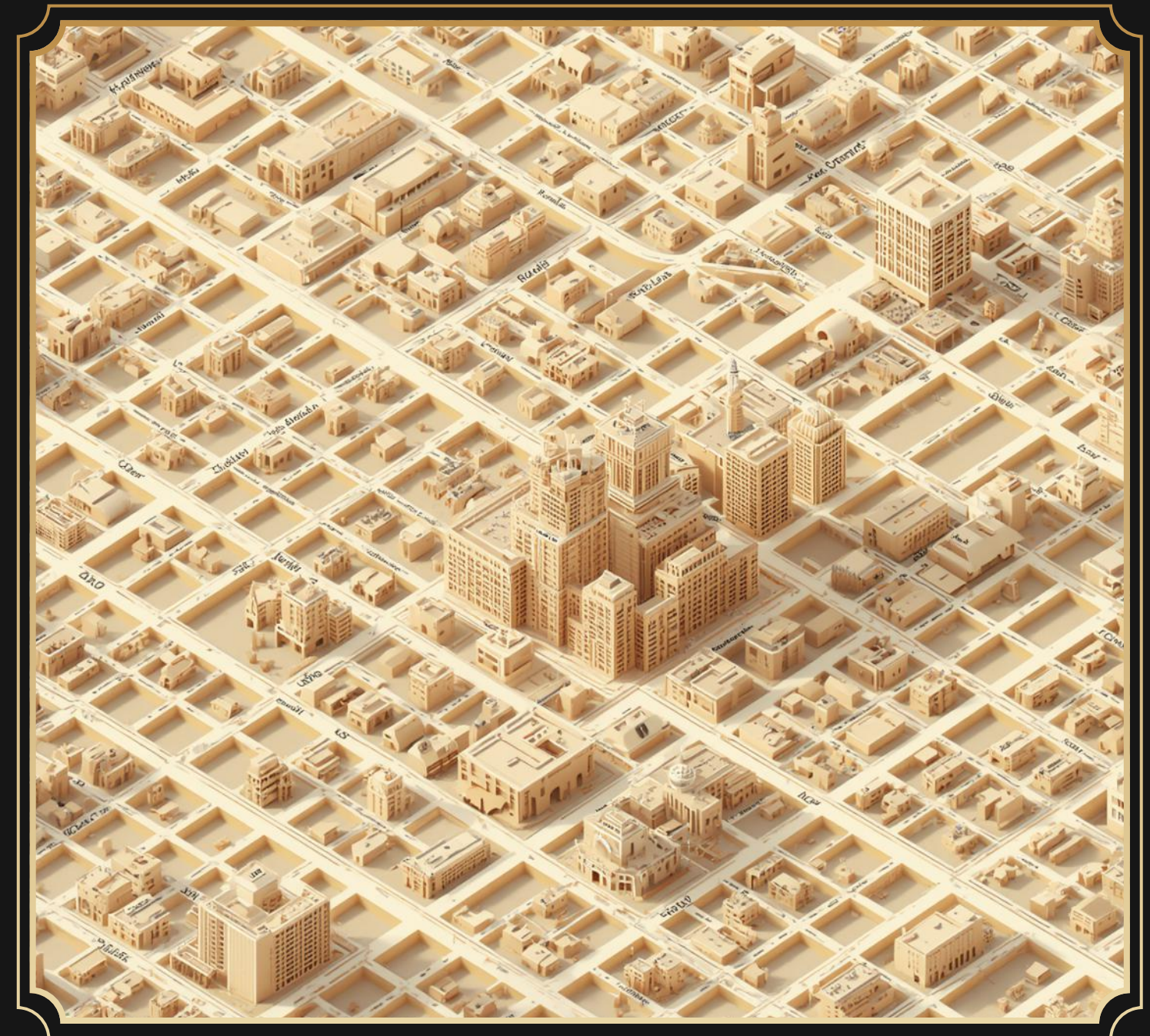
DMV, parking permits, city hall & San Jose 311



SJC Airport, SFO, OAK, VTA & Caltrain transit



Schools, parks, libraries & community resources





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LET'S CREATE A CUSTOM PLAN FOR YOUR MOVE



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