CLEARLY SOLD · PHOENIX METRO RELOCATION GUIDE

# Phoenix Metro Area Comparison & Visit Checklist

Print this and bring it with the guide. Compare up to three areas on the things that actually decide where you live — commute, budget, home features, amenities and your own priorities — then carry it with you on the visit weekend.

Prepared for _____ Date _____

Work location / corridor _____ Price range we are targeting _____

## 1. Compare up to three areas

Write the area or community at the top of each column, then work down the rows.

| Area / community | | | |
|---|---|---|---|
| COMMUTE | | | |
| Address or nearest cross-streets<br>Work location & corridor | | | |
| Test 7:30am and 5pm, then drive it<br>Peak drive time | | | |
| 101, 202, 303, I-10, light rail<br>Freeway or transit used | | | |
| HOUSING BUDGET | | | |
| Purchase price<br>Target price range | | | |
| Beds / baths / square feet<br>Home for our must-haves | | | |
| Maricopa County, about 0.5%–0.9% of assessed value<br>Annual property tax | | | |
| Monthly, plus any community facilities district<br>HOA dues | | | |
| Ask for the last 12 months of bills<br>Summer electricity, Jun–Sep | | | |
| Loan, tax, insurance, HOA, utilities<br>Monthly all-in payment | | | |

Home prices and tax rates are drawn from the Phoenix Metro Relocation Guide and change over time. Confirm any figure that matters for your budget with Andrew before you



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# Home Features, Amenities & Personal Priorities

Keep the same three areas in the same order as page 1, so the comparison lines up.

## 2. What the home and the area actually give you

Area A, B and C in the same order as your comparison table.

| HOME FEATURES | | | |
|---|---|---|---|
| Square feet, lot size, cars<br>Size, lot, garage | | | |
| Step-free living?<br>Single-story or stairs | | | |
| What you would use in summer<br>Pool, covered patio, shade | | | |
| New build, resale, roof and HVAC age<br>Age and condition | | | |
| Your short list<br>Features we will not give up | | | |
| **AMENITIES** | | | |
| Check the rating for the address, not the district<br>Schools for this address | | | |
| Everyday errands<br>Groceries, dining, shopping | | | |
| What you would use weekly<br>Trails, parks, golf | | | |
| Distance to the ones you use<br>Medical and employers | | | |
| **PERSONAL PRIORITIES** | | | |
| Light, quiet, space, walkability, family<br>What matters most to us | | | |
| Smaller lot, longer drive, older home<br>Trade-offs we will accept | | | |
| Non-negotiables<br>What we will not trade | | | |
| Resale, growth, how long we stay<br>Long-term view | | | |

## 3. FIRST IMPRESSION RANKING

Rank the areas before you talk yourself into one. Write the reason — the reason is the useful part.

First choice _____ Why: _____

Second choice _____ Why: _____



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# Visit Log — Visit 1

Fill this in the same day, while the drive, the noise and the feel of the street are still fresh.
Photocopy this page for each additional visit so every area gets the same notes.

Date, time of day and the streets you walked all change the answer — record them while they are fresh.

## 4. Visit 1: where we went and what we saw

One visit, one page. Same questions in every area, so the answers compare.

Date _____ Time of day _____ Area & community _____

Neighborhoods and streets we drove _____ Builder, agent or open house _____

Commute test: route taken _____ Time at peak / at 7:30am _____

Schools serving the address _____ HOA dues and what they cover _____

First impression, in one sentence _____

Questions we asked, and what we were told

What we loved

Concerns, red flags, surprises

Next step or follow-up, and who owns it



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# Visit Log — Visit 2

Fill this in the same day, while the drive, the noise and the feel of the street are still fresh.
Photocopy this page for each additional visit so every area gets the same notes.

Date, time of day and the streets you walked all change the answer — record them while they are fresh.

## 4. Visit 2: where we went and what we saw

One visit, one page. Same questions in every area, so the answers compare.

Date _____ Time of day _____ Area & community _____

Neighborhoods and streets we drove _____ Builder, agent or open house _____

Commute test: route taken _____ Time at peak / at 7:30am _____

Schools serving the address _____ HOA dues and what they cover _____

First impression, in one sentence _____

Questions we asked, and what we were told

What we loved

Concerns, red flags, surprises

Next step or follow-up, and who owns it



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# Questions to Ask, and What to Note Down

Ask the same questions in every area so the answers actually compare. Tick the box, then write the answer.

Every question below comes from the guide — they are the ones that change the decision.

- ☐ What is the drive to work at 7:30am, and again at 5pm — can we drive it together now?
- ☐ What do summer electric bills run for a home this size, June through September?
- ☐ What does the HOA cover, what does it restrict, and may we read the governing documents?
- ☐ Which schools serve this exact address, and how are they rated today?
- ☐ What are the property taxes, and is there a community facilities district on top of them?
- ☐ What is the insurance picture here — roof age, flood, wind or wildfire considerations?
- ☐ How old are the roof, HVAC, water heater and pool equipment?
- ☐ What has sold on this street in the last six months, and how quickly?
- ☐ What is planned nearby — new construction, roads, commercial or a freeway extension?
- ☐ If we needed to sell in three to five years, who would buy this home?
- ☐ What do you wish buyers asked you before they chose this area?
- ☐ What would you want to know if you were moving here from out of state?

Notes, decisions and what we want to see next

BEFORE YOU DECIDE

Get a full mortgage pre-approval, not a pre-qualification. Never waive the inspection — desert roofs, HVAC, pools and stucco hide surprises.
Read the HOA governing documents before you fall in love with the house. Arizona does not observe daylight saving time.
Update your driver license within 30 days of moving, register the vehicle with ADOT, and set up APS or SRP service before closing.

Start planning at ClearlySold.com

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