



# Denver Relocation Guide: Your Journey to the Mile High City

Welcome! I'm Dipo Phillips, a Denver relocation specialist helping professionals and families make a seamless transition to our vibrant city. Whether you're moving for career opportunities, lifestyle changes, or a fresh start, this guide will provide the essential information you need to make your move with confidence.

# Why Denver Is Calling You Home



## 300 Days of Sunshine

Enjoy Colorado's famously bright days and clear blue skies nearly year-round, creating the perfect backdrop for an active lifestyle.



## Outdoor Paradise

Access world-class hiking, skiing, biking, and camping all within 1-2 hours of your doorstep in every direction.

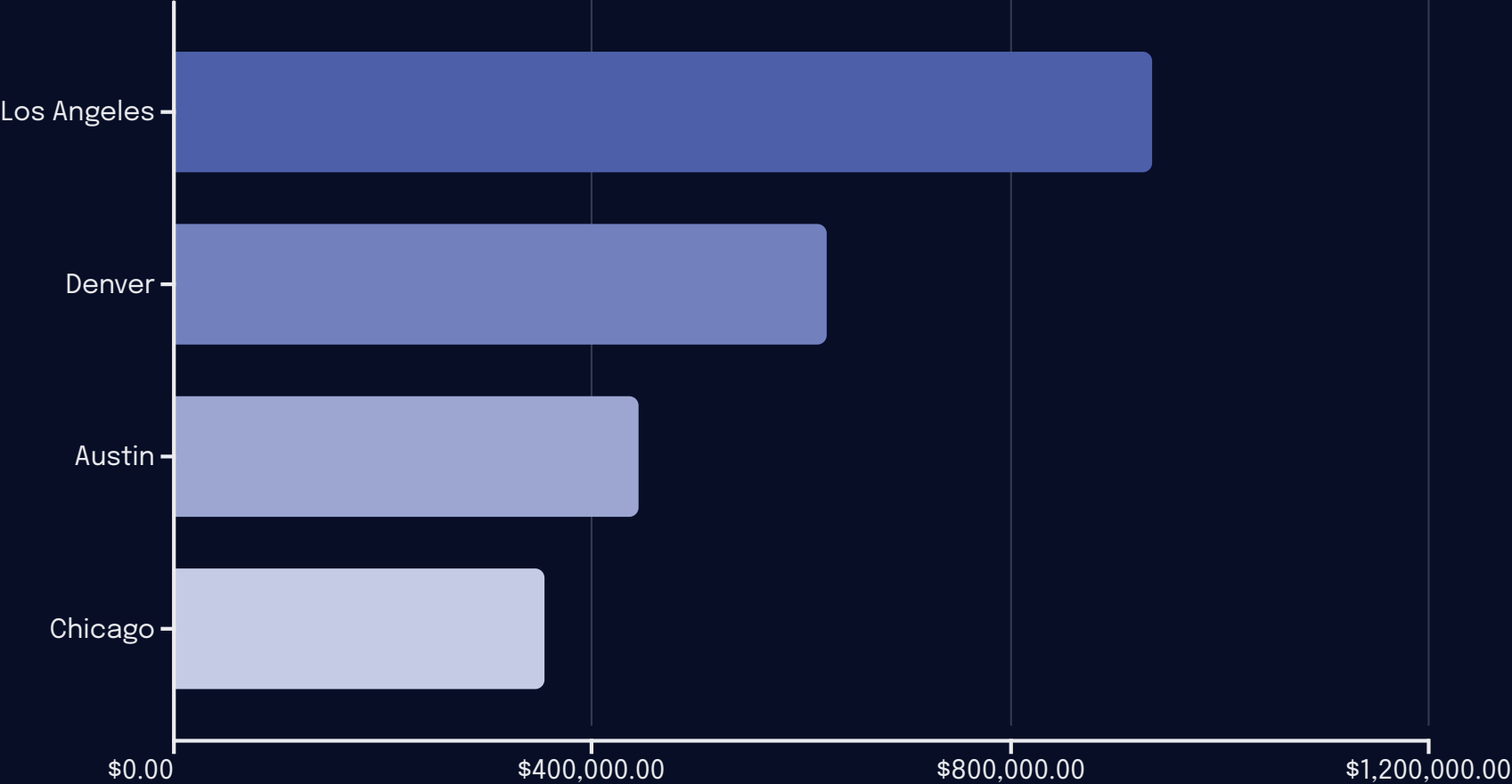


## Thriving Job Market

Benefit from growing opportunities in tech, healthcare, renewable energy, and aerospace sectors with major employers and startups.

With direct flights to both coasts and an expanding suburban landscape offering diverse housing options, Denver perfectly balances urban convenience with natural splendor.

# Cost of Living: Denver vs. Major Cities



Denver offers a balanced cost of living with a median home price of \$625,000 and average 2BR rent of \$2,600. Colorado's state income tax sits at a reasonable 4.4%, with one of the nation's lowest property tax rates at just 0.48%.

# Neighborhoods You Need to Know

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## Washington Park

**Best For:** Active young families

**Vibe:** Craftsman charm, park-centered lifestyle

**Price Range:** \$800K-\$2M

2

## Central Park

**Best For:** Growing families

**Vibe:** Modern, master-planned community

**Price Range:** \$550K-\$1M

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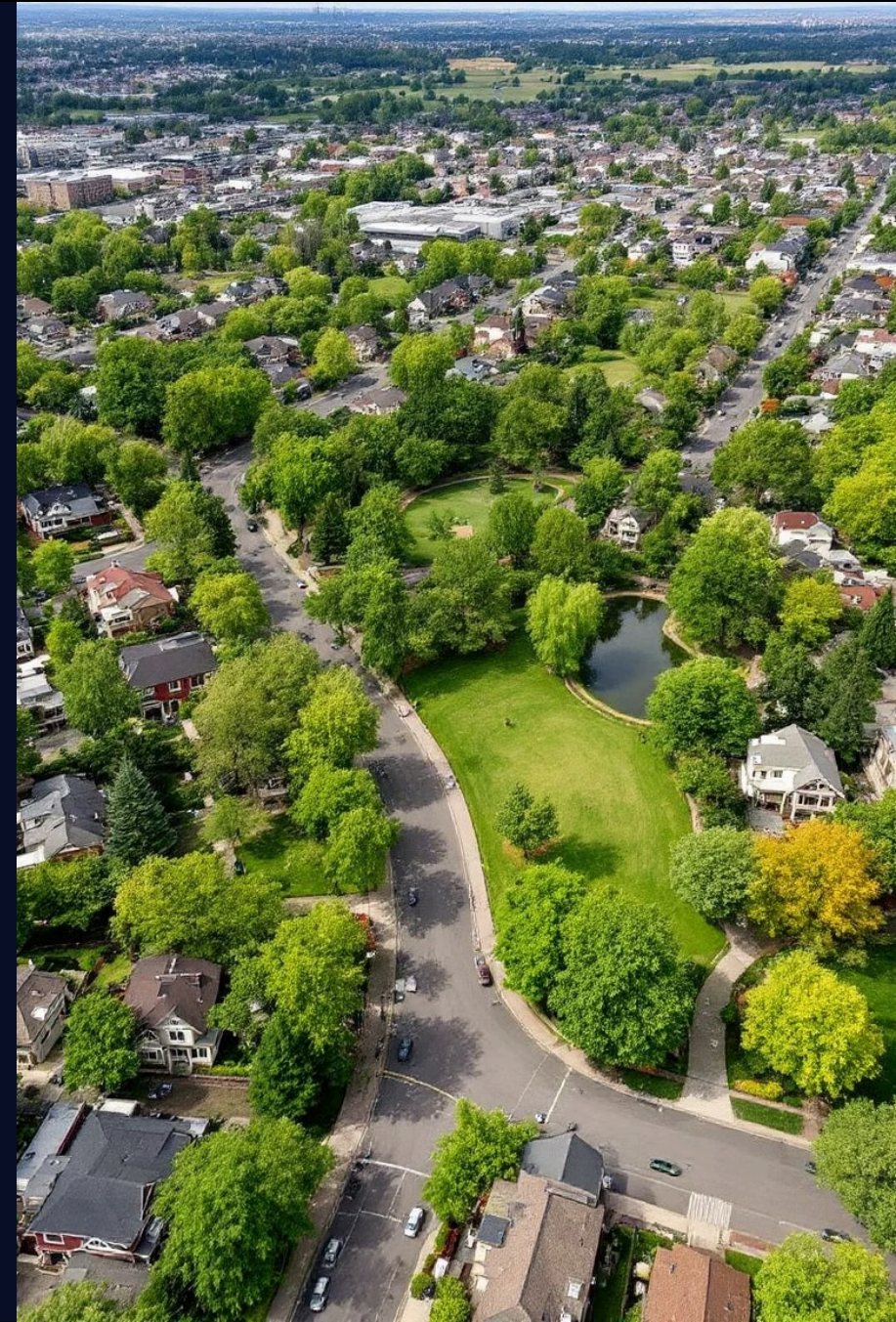
## Highlands

**Best For:** Young professionals

**Vibe:** Hip, walkable, foodie scene

**Price Range:** \$600K-\$1.2M

Each neighborhood offers unique advantages from family-friendly suburbs like Parker and Castle Rock to vibrant urban districts like Highlands.





# What Your Budget Gets You in Denver



**\$650K: New build 4BR home in Parker**

## **\$500K Range**

3BR townhome in Central Park or Thornton with modern amenities and community features

## **\$800K Range**

Renovated 4BR in Highlands Ranch or a stylish bungalow in Berkeley with character

## **\$1M+ Range**

Custom build or luxury finishes in South Denver, Hilltop, or Washington Park with premium features

# Education & Work Life

## Top School Districts

- Cherry Creek School District
- Boulder Valley School District
- Littleton Public Schools
- Douglas County (Parker, Castle Rock)

## Work & Remote Life

Denver has become a hub for remote workers with excellent connectivity and numerous co-working spaces. Major employers include Amazon, Google, Lockheed Martin, and UCHealth.

Average commute time is just 27 minutes, with RTD Light Rail connecting suburbs to downtown.



# Colorado's Enviably Weather & Outdoor Lifestyle

## Winter

45°F average with abundant sunshine between snowfalls, perfect for winter sports enthusiasts

## Weekend Adventures

From skiing in Breckenridge to kayaking in Confluence Park, outdoor opportunities abound



## Summer

88°F average with low humidity, creating comfortable conditions for outdoor activities

## Fall/Spring

50s–70s with beautiful foliage and mild temperatures ideal for hiking and exploration

# Buying a Home When You're Out of State

## Strategy Call

Schedule your Relocation Strategy Call to discuss your needs, budget, and timeline

## Neighborhood Match

Identify the right neighborhoods based on lifestyle, schools, and commute preferences

## Virtual Tours

Experience neighborhoods and homes through video tours and FaceTime walkthroughs

## Digital Transactions

Submit offers digitally and complete all paperwork remotely with secure technology

## Local Management

I'll handle inspections, appraisals, final walk-throughs, and closing logistics

As your relocation specialist, I ensure a stress-free purchase process even when you're thousands of miles away.



# Your 90-Day Move Timeline



# Ready to Start Your Denver Journey?

## Let's Connect


Schedule your complimentary 15-minute Relocation Strategy Call to discuss your specific needs and timeline.


You don't have to navigate this journey alone—I've helped many families successfully relocate to Denver.

### Dipo Phillips

Relocation Specialist

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Ask about my "Denver Welcome Kit" – a curated collection of local favorites, services, and exclusive discounts to help you settle in!