

Bay Area to Redding: The Relocation Process & Timeline

Step-by-step process for relocating from the Bay Area to Shasta County — typical 6-10 week timeline, from a Realtor who's done it 44+ times.



3 hrs

Drive from SF



60%

Lower Housing Costs



Same

State (Still California)



\$405K

Redding Median (May 2026)

This page covers the process of relocating from the Bay Area to Redding — the timeline, the scouting trip, remote pre-approval, escrow logistics, schools, climate adjustment, and what 44+ Bay Area families I've worked with actually did to make it happen.

If you want the *buying-power* angle — what your Bay Area budget actually gets you in Shasta County, the current market data, and which Redding neighborhoods match which Bay Area lifestyles — see [What Your Bay Area Budget Buys in Redding](#). This page is about *how* to make the move; that one is about *what* you're moving into.

Bay Area vs Shasta County — at a glance

Most people anchor on housing cost, but the daily-life math is more than the mortgage. Here's the side-by-side I walk every Bay Area buyer through on the scouting trip.

	BAY AREA	SHASTA COUNTY
MEDIAN HOME PRICE	~\$1.3M (San Francisco)	~\$405K (Redding, May 2026) – 3× cheaper
DAILY COMMUTE	45–90 min each way common	15–20 min across town
SUMMER CLIMATE	Cool, foggy, 60s	Hot & dry, 95–105°F – sunny, among California's sunniest
OUTDOOR RECREATION	Drive to coast or Yosemite	At your doorstep – Whiskeytown 15 min, Lassen 1 hr
PUBLIC SCHOOLS	Excellent in pockets, varies wildly	Palo Cedro & Enterprise rate above Shasta County average
COST-OF-LIVING INDEX	Among the highest in the US	Below national average
STATE INCOME TAX	Same – CA statewide brackets	Same – CA statewide brackets
PROPERTY TAX	~1.1% base (Prop 13 applies)	~1.1% base (Prop 13 applies)
DISTANCE BACK TO SF	—	215 miles · 3 hr drive · 1 hr direct flight (RDD→SFO)



NATHAN'S NOTE · WHY I BUILT THE REMOTE-BUY PROCESS

Roughly half the Bay Area buyers I work with never see their house in person before close. We walk every listing on video the day it hits, we drive your shortlist on speakerphone, we map the commute and schools

by satellite. **What we can't replace is one scouting weekend — but you only need one.** If you'd rather make the call from your kitchen and let me handle the rest, I've set the process up for that. Tell me up front, I'll dial it in.

The Distance Reality

First, let's talk geography. Redding is about 215 miles north of San Francisco:

- **Drive time:** 3 to 3.5 hours depending on traffic and your starting point
- **Route:** I-80 to I-505 to I-5, or straight up I-5 from the South Bay
- **Flights:** Direct from Redding to SFO (United), about 1 hour in the air

This matters if you have family in the Bay, need to visit occasionally for work, or just want the option to get back. It's doable—many people make the drive for long weekends. But it's not a quick commute, so this works best if you're truly ready to leave, not just looking for a far suburb.

Budget & Buying Power (Quick Note)

Bay Area money goes 3-4x further in Shasta County. The median sale price here is roughly \$405K (Redding, May 2026) vs. \$1.3M in San Francisco — and

Shasta County overall sits closer to **\$380K** per the latest [market report](#).

That's the headline. For the full budget-by-budget breakdown (\$300K → \$1.3M), live market stats, and which neighborhoods match which Bay Area lifestyles, this is covered in detail here:

The rest of *this* page focuses on the actual process of getting from "I'm thinking about it" to "I have keys."

What Former Bay Area Residents Say

After every Bay-to-Shasta close I ask the buyer what they'd tell themselves a year earlier. The same five things keep coming up.



Move sooner than you think

"I wish I'd done it years earlier. The stress reduction alone was worth it."



Get good AC

"Summer is hot. Like, actually hot. Get a place with good AC and check the SEER rating on the unit."



Join something early

"Make an effort to meet people early. A gym, a hiking group, a church, whatever."



The drive back isn't bad

"I see my Bay family more often than I expected. 3 hours each way is doable for a

Don't just stay home."

long weekend."



You won't miss the restaurants

"I thought I'd miss the restaurants more than I do. Turns out I mostly ate at the same 5 places anyway."

The Climate

Weather is a common question. Here's the deal:

- **Summer:** Hot. 95-105°F in July/August. Dry heat, but still hot. Most people stay indoors midday and enjoy mornings/evenings.
- **Fall:** Beautiful. Perfect temps (60s-80s), clear skies, changing colors.
- **Winter:** Mild compared to most of the country. 40s-50s during the day, occasional frost. Snow is rare in the valley.
- **Spring:** Gorgeous. Wildflowers, green hills, waterfalls flowing strong.
- **Sunshine:** Abundant — Redding is among the sunniest cities in California. The gray, foggy Bay Area weather? That's not a thing here.

Remote Work from Redding

This is the #1 reason the Bay-to-Redding pipeline exists. If your employer lets you work remotely, you can keep your Bay Area salary and slash your cost of living by 50-60%. Here's what the infrastructure looks like:

- **Internet:** Spectrum and AT&T cover most of Redding with 200+ Mbps. Fiber is available in newer developments. Rural areas use Starlink (popular and reliable in Shasta County).
- **Coworking:** Several shared office spaces have opened in the Sundial Bridge district and downtown Redding. Coffee shop culture is strong too.
- **Time zone:** You're still Pacific Time. No awkward schedule math for Bay Area team meetings.
- **Airport:** Redding Municipal (RDD) has direct United flights to SFO—about an hour in the air. For everything else, Sacramento (SMF) is 2.5 hours south.

Many of my relocation clients are in tech, healthcare, and finance—all working remotely. The math is simple: keep the salary, drop the \$4,000/month rent, buy a house with a \$1,800 mortgage payment, and pocket the difference. Read more in my [remote work guide](#).

Schools for Families

If you have kids, schools are going to be a factor. Here's the honest picture:

- [**Palo Cedro**](#) has the strongest schools in the area—Junction Elementary and Foothill High School consistently rate at the top of Shasta County.
- **Enterprise** district is another strong choice, particularly for elementary and middle school.
- **Private options** exist: Liberty Christian, Redding Christian, and several charter schools. Tuition is \$5,000-\$12,000/year—far less than Bay Area private school rates.

Overall, top Shasta County schools compare favorably to mid-range Bay Area schools. You won't find the depth of AP/IB programs that Palo Alto or Cupertino offer, but class sizes are smaller and community involvement is higher. For a full breakdown, check the [schools guide](#).

Neighborhood Fit (At a Glance)

Different Redding-area neighborhoods suit different Bay Area lifestyles. Quick orientation:

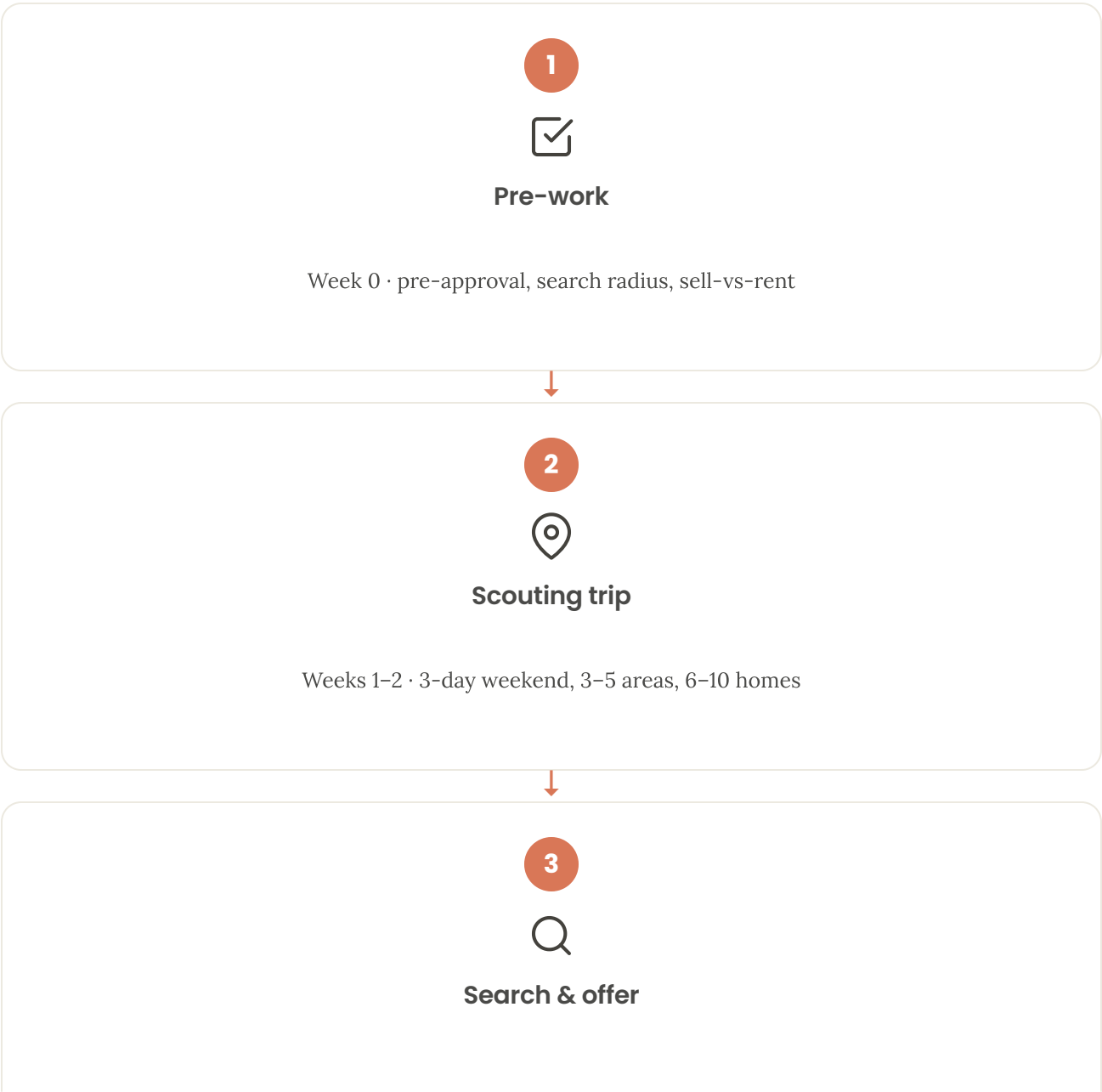
- [**Redding**](#): Most urban — easiest transition from SF/Oakland
- [**Palo Cedro**](#): Walnut Creek/Danville energy — top schools, family-focused
- [**Bella Vista**](#): Marin/Mill Valley energy — acreage, privacy, retirees + remote workers
- [**Anderson**](#): Best value, easy I-5 back to the Bay

The full *which-Bay-Area-suburb-translates-to-which-Redding-neighborhood* matrix is in the [buying-power breakdown](#). Or browse all [Shasta County](#)

communities.

The Move: 6-10 Week Process

This is where this page earns its keep. Here's the shape of it — the detail underneath unpacks each step.



Weeks 3–6 · alerts, live video walk-throughs, remote signing



4



Escrow & close

Weeks 7–10 · inspections, appraisal, mobile-notary close



5



Keys

Day ~70 · funds wire, keys 24–48h after signing

Week 0: Pre-Work (Before You Visit)

1. **Get a pre-approval letter from a local lender.** Bay Area lenders can write loans in Shasta County, but local lenders often have better rates and faster turn times for this market. I have 3 I work with regularly.
2. **Sell-vs-rent your Bay Area place.** If you're selling, get a CMA from your Bay agent now — escrow timelines need to overlap. If you're renting it out, factor in property management costs.
3. **Decide your search radius.** Redding city, Palo Cedro/Bella Vista (acreage), or south to Anderson/Cottonwood (value). Tell me before the scouting trip — I won't waste your weekend showing you everywhere.

Weeks 1-2: The Scouting Trip

1. **Plan a 3-day weekend.** Fly into RDD (direct from SFO via United, ~1hr) or drive up Friday morning.
2. **Saturday:** I drive you through 3-5 target neighborhoods. We see 6-10 homes back-to-back. You eat at local spots between showings.
3. **Sunday:** Hike a trail (Whiskeytown, Sundial Bridge, or Lassen depending on weather). Drive the school zones if you have kids. Get a feel for the place at non-tour pace.
4. **Monday morning before flying back:** We debrief. You leave with a shortlist of 1-3 areas and a pre-approval calibrated to actual prices.

Weeks 3-6: Active Search & Offer

1. **Live MLS alerts.** I set up saved searches matching your shortlist. New listings hit your inbox within minutes of going live.
2. **Live video walk-throughs for new listings.** If you can't fly back, I'll FaceTime you through it the day a listing hits, so you see it before locals do.
3. **Write the offer remotely.** Everything is e-signed via DocuSign. You don't need to be in California to make an offer.
4. **Negotiation.** The Redding market is balanced (homes averaging around 79 days on market) — you're writing reasonable offers, not waiving every contingency.

Weeks 7-10: Escrow & Move

1. **Inspections (Week 7):** General, pest, roof, sometimes well/septic for rural properties. I attend on your behalf if you can't fly back.

2. **Appraisal & loan docs (Weeks 7-8):** Lender orders appraisal. You return loan conditions. Most issues resolved by week 8.
3. **Final walk-through (Week 10):** Either you fly in or I do it on FaceTime.
4. **Closing & keys:** Signing happens at a notary in your Bay Area town (mobile notary if needed). Funds wire same-day. Keys handed off when recorded — typically 24-48 hours after signing.

Total timeline: 6-10 weeks from first scouting trip to keys. Faster if you're decisive and inventory is cooperating; longer if you're in no rush or waiting on a Bay Area sale to fund the down payment.

Remote-Buy Tip

Roughly half my Bay Area clients never visit a second time before close — the entire purchase happens via video, e-sign, and trust in the local team. The scouting trip is the only mandatory in-person piece. If that's the path you want, say so up front and I'll set the process up accordingly.

Planning a move from the Bay Area?

Get a relocation game plan and first-look listings from an agent who knows both ends of the drive.

Email address

START MY RELOCATION PLAN

🔒 Goes straight to Nathan. No spam, never shared.