Moving to Shasta County

Your step-by-step guide to relocating. What to expect, how to plan, and how to find the right home.

8–10
Weeks Start to Keys

10
Communities to Explore

Affordable
Entry Points

Free
Buyer Representation

> Moving to a new area is a big decision—and doing it from a distance adds extra challenges. I've helped dozens of people relocate to Shasta County from the Bay Area, Sacramento, Southern California, and even out of state. Here's the process that works.

Step 1: Research the Area

Before you start looking at homes, understand what you're moving into. Shasta County isn't one uniform place—it's a collection of distinct communities, each with its own character:

- Redding — The regional hub with most services, shopping, and employment
- Palo Cedro — Upscale rural living east of Redding
- Anderson — Affordable homes south of Redding
- Shasta Lake — Lake lifestyle at entry-level prices
- See all 10 areas →

Think about what matters to you: commute distance (if applicable), school districts, property size, proximity to outdoor recreation, and budget. Each area offers a different mix.

Step 2: Connect with a Local Agent

This is where I come in. As your buyer's agent, I'll help you:

- Narrow down which communities fit your needs
- Work with a local agent who knows about homes before they hit the market
- Schedule viewings (in person or via video tour)
- Understand local market conditions and pricing
- Navigate the offer and negotiation process
- Coordinate inspections, appraisals, and closing

Important: Buyer representation is free to you. I'm paid by the seller at closing, so there's no cost to have an expert in your corner.

NATHAN'S NOTE · THE ONE THING REMOTE BUYERS UNDERESTIMATE

Most relocators try to compress the front end — picking an area in a week, touring 12 homes in a day, writing an offer the same trip. That's how people end up in the wrong neighborhood. **Spend the time on areas before you spend it on homes.** A weekend driving Palo Cedro, Enterprise, Anderson, and Shasta Lake before you tour a single listing will save you a six-figure mistake. I'll plan that loop for you on day one — it's the highest-leverage hour we'll spend together.

Step 3: Visit (If Possible)

If you can make a trip to the area, even for a weekend, it's worth it. I can schedule multiple showings in a day and drive you through different neighborhoods so you get a feel for each one.

Can't visit in person? I regularly do video tours for remote buyers. It's not the same as being here, but it works—I've helped people buy homes they'd never physically seen until closing day.

Step 4: Get Pre-Approved

Before making offers, you'll need a mortgage pre-approval letter. This shows sellers you're a serious buyer with financing in place. I can recommend local lenders who understand out-of-area buyers, or you can use your own.

The pre-approval process typically takes a few days. Have these ready before you call the lender — having everything in one folder shaves days off the timeline:

Credit check

Lender pulls your tri-merge report. Don't open new accounts or run a balance up during escrow.

Income verification

2 recent pay stubs, last 2 years of W-2s, last 2 years of federal tax returns (all pages, all schedules).

Asset documentation

Last 2 months of statements for every account holding down-payment or reserve funds. Large deposits need a paper trail.

Employment verification

Lender calls your HR to confirm. Self-employed? Bring P&Ls plus 2 years of business returns.

Read our Mortgage Pre-Approval Guide for detailed steps.

Step 5: Find the Right Home

This is the fun part. Based on your criteria, I'll send you properties as they hit the market. In our current market, good homes move fast—sometimes within days—so being prepared to act is important.

When you find a home you like, we'll:

1. Review comparable sales to determine fair market value
2. Craft a competitive offer
3. Negotiate terms with the seller
4. Get into contract

Step 6: Due Diligence

Once you're in contract, you typically have 17–21 days for inspections and contingencies. Four checks have to clear before you commit — I coordinate all of them and keep you informed every step of the way:

Home inspection

A thorough review of the property's condition. Roof, foundation, HVAC, electrical, plumbing. See our inspection guide.

Appraisal

Lender's independent verification that the home is worth the purchase price. A low appraisal can renegotiate the deal.

Title search

Ensures clear ownership with no liens, easements, or title issues that could come back later. Title insurance follows.

Final walkthrough

24–48 hours before closing we walk the home one last time — confirming repairs were made and nothing changed since contract.

Step 7: Close and Move

Closing typically happens 30-45 days after your offer is accepted. You'll sign documents (often done remotely via mobile notary), wire your down payment and closing costs, and receive the keys.

Then comes the move itself. If you need recommendations for:

- Moving companies that handle long-distance relocations
- Utility setup contacts
- Local services (doctors, dentists, vets)
- Things to do when you first arrive

Just ask—I'm happy to share what I know about the area.

Timeline Overview

The full relocation arc — from "let's start looking" to keys in hand — usually takes 8–10 weeks. Here's how it sequences:

1

Research & prep

connect with agent, get pre-approved

2

Review & visit

property review, area scouting trip

3

Offer & contract

craft offer, negotiate, mutual acceptance

4

Due diligence

inspections, appraisal, contingencies clear

5

Close & keys

sign, wire funds, receive keys

Some moves happen faster, some take longer—it depends on your situation and what's available in the market.