

## Choosing a Neighborhood

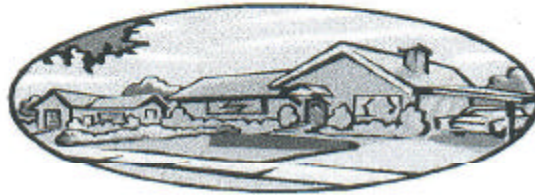
With so many homes on the market you'll never get anywhere unless you narrow your choices. You can begin this process by first identifying one or a few neighborhoods that are right for you by:

- ☀ Considering local factors; and
- ☀ Using neighborhood strategies.

## Factors to Consider When Evaluating a Neighborhood

When evaluating a neighborhood, you should investigate local conditions. Depending on your own particular needs and tastes, some of the following factors may be more important considerations than others:

- ☀ Quality of schools
- ☀ Property values
- ☀ Traffic and Crime rate
- ☀ Future construction
- ☀ Proximity to: Schools, Employment, Hospitals, Shops, and;
- ☀ Public transportation, Freeways, Airports, Beaches, Parks, and;
- ☀ Stadiums, Cultural Activities (museums, concerts, etc.), and Prisons.



## Neighborhood Search Strategies

If you're a first time-buyer with limited financial resources, it's a wise purchasing strategy to buy a home that meets your primary needs in the best neighborhood that fits within your price range.

You can maximize your home purchase location by incorporating some of the following strategies into your neighborhood search:

- ☀ Look for communities that are likely to become “hot neighborhoods” in the coming years. They can often be discovered on the periphery of the most continuously desirable areas.
- ☀ Look for a home in a good neighborhood that is a bit farther out of the city. If commuting is a concern, purchase a home that is close to public transportation.
- ☀ Look at the neighborhood demand by asking me whether multiple offers are being made, whether the gap between the list price and sale price is decreasing, and whether there is active community involvement. You can also drive around neighborhoods and see how many “sale pending” and “sold” signs there are in a particular area.
- ☀ Look into purchasing a condominium, rather than a house, in a desirable neighborhood. This way you still may be able to purchase in a prime area that you otherwise could not afford.



### Making your wish list

Making sure you end up with the right home involves figuring out exactly what features you need, want, and don't want in a home. Before starting our search, you should make a “wish list” to decide which features are absolutely essential, which are nice “extras” if you happen to find them, and which are completely undesirable.

The more specific you can be about what you're looking for from the outset, the more effective our home search will be. *Also keep in mind, that in the end, every home purchase is a compromise.*

**If I'm moving a considerable distance, is there any way I can screen homes before I start traveling?**

Yes. Today's Multiple Listing Service -- which includes up to 90% or more of the homes listed in any given community -- have made it relatively easy for buyers to access detailed information on homes for sale practically anywhere in the country.

