



So, you wanna leave California?

Lions Realty Group's Guide to the Best States to Move to!

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The California Exodus

Have you considered moving away from California? You're not alone. Hundreds of thousands of people in California, specifically Southern California have been looking to resettle in other states for reasons such as affordability, less congestion, retirement, lower tax-rates, and other state-sponsored incentives.

We all know that California has a lot to offer. But when you can work virtually, sell your million-dollar home in L.A., and buy an equivalent home in Seattle, Houston, or Scottsdale for a quarter of the price, you're probably thinking, *that's not a bad idea.*

From 2016 to 2018, California had a near stagnate population growth, with no growth in 2019, and a 0.18% decline in 2020 (Macrotrends 2021).

This trend has been dubbed the California Exodus and is one of only a handful of times in the past century that California has seen a declining population trend.

So, is anyone moving to California? Sure! California is seeing population growth coming from overseas and more affluent homebuyers from around the country. See our eBook on which states are moving to California.

But the bottom line is, what California can't offer homeowners other states can.

In this eBook, Lions Realty Group will help you find the perfect state to move to outside of California.



Two Types of Sellers Leaving California

Improve Quality and Affordability of Life

California was once the tech-center as well as the ideal headquarters for companies looking to draw on the best talent. However, as technology improved and more employees are being offered the opportunity to work virtually, the high costs of living in California are no longer required for employment.

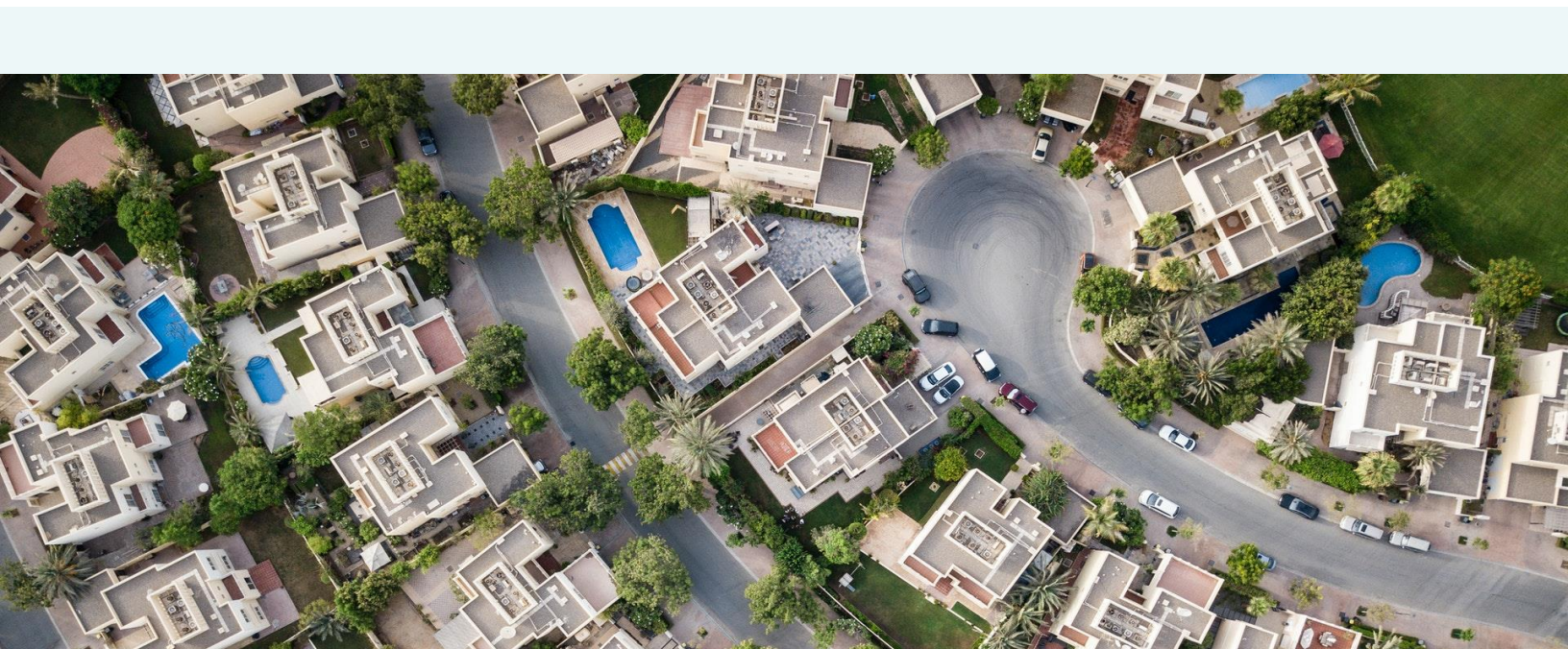
Employed, self-employed, and retirees realize that the reasons for staying in California are quickly becoming challenging. What is becoming more of a realization for the modern homeowner is that they have more options to live anywhere they choose, with good public schools, better air quality and most importantly the ability to afford a much larger home in states outside of California..

Retirees

Retirees have historically chosen to move away from California to reduce their cost of living and live in relaxed retirement neighborhoods.

States such as Florida, Texas, and Arizona have a wealth of retirement communities that have grown due to the California exodus and offer a variety of amenities in climates similar to California, but at a fraction of the cost.

See Lions Realty Group's eBook on the top states that retirees from California retire to, outside of California, or contact Lions Realty Group for more information at taunee@LionsREgroup.com or call 310-770-8018



Why are Californians Moving?

Making a transition to move to a new state, or even across the country is a huge decision. But every year Californians are taking the plunge as they look for more opportunity and a quality of life suitable to their needs. Among the states on this list, you will see common themes in the following pages of why Californians are moving out.

Here are the most popular reasons Californians move out of California:

Cost of Living

In 2020 California saw the median house price jump to over \$700,000 across the state. Additionally, utility costs, food costs, and gas prices are often higher than most other states on this list.

Taxes

There are nine states in the United States with no state income tax. California is not one of them.

Less congestion

The states on this list share the natural beauty of California without the overcrowding and massive traffic issues that lead to poor air quality and general frustration.

Job opportunities

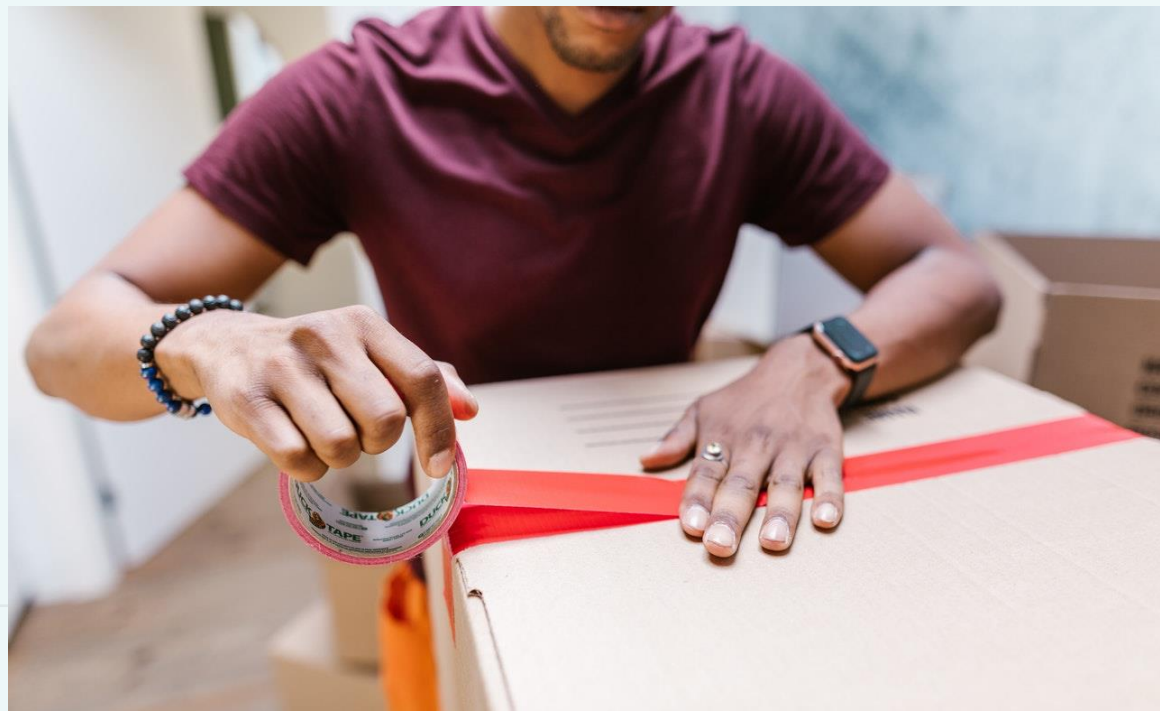
Like homeowners, businesses are moving away from California. These states offer job growth, and in many cases without the competition for those jobs.

Similarities

Nobody wants to leave everything behind. These states are similar enough to California without actually being California.

COVID-19

California businesses were closed down for months and some profits fell as much as 90%. Business and personal relocation potentially saves businesses and homeowners from bankruptcy.



Texas

California to Texas is the most popular move for Californians leaving the state.

So, why is Texas so attractive to Californians? For starters, the dry Texas heat and moderate winters are familiar to Californians from the Bay Area down to Southern California. And familiarity breeds comfort. But, Texas has much more to offer.

Cost of Living

Regardless of where you live in California, you will pay some of the highest housing, utility, and essential costs in the country.

A 2020 study by Patriot Software shows the value of \$1.00 in Texas is \$1.03, and in California that dollar is worth \$0.87.

No State Income Tax

Texas is one of nine states without state income tax, further boosting your bottom line.

Employment

Texas has low unemployment and offers high-paying salaries in energy, technology, and trade. Texas is also becoming a haven for businesses moving out of California such as Tesla and Oracle.

Best Cities to move to in Texas

Among the most popular Texas cities to move are Dallas, Houston, College Station, and Austin



Arizona

Arizona is California's popular southeast neighbor and for good reason. It's beautiful and cheap.

CNN's Cost-of-Living Calculator estimates that a California salary of \$100,000 is the equivalent of an Arizona salary of \$50,000. That's a great deal for someone moving to a bordering state.

Cost of Living remains the highest measure of why someone moves from California to Arizona, from the thriving art communities in Scottsdale to the third highest-job growth in the country, it seems Californians can thrive in the Grand Canyon State. Other reasons to move to Arizona:

Natural Beauty

Californians are used to the beautiful landscapes of beaches, mountains, and desert. Arizona is one of the most

photographed places with the highlight being the Grand Canyon.

Weather

Arizona is ranked fourth on the list of states with the best weather with summers that are dry and hot, but more importantly winters that average 65 to 85 degrees.

Few Natural Disasters

More commonly, homeowners have been leaving California due to a rise in natural disasters impacted by fire, earthquake and the Pacific Ocean. Arizona is buffered from the Pacific by California and Mexico, and is not impacted by earthquakes, nor is it not as vegetation dense as California that is annually subjected to wildfires.

Best cities to move to in Arizona

Among the most popular cities to move to in Arizona are Phoenix, Tempe, Prescott, and Scottsdale.



Washington State

Washington is a familiar state to many Californians and accurately identified as “basically California, with rain and greenery.” (Lansner 2021 Mercury News).

Washington is a coastal state that offers California’s biggest charms: high-paying jobs, the ocean, outdoor activities, and diversity. From a thriving art and music scene, to agricultural and environmental appreciation, Washington is a great place to live.

Here are a few reasons Californians are flocking to Washington State:

Jobs

Washington is home to Amazon, Microsoft, Starbucks, and Boeing and that is just Seattle. The state thrives on technology, agriculture, environmental, tourism, and the fishing industries.

Affordable Cost of Living

The biggest reason for the California exodus is affordability. Washington State is appealing to Californians because of their similarities, but also because cost of living in Washington is cheaper. For example, the median home price in Washington State is \$478,015 and in California the median home price in 2020 jumped to over \$700,000

No Income Tax

Like Texas, Washington State has no income taxes adding more money to your pocket.

Education

Not only does Washington excel in education including two major universities, but in 2015 the state cut tuition by 15% to 20% for four-year colleges.

Best Cities to move to in Washington

Olympia, Spokane, Seattle, and Bellevue



Nevada

Many people look at Nevada as California's wild friend to the east. Las Vegas is considered one of the most famous cities in the world with top-notch gambling and entertainment. And Californians find Nevada hard to resist with over 500,000 Californians moving to their neighboring state every year.

But, behind the glitz and glamour, Nevada has much more to offer than bright lights and days without sleep.

Jobs

Nevada's job growth continues to move up with the biggest industries in tourism and entertainment, mining, construction, and education.

No income tax and other taxes

Due to the thriving gambling industry, Nevada has no state income tax, nor does it tax food or medicine.

Cost of Living

Even in Nevada's most expensive city—Las Vegas, the median home price is about \$256,000. Compare that to the recent explosion in California's median home price toppling \$700,000 in 2020 it's not hard to see the cost savings.

Natural Beauty

Similar to California, Nevada is a panorama of natural beauty with desert, canyons, mountains, lakes and rivers.

Best cities to move to in Nevada

Las Vegas, Reno, Henderson, and Paradise.



Oregon

Oregon, specifically Portland, has been a popular place for Californians moving out of state for decades. With a low carbon footprint, a large and diverse art and music scene a year-long mild temperature, Oregon is ideal for many Californians.

Here are a few reasons why Californians flock to Oregon:

Lots of small towns

One of the biggest complaints you'll hear about California is the congestion. Oregon on the other hand is a state of small and moderate-sized towns. This quiet lifestyle is appealing to many virtual workers leaving the dozens of overcrowded California cities.

Cost of living

By now you can see the theme of the cost of living outside of California. Portland, the largest city in Oregon has a cost of living that is 15% less than L.A., with the median sale price of a home around \$488,000 in 2020 compared to California's \$700,000.

Wine, craft beer, and more...

Oregon has diverse outdoor activities, and their art and music scene is popular worldwide. Additionally, Oregon boasts more than 200 wineries and more craft breweries than anywhere else in the world.

No state income or sales tax

You read that correctly. Oregon has no income taxes and no sales taxes.

Best cities to move to in Oregon

Portland, Corvallis, Bend, Eugene, and Salem



Florida

Close your eyes and picture California. What do you see? Beautiful ocean, palm trees, surf... Now picture Florida. See the same thing, don't you?

For Southern Californians, there are few places in the United States that can rival the vast beaches and Caribbean-like setting of Florida. The advantage comes with a double-fisted cost incentive: Florida has more buying power and no state income taxes.

Florida's buying power

Buying power is the amount of money you have and how far that money will take you. Florida has 13% more buying power than California which makes it an ideal place for retirees, virtual workers, and families.

Median home price

One of the best examples of buying power, is Florida's cost of living which is evident in its median home price of \$290,000 in 2020. Compare that to California's \$700,000 and you can tell there is no comparison.

Taxes

Florida has no state income tax and a low sales tax.

Education

For families, Florida has several nationally highly ranked school districts as well as some of the country's top research Universities.

Best cities to move to in Florida

Naples, Sarasota, Melbourne, and Tampa



Colorado

Colorado may not be on the coast, but in many ways, it is similar to California. For starters, both states are liberally progressive with an emphasis on environmental importance. Second, there is no doubting the natural beauty of the mountains. In fact, Colorado is one of the most popular skiing destinations in the world, as well as hiking, kayaking, and other outdoor activities.

Here are reasons why Californians are moving to Colorado:

Buying power

Similar to Florida in buying power, living in Colorado gives you about a 12% advantage than living in California.

Cost of living

Median house prices across Colorado are about \$270,000, which is two-and-a-half times less than California.

Healthcare

According to a study by WalletHub, Colorado ranks 7th in overall healthcare whereas California ranks 34th. This is based on 44 measures of cost, accessibility and outcome (McCann 2020)

Arts and activities

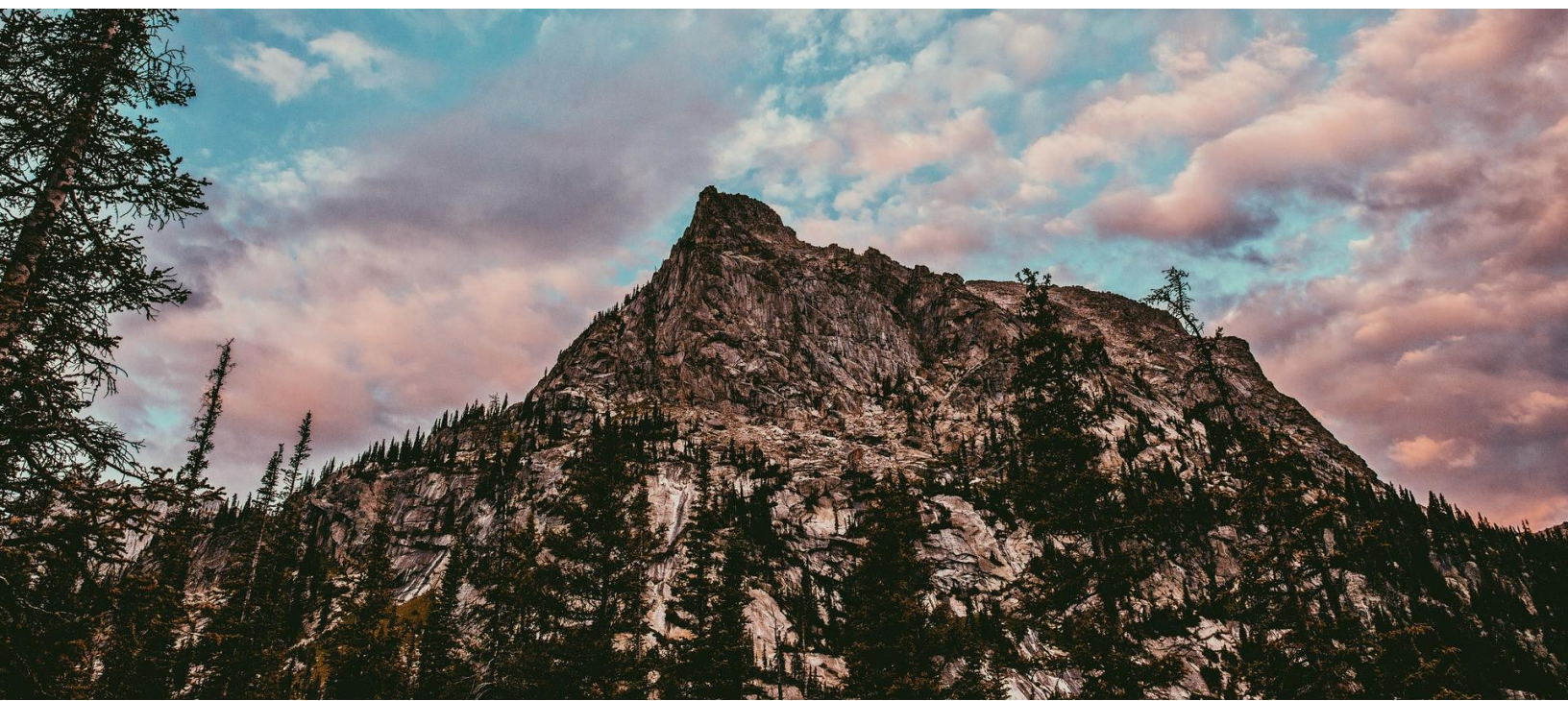
Colorado has several thriving art communities, as well as sports, and a rich culture of outdoor activities.

Jobs, Jobs, Jobs

According to US News, Colorado ranks first in employment with high job growth and low unemployment. This is one of the most important sustainability measures for a state.

Best cities to move to in Colorado

Fort Collins, Colorado Springs, Denver, and Boulder.



Georgia

Ray Charles had Georgia on his mind, and for Californians interested in moving cross-country, Georgia is more than just peaches.

You may not have known this, but Georgia is very similar to California in more ways that you think.

Here are reasons why Californians are moving to Georgia:

Hollywood of the South

Atlanta, Georgia is becoming the Hollywood outside of Hollywood. The city has a thriving entertainment industry that caters to the film industry, music, and the arts.

Georgia is crazy about sports

Georgia loves their college and professional sports teams, and they have plenty to choose from: Braves, Falcons, Hawks, Bulldogs, and the birthplace of NASCAR.

Job Opportunities.

Georgia is home to 18 Fortune-500 companies and one of the largest military bases in the world (Fort Benning). That means job growth which ranks 11th in the country. The Atlanta International Airport is the busiest airport in the world providing jobs and the world at your doorstep.

Historical Beauty

Savannah is only the tip of Georgia's beauty. With year-round warmth, Georgia is a floral paradise that lines hundreds of beaches and nearly 50 state parks. As one of the country's oldest European-settled areas, Georgia has some of the country's finest examples of architecture.

Cost of Living

Georgia offers much of what California does, but at a fraction of the cost. The median home value is \$179,500 compared to California's median home value of over \$700,000. Georgia is also considered the 6th least expensive state to live in.



Idaho

Idaho is an outdoor lover's paradise and one of the most beautiful places in the country. It is also inexpensive, filled with wide stretches of open land, and lacks the congestion Californians have grown a love-hate relationship with.

While Idaho shares some of the top reasons that Californians move here as to other states, it is also popular in other categories.

Why Californians move to Idaho:

They fell in love

It's true. One of the most popular reasons why Californians move to Idaho, is that they'd been there before and had fallen in love. Whether it is the clean air, clear lakes and rivers, or the stunning scenery, Californians fall for Idaho.

Family

Family, especially grandkids, play a big

Role in why homeowners move to Idaho. Younger Californians can't afford California and Idaho is a popular destination which drives parents and grandparents there.

Cost of living

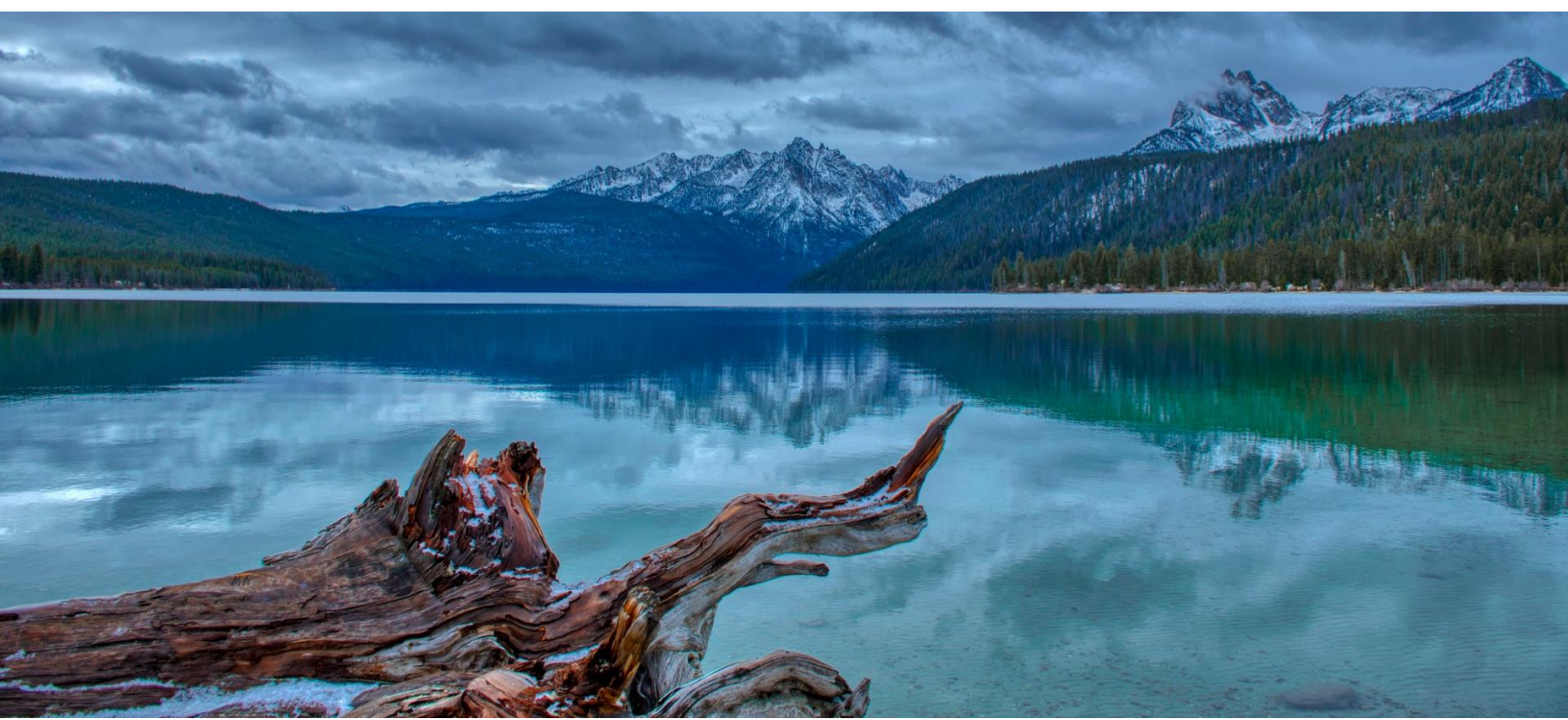
There is no surprise that the cost of living is less than it is in California, in fact it is as much as 21% cheaper to live in Idaho. The median home value in Idaho is \$252,000 compared to over \$700,000 in California.

Outdoor Paradise

Whether you love outdoor activities such as fishing and hunting, or want to breathe clean air, Idaho is a popular place to retire, raise a family, or own a second home.

Best cities to move to in Idaho

Boise, Moscow, Pierce Park, and Meridian



North Carolina

North Carolina has the appeal of the Appalachian Mountains and a laid-back quality of life. Though, don't let its southern charm fool you. There is a thriving city-life in North Carolina as well as top-notch education, shopping and much more.

North Carolina has a lot to offer as a state with the added benefits of being on the coast, a culture steeped in the outdoors, and of course, cost.

Why Californians move to North Carolina:

Cost of living

Cost of living in North Carolina is about 21% less than it is in California with a lot of the same luxuries Californians have grown accustomed to. The median home

valued at the lowest on this list, is around \$175,000.. Even in the most expensive city of Raleigh, the home value is \$282,237.

Education

North Carolina boasts some of the most prestigious universities in a small area such as The University of North Carolina, Duke, NC State, Wake Forest, and the list goes on.

Climate

North Carolina moderately experiences all four seasons in their coastal and mountain regions. For those who want a touch of season without extremes, North Carolina is perfect.

Best cities to move to in North Carolina

Charlotte, Raleigh, Asheville, Durham



Moving Checklist

- 8-weeks before your move**
 - Organize important documents.
 - Research your new city and neighborhood.
 - Gather boxes, packing paper and packing tape.
- 6-weeks before your move**
 - Schedule your moving company and move date.
 - Sort your house. Consider the items you want to sell, donate, or toss out.
- 4-weeks before you move**
 - Contact current utilities to schedule end of service.
 - Contact new utilities to schedule move-in start-up.
 - Set-up mail forwarding with USPS.
- 2-weeks before your move**
 - Contact moving company to confirm the details of your move.
 - Begin packing and labeling non-essentials.
- 1 week before move**
 - Contact car insurance company to transfer your address.
 - Change address for financial institutions.
 - Prepare your vehicle for your long drive. Include:
 - First-aid kit
 - Snacks
 - Maps
 - Activity bags for your children





How Lions Realty Group can Help

Lions Realty Group brokered by eXp a Global brokerage, is dedicated to helping you and your family successfully move from California to a friendlier cost of living state. Our team will MAXIMIZE the sale of your home, so that you can MAXIMIZE the purchase of your new home.

We will help you FIND and MOVE to your new home, anywhere in the United States.

Contact Lions Realty Group for a free property valuation of your California home today!

Email us at

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