



RELOCATION GUIDE · 2026

California to *Arizona*

A dual-licensed broker's guide to making the move — the taxes, the timing, and the lifestyle.

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Why *Arizona*

The movement of residents and capital from California to Arizona is one of the defining trends of the decade. If you're considering the move, this guide explains why so many are making it — and how to do it smoothly.

Why Californians Are Moving

The drivers are clear and compelling. Arizona offers a flat 2.5% income tax versus California's 13.3% top marginal rate, property taxes roughly a third lower, and no estate or inheritance tax. For many, the equity from a California home sale stretches dramatically further in Arizona — buying substantially more home, with far lower carrying costs.

Beyond the financial case is the lifestyle: space, sunshine, world-class amenities, and a lower overall cost of living without sacrificing the quality affluent buyers expect.

IMPORTANT

We're Brokers, Not Tax Advisors

The figures here are general and for orientation only. Tax situations are individual and the stakes are significant — always consult a qualified CPA or tax attorney before making decisions based on tax considerations.

California *vs.* Arizona

A clear-eyed look at how the two states compare on the factors that matter most to relocating buyers.

FACTOR	CA	AZ
Top income tax	13.3%	2.5% flat
Estate / inheritance tax	None	None
Effective property tax	~0.71%	~0.47%
Social Security taxed	No	No
Cost of living	Among highest	~30% lower

For high earners and those with significant investment or business income, the annual income-tax differential alone can be substantial. Layer in lower property taxes, insurance, and overall cost of living, and the total picture often favors the move decisively — for those not tied to a California location.

The Equity Advantage

Perhaps the most striking factor for homeowners: the equity from a California sale typically buys far more home in Arizona. A coastal California property can translate into a significantly larger luxury home in North Scottsdale, Paradise Valley, or Sedona.

How to *Coordinate* It

The biggest mistake we see is treating the California sale and the Arizona purchase as two separate events. With coordination, they happen in parallel — reducing stress, carrying costs, and timing risk.

1 Plan the Timing

We map your California sale against your Arizona purchase so they overlap cleanly — avoiding double moves and double carrying costs.

2 Understand Residency

Establishing Arizona residency and severing California tax ties has real implications. We connect you with a qualified CPA early — before, not after, the move.

3 Define Your Arizona Target

Market, neighborhood, and home profile flow from your lifestyle and budget. A Scottsdale lock-and-leave is a very different search than a Sedona retreat or Paradise Valley estate.

4 Execute in Parallel

As dual-licensed CA and AZ brokers, we advise on both sides and coordinate the entire transition as a single, managed process.

Finding Your *Place*

Where you land depends on the life you want. A brief orientation to help you picture it.

IF YOU WANT...	CONSIDER
Luxury, golf, urban energy	Scottsdale
Estate privacy & prestige	Paradise Valley
Nature, wellness, red rocks	Sedona
Value & growth	Phoenix / West Valley
Wine country & affordability	Verde Valley

The Tech Migration

Bay Area professionals are a major part of this wave, drawn by the “Silicon Desert” semiconductor and corporate-relocation boom in the Phoenix metro. For them, the math is especially compelling: dramatically lower housing costs and a fraction of the income tax.

OUR SPECIALTY

We Do This Every Day

California-to-Arizona relocation is at the heart of what we do. Dual-licensed, discreet, and experienced — we manage both sides of your move so you can focus on the life waiting for you here.



Your Move *Starts Here*

Whether you're ready now or simply exploring, let's talk. We'll help you understand your options and, when the time is right, manage the entire transition from coast to canyon.

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This guide is for general informational purposes only and is not legal, tax, or financial advice. Tax figures are general estimates that change over time. Always consult a qualified CPA or tax attorney.