

Neighborhood Comparison Worksheet

A practical, physician-focused guide for evaluating neighborhoods before you buy or rent — so you can move forward with clarity and confidence.



Why Neighborhood Selection Matters

Where you live is one of the most consequential decisions of your relocation. The right neighborhood doesn't just affect your daily routine — it shapes your family's quality of life, your long-term financial health, and how much you enjoy your new role from day one.

Daily Commute

Minutes saved each morning compound into hours of recovered time — and significantly reduced stress.

Family Lifestyle

Schools, parks, childcare, and community culture define your family's day-to-day experience.

Home Value

Location determines appreciation trajectory. Choose wisely and your home becomes a long-term asset.

Long-Term Fit

The neighborhood you choose today should still serve your career and lifestyle goals five years from now.

 Use this worksheet to compare **3–5 neighborhoods side by side** before making any offer or signing a lease.

Quick Comparison Dashboard

Use this summary table to capture your top-line impressions of each neighborhood at a glance. Rate each dimension on a scale of **1–10** and record key data points as you research. The neighborhood with the highest aggregate score across your priorities deserves the closest look.

Neighborhood	Overall (1–10)	Home Prices	Commute Time	Walkabili ty	School Rating	Safety Score	Recom mend?
Neighborhood A							
Neighborhood B							
Neighborhood C							
Neighborhood D							
Neighborhood E							

Neighborhood Scorecard

Score each neighborhood across all dimensions on a scale of **1 (poor)** to **10 (excellent)**. Be honest — a low score in a priority category is critical information. Add notes beneath each section to capture qualitative observations your numbers can't fully express.

Location & Commute

- Distance to Hospital / Practice ____
- Commute Time ____
- Traffic Conditions ____
- Public Transportation ____

Financials

- Home Affordability ____
- Property Taxes ____
- Resale Potential ____
- Future Growth ____

Community & Lifestyle

- Safety ____
- Schools ____
- Parks & Recreation ____
- Restaurants & Shopping ____
- Family Friendliness ____
- Overall Lifestyle Fit ____

Notes



Home Buying Factors

Before falling in love with a property, ground your decision in the financial and structural realities of its market. Use this checklist to ensure you've gathered the essential data for every neighborhood under consideration.

Market Conditions

- Average home prices in the area
- Average days on market
- Price trend — rising, flat, or declining?
- New construction availability

Carrying Costs

- HOA fees (monthly / annual)
- Property tax rate
- Homeowners insurance estimate
- Flood zone designation

Future Outlook

- Planned developments nearby
- Infrastructure investment in the area
- Employer growth / local economy
- Resale potential in 5–10 years

Lifestyle Comparison

Your neighborhood should complement your life outside the hospital. Rate each area on the dimensions that matter most to you and your family. A high-paying position in a location that doesn't match your lifestyle will wear on you quickly — choose the full package.

Lifestyle Factor	Nbhd A	Nbhd B	Nbhd C	Nbhd D	Nbhd E	Priority (H/M/L)
Dining & Restaurants						
Fitness Facilities						
Outdoor Recreation						
Entertainment & Arts						
Airport Access						
Community Atmosphere						
Noise Level						
Weekend Activities						

Rate each factor 1–10. Use the Priority column to flag what matters most to you: **H** = High, **M** = Medium, **L** = Low.

Family Considerations

For physicians with families — or those planning ahead — the surrounding community infrastructure is just as important as square footage. Use this checklist to evaluate how well each neighborhood supports the people who matter most.



Education

- Public school ratings (GreatSchools.org)
- Private school options nearby
- Childcare & daycare availability



Outdoor & Recreation

- Proximity to parks & playgrounds
- Family-friendly activities
- Trails, pools, sports leagues



Health & Safety

- Pediatric healthcare providers
- Crime statistics & safety ratings
- Community watch programs



Community Life

- Community events & neighborhood culture
- HOA or civic association activity
- Sense of belonging & neighbors



Questions to Ask Your Real Estate Agent

A physician-friendly real estate agent is one of your most valuable resources during relocation. Come prepared with the right questions — the answers will reveal both the opportunity and the risk in any neighborhood you're considering. Don't settle for surface-level responses.

→ **Market Competitiveness**

How competitive is this neighborhood right now? Are homes receiving multiple offers? What are homes actually closing for relative to list price?

→ **Price Trajectory**

Are home values increasing, stabilizing, or softening? What's driven appreciation — or depreciation — in recent years?

→ **Inventory & Pace**

How long do homes typically stay on the market? Is inventory tight, or are there plenty of options? What's the average time from list to close?

→ **Planned Developments**

What commercial, residential, or infrastructure projects are planned nearby? Could they positively or negatively affect value and quality of life?

→ **Known Concerns**

Are there any issues buyers should be aware of — flood risk, traffic changes, school rezoning, or neighborhood transitions?

Final Decision Worksheet

Narrow your search to your **top two choices** and complete this side-by-side evaluation. Factor in both quantitative scores and your gut instinct — both matter when choosing a place to call home.

Top Choice

Neighborhood Name: _____

Pros:

Cons:

Overall Score: ____ / 10

Monthly Housing Cost: \$_____

Expected Commute: ____ minutes

Would I Buy Here?

- ☐ Yes — I'm ready to move forward
- ☐ Maybe — I need more information
- ☐ No — Doesn't meet my needs

Runner-Up

Neighborhood Name: _____

Pros:

Cons:

Overall Score: ____ / 10

Monthly Housing Cost: \$_____

Expected Commute: ____ minutes

Would I Buy Here?

- ☐ Yes — I'm ready to move forward
- ☐ Maybe — I need more information
- ☐ No — Doesn't meet my needs

Final Relocation Checklist

Before submitting an offer or signing a lease, complete each of these critical steps. Physicians who take time to do this due diligence consistently report higher satisfaction with their relocation decision — and avoid costly regrets.

On the Ground

- ☐ Visit the neighborhood at different times of day — morning, evening, and weekend
- ☐ Drive the commute route during actual rush hour, both directions
- ☐ Walk or drive local streets to assess noise, traffic, and general upkeep
- ☐ Explore nearby grocery stores, pharmacies, and everyday amenities
- ☐ Visit a local coffee shop or restaurant and observe the community atmosphere

Research & Relationships

- ☐ Speak with current residents — even a brief conversation is revealing
- ☐ Review school ratings on GreatSchools.org (even if you don't have children)
- ☐ Compare at least 3 neighborhoods using this worksheet before deciding
- ☐ Review crime statistics from local police department or NeighborhoodScout
- ☐ Meet with your physician-friendly real estate agent for a final neighborhood debrief

- ☐ Never make an offer on a home you haven't visited in person — or a neighborhood you haven't experienced at multiple times of day.



The Right Neighborhood Changes Everything

Choosing the right neighborhood is just as important as choosing the right home. The walls can be renovated. The location cannot.

Physicians who invest time in neighborhood research before committing report shorter adjustment periods, higher satisfaction with their relocation, and stronger long-term outcomes — both financially and personally.

Reduced Stress

A shorter, predictable commute protects your energy for the work that matters most.

Stronger Investment

The right location appreciates over time, building equity alongside your career.

Better Quality of Life

Community, amenities, and environment compound into daily wellbeing and happiness.

Your Next Step Starts Here

DoctorRelocation.com connects physicians with experienced, locally embedded real estate professionals who specialize in physician relocation. They understand your timeline, your financial profile, and what it takes to find a neighborhood that fits your career, your family, and your long-term goals.

Physician-Specialized Agents

Work with agents who understand physician loan products, non-traditional income structures, and the unique pressures of medical relocation.

Local Market Intelligence

Get neighborhood-level insight you won't find on Zillow — school culture, commute realities, HOA dynamics, and hidden gems.

Complimentary Consultation

No obligation. Just a focused conversation about your situation, your priorities, and how to move forward with confidence.

 **Schedule your complimentary physician relocation consultation today.** Visit DoctorRelocation.com to get started — it's free, fast, and built for physicians like you.