

Ultimate South Denver Relocation Checklist

Q1 2026 EDITION

Your Complete 60-Day Guide to Moving to South Denver, Colorado

Insider tips, utility setup, school transfer process & Colorado-specific moving guide

southdenverguide.com

Why South Denver in 2026?

After the market correction of 2025-2026, South Denver presents a rare window for buyers. The median metro Denver home is now \$550,000 -- more accessible than the 2022-2023 peak -- while the fundamentals that make South Denver exceptional (Cherry Creek Schools, walkable urban neighborhoods, proximity to mountains and downtown) remain unchanged. Whether you're moving from out of state or within Colorado, now is one of the best times in recent memory to plant roots in South Denver.

60-Day Moving Timeline

60 Days Out

- Research neighborhoods (use this guide!)
- Get pre-approved for Colorado mortgage
- Visit top 3 neighborhoods in person
- Request school records and transcripts
- Research Colorado vehicle registration (90-day window)

30 Days Out

- Finalize housing -- close or sign lease
- Notify employer of relocation address
- Start packing non-essential items
- Set up Xcel Energy account (xcelenergy.com)
- Set up Denver Water account (denverwater.org)

14 Days Out

- Submit USPS change of address

- Register to vote at [GoVoteColorado.gov](https://www.GoVoteColorado.gov)
- Schedule internet installation (Xfinity, CenturyLink, or Google Fiber)
- Order packing supplies
- Confirm moving company and logistics

7 Days Out

- Pack 'First Day Box' with essentials (toiletries, chargers, docs, snacks)
- Download Colorado apps: CO Trail, CO Parks, RTD
- Clean current home
- Cancel local memberships/policies at old address

Moving Day

- Do a final walk-through
- Take meter readings for utilities
- Verify all belongings loaded
- Have cash ready for movers/tips
- Stop by pharmacy for altitude meds if needed

First 7 Days in South Denver

- Activate Xcel Energy and Denver Water in your name
- Get Colorado driver's license (30-day deadline)
- Register vehicle at DMV (90-day deadline)
- Enroll children in school
- Find your nearest King Soopers/Costco

Colorado Altitude Adjustment Guide (Essential Reading)

- Denver sits at 5,280 feet -- expect fatigue, shortness of breath, and increased thirst the first 1-2 weeks.
- Drink 3-4 liters of water daily (more than you think). Colorado air is extremely dry.
- Limit alcohol for the first week -- you'll feel it twice as strongly at altitude.
- Use SPF 30+ sunscreen every day, even in winter. UV intensity is ~25% stronger here.
- Altitude affects sleep quality -- give yourself grace the first week.
- Consider a humidifier for your home -- counteracts the dry air that causes nosebleeds and cracked skin.
- Take ibuprofen for altitude headaches -- much more effective than acetaminophen.

Essential Utility Contacts (South Denver)

Xcel Energy (Electricity & Gas)

1-800-895-4999 | [xcelenergy.com](https://www.xcelenergy.com) Most of South Denver. Average \$803-803-2444

Denver Water

[denverwater.org](https://www.denverwater.org) Most of Denver proper. Average \$40-80/month

Internet -- Xfinity

[xfinity.com](https://www.xfinity.com) | \$50-100/month Fastest speeds in most areas.

Internet -- CenturyLink

[centurylink.com](https://www.centurylink.com) | \$45-85/month Fiber in select areas.

Internet -- Google Fiber

[google.com/fiber](https://www.google.com/fiber) | \$70/month gigabit Limited but expanding availability

Republic Services

(303) 286-6000 Most common waste/recycling provider.

South Denver Neighborhood Quick Reference

All prices are Q1 2026 median sale prices per Redfin/Zillow. Year-over-year change shown.

Neighborhood	Median Price	YoY	Schools	Walk
Cherry Hills Village	\$2.4M	-23% YoY	Cherry Creek (9/10)	2/10
Cherry Creek	\$850K	-5% YoY	Denver Public (7/10)	8/10
Belcaro	\$1.1M	-4% YoY	Denver Public (7/10)	6/10
Washington Park	\$1.1M	-5% YoY	Denver Public (7/10)	9/10
Greenwood Village	\$750K	-3% YoY	Cherry Creek (9/10)	4/10
Bonnie Brae	\$900K	-4% YoY	Denver Public (7/10)	7/10
Platt Park	\$850K	-4% YoY	Denver Public (7/10)	7/10
Centennial	\$600K	-3% YoY	Cherry Creek (9/10)	3/10
University Hills	\$580K	-3% YoY	Cherry Creek (8/10)	4/10
Observatory Park	\$650K	-3% YoY	Denver Public (7/10)	6/10
Englewood	\$539K	-4% YoY	Englewood (6/10)	8/10
Hampden South	\$550K	-3% YoY	Cherry Creek (8/10)	5/10

Local Tips Only Locals Know

- Weather:** "If you don't like the weather, wait 5 minutes." Denver averages 300+ sunny days but can swing 30°F in a single afternoon.
- Groceries:** King Soopers > Safeway for most items. Costco for bulk. Trader Joe's for specialty. Buy your cannabis at Leafly-rated dispensaries.
- Traffic:** Avoid I-25 during rush hour. Santa Fe Dr and Broadway are faster north-south alternatives.
- Outdoors:** Red Rocks Amphitheatre is 20 min south. Morrison is your gateway to Hiwan and the Bear Creek trail systems.
- Schools:** Cherry Creek Schools (serving Centennial, Greenwood Village, Cherry Hills) consistently rank top 5 in Colorado. Check GreatSchools.org before choosing.
- CO ID:** Colorado Driver's License required within 30 days of residency. Get it at any DMV -- schedule online to skip the line.
- Hail Season:** May-September. Check covered parking options. Update your homeowner's insurance -- hail damage claims have surged.

southdenverguide.com/contact -- Free Relocation Consultation