

Ultimate South Denver Relocation Checklist

Q2 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?

The South Denver market has stabilized heading into summer 2026. The metro median is \$605,000 (DMAR April 2026) -- essentially the same as the past two years. Homes are selling in a median of just 14 days at 99.44% of list price, so inventory is up but well-priced homes still move fast. The fundamentals that make South Denver exceptional remain unchanged: Cherry Creek Schools, walkable neighborhoods, mountains minutes away. Mortgage rates at 6.47% are the new baseline -- refinaneable when they ease.

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 \$803.80/month.

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	\$3.8M	+27.7% YoY	Cherry Creek (9/10)	2/10
Cherry Creek	\$1.6M	-0.9% YoY	Denver Public (7/10)	8/10
Belcaro	\$1.1M	flat YoY	Denver Public (7/10)	6/10
Washington Park	\$1.4M	-16.1% YoY	Denver Public (7/10)	9/10
Greenwood Village	\$1.55M	-6.4% YoY	Cherry Creek (9/10)	4/10
Bonnie Brae	\$895K	flat YoY	Denver Public (7/10)	7/10
Platt Park	\$840K	-2% YoY	Denver Public (7/10)	7/10
Centennial	\$666K	+3% YoY	Cherry Creek (9/10)	3/10
University Hills	\$588K	flat YoY	Cherry Creek (8/10)	4/10
Observatory Park	\$660K	+1.5% YoY	Denver Public (7/10)	6/10
Englewood	\$595K	+3.5% YoY	Englewood (6/10)	8/10
Hampden South	\$558K	+1% 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.

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