selectpath

SAMPLE GUIDE

YOUR RELOCATION GUIDE

Welcome to Austin, Texas

Prepared for Dr. Jordan Sample and family, to help you picture life in Austin before your site visit.

PREPARED FOR
Dr. Jordan Sample, Cardiology

MOVING FROM
San Diego, California

POSITION
Hospital campus, North Austin

PREPARED BY
Scott Stockdale, SelectPath

SelectPathRelocation.com

YOUR VISIT

Before you arrive

This guide was built around what your family told us matters most. During your visit, a local agent will take you on a private community tour of the neighborhoods below. There's no cost and no obligation.

Your site visit

- **Interviews:** Thursday, 9:00 AM to 2:00 PM, with the physician recruiting team
- **Family community tour:** Thursday, 3:00 PM, about 2 hours
- **Your local guide:** Pat Doe, Example Realty
- **Pickup:** Your hotel lobby

What you told us matters

- Spouse, two children (ages 7 and 11), one dog
- Home budget around $600K–$900K
- Strong public schools
- About 25 minutes or less to the hospital on call nights
- A yard, and a home office for a working spouse

AUSTIN AT A GLANCE

The numbers that matter

$550K
Median home price, City of Austin (Oct 2026)

$405K
Median home price, Austin metro (Oct 2026)

~$2,300
Typical 3-bedroom rent, Austin (Oct 2026)

0%
Texas state income tax

Sources listed on the final page. Figures change monthly. Your agent will provide current numbers for specific homes.

The short version: Austin's suburbs north of the city give you more house, strong school districts, and short drives to North Austin hospitals. Prices have eased from their 2022 peak, and buyers have more room to negotiate than in recent years.

WHERE YOU MIGHT LIVE

Neighborhoods within your call radius

Chosen for strong schools, room for a family, and a reasonable drive to a North Austin hospital campus.

Area	Feel	Drive to hospital*	Median sale price	School district
Round Rock	Established suburb, parks, youth sports, easy I-35 and SH-45 access	~15–25 min	$415,000 (Apr 2026)	Round Rock ISD
Cedar Park	Family-focused, good dining and retail, quick 183A access	~20–30 min	$539,500 (Apr 2026)	Leander ISD
Leander	Newer construction, more land, quieter	~25–35 min	$451,000 (Feb 2026)	Leander ISD
Pflugerville	Strong value, growing quickly, SH-130 and SH-45 access	~15–25 min	$387,500 (Apr 2026)	Pflugerville ISD
Mueller	Walkable planned community near central Austin, lake park, farmers market	~20–30 min	~$765,000	Austin ISD

*Approximate weekday drive times to a North Austin hospital campus; call-night drives are usually shorter. Your agent will map exact times from each home. Medians are citywide and include all home sizes; homes that fit your priorities will often fall in your $600K–$900K range.

Round Rock

A long-established suburb with a strong sense of community, plenty of parks and youth sports, and one of the shortest drives to North Austin hospitals. Brushy Creek and nearby neighborhoods are popular with medical families.

Cedar Park and Leander

Both served by Leander ISD. Cedar Park offers more restaurants and shopping; Leander offers newer homes and larger lots for the money, with a slightly longer drive.

Pflugerville

Often the best value in the north metro, with many newer neighborhoods and quick toll-road access to the hospital corridor.

Mueller

Built on the site of Austin's former airport, Mueller trades a big yard for walkable streets, a central location, and a lively community feel. Best if city living matters more than square footage.

FOR THE WHOLE FAMILY

Schools, careers, and daily life

Schools

In Texas, your school district is set by your home's address, not the city name, so two homes a mile apart can be in different districts. Your agent will confirm the assigned schools for every home you consider.

District or school	Type	Notes
Round Rock ISD	Public	Serves Round Rock, parts of north Austin, and Brushy Creek
Leander ISD	Public	Serves Cedar Park, Leander, and parts of northwest Austin
Pflugerville ISD	Public	Serves Pflugerville and parts of northeast Austin
Private options	Private	Austin has several established private and faith-based schools. Admissions for fall often close in winter, so start early if this matters to you.

Check current ratings at txschools.gov (Texas Education Agency) before deciding.

For your spouse

- As the state capital, Austin has many legal and policy roles in state government
- Austin offices of national law firms, plus in-house legal roles at large tech and healthcare employers
- Attorneys licensed in another state may qualify for Texas admission without the bar exam. Check the Texas Board of Law Examiners for current rules

Life in Austin

- **Outdoors:** Lady Bird Lake trails, Barton Springs Pool, Hill Country lakes and parks
- **Culture:** live music, a growing food scene, college sports
- **Travel:** Austin-Bergstrom International Airport (AUS)
- **Climate:** long, hot summers and mild winters

MONEY MATTERS

Costs, financing, and timing

Income tax vs. property tax

Texas has no state income tax, which can mean significant savings compared with California on a physician's income. The trade-off is property tax: Travis County's combined rates typically run about 1.8% to 2.3% of a home's value, depending on city and school district, compared with a statewide Texas average of roughly 1.6% and a national average near 1%.

Once you live in your home, file for the homestead exemption with your county appraisal district. It lowers your taxable value and limits how fast it can rise each year.

Rent first, or buy?

Many relocating families rent for 6 to 12 months to learn the area before buying. Typical 3-bedroom rents in Austin run around $2,300 to $2,450 a month. Others buy right away to settle the kids before the school year. Your agent can show you both on the tour.

Physician mortgage programs

Many banks offer physician loan programs that may allow a low or no down payment without private mortgage insurance, and may let you close using your employment contract before your start date. Compare a few lenders before choosing.

Your moving timeline

After you sign

Start Texas licensing and hospital credentialing. Apply to private schools if needed.

90 days out

Get pre-approved, plan a house-hunting trip, decide rent or buy.

60 days out

Go under contract or sign a lease. Book movers.

First month

Texas driver's license and vehicle registration, school enrollment, homestead exemption.

Tip: In much of the Austin area, homes are selling below asking price and buyers have more room to negotiate than in recent years. Your agent will show you what similar homes actually sold for, not just list prices.

YOUR TEAM

People you can count on

Pat Doe, Example Realty

Pat has helped families settle in the Austin area for over 12 years, with a focus on relocating physicians and healthcare professionals. Pat knows Round Rock, Cedar Park, and Leander especially well, and is happy to show you both rentals and homes for sale.

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Scott Stockdale, SelectPath

Your single point of contact from site visit through move-in. Licensed real estate broker in Florida and California.

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Our promise: broker-supervised, start to finish

- Every agent is vetted for local experience, responsiveness, and client reviews
- We check in after your tour, during your search, at contract, and 30 days after move-in
- If your agent isn't the right fit, we'll introduce a new one right away

Sources

- City of Austin and metro median prices, October 2026: Unlock MLS Central Texas Housing Report, via CultureMap Austin
- Round Rock, Cedar Park, and Pflugerville medians, April 2026; Leander median, February 2026: Neuhaus Realty Group city reports, based on Unlock MLS data
- Mueller price estimate and neighborhood notes: JVM Lending, Austin median home price overview
- 3-bedroom rents, October 2026: Zillow and Apartments.com, via Spyglass Realty
- Property tax ranges: LRG Realty Travis County overview; Texas and national averages per the Texas Comptroller, via Neuhaus Realty Group

This is a sample guide for illustration. Dr. Jordan Sample and family, Pat Doe, and Example Realty are fictional. Figures are drawn from the public sources above as of the dates shown, are approximate, and change frequently. Verify current information with your agent, lender, and official sources before making decisions. SelectPath LLC facilitates broker-to-broker referral coordination; all brokerage services are performed by licensed brokerages in the applicable jurisdiction. FL Lic. #CQ1074821 · CA DRE #01837399 · Equal Housing Opportunity.