

## THE WALKABILITY REALITY CHECK

*A Smarter Way to See Your Neighborhood*

Team Reyes Real Estate | Real Trends, Real Results



Use this checklist to think like a future buyer and like a neighbor. Your property's walkability affects not just convenience, but health, safety, and long-term value.

### Why We Created the Walkability Reality Check

Buying a home isn't just about the property, it's about the life you'll live once you step outside the front door.

In the excitement of moving to a new and promising area, many overlook the small, practical details that shape daily happiness: the walk to school, the comfort of an evening stroll, or the safety of crossing the street at night.

At **Team Reyes Real Estate**, we created this **Walkability Reality Check** to help you stay grounded in truth while dreaming big. Because while you can't avoid every surprise that comes with change, you can make decisions rooted in awareness.

Our mission is to help you see the whole picture, not just the price or potential, but the rhythm, safety, and accessibility that turn a house into a home.

This checklist was built from real experience in the neighborhoods we serve.

Use it to see what others miss and to make sure your next move aligns not just with your goals, but with your peace of mind.

Team Reyes Real Estate | Real Trends, Real Results DRE 01728066 DRE 01874395

<https://www.teamreyesre.com>

## THE WALKABILITY REALITY CHECK

*A Smarter Way to See Your Neighborhood*

Team Reyes Real Estate | Real Trends, Real Results



Use this checklist to think like a future buyer and like a neighbor. Your property's walkability affects not just convenience, but health, safety, and long-term value.

### 1. STREET & SIDEWALK EXPERIENCE

- ☐ Are sidewalks continuous or broken by driveways and uneven pavement?
  - ☐ Is the curb height manageable for strollers, wheelchairs, or seniors?
  - ☐ Are tree roots lifting the pavement (trip hazard + liability issue)?
  - ☐ Are benches or resting spots available within a 5-minute walk radius?
  - ☐ Are storm drains clear and graded to avoid puddling after rain?
- 

### 2. LIGHTING & SAFETY

- ☐ Do streetlights illuminate both road and sidewalks, or only the street?
  - ☐ Is lighting consistent block to block, or are there dark zones?
  - ☐ Are light poles shielded to reduce glare for pedestrians and drivers?
  - ☐ Does the neighborhood feel active after dusk (visible evening presence)?
  - ☐ Are pedestrian crossings well-lit and signalized?
- 

### 3. CONNECTIVITY & ACCESS

- ☐ Are transit stops within ¼ mile and are they shaded, clean, and safe?
  - ☐ Are routes connected to grocery, pharmacy, or medical offices?
  - ☐ Can residents walk to at least one café, library, or park within 10 minutes?
  - ☐ Are there barriers like rail lines, freeways, or steep slopes that limit access?
  - ☐ Is there adequate curb space or bike racks near transit stops?
- 

Team Reyes Real Estate | Real Trends, Real Results DRE 01728066 DRE 01874395

<https://www.teamreyesre.com>

## THE WALKABILITY REALITY CHECK

*A Smarter Way to See Your Neighborhood*

Team Reyes Real Estate | Real Trends, Real Results



Use this checklist to think like a future buyer and like a neighbor. Your property's walkability affects not just convenience, but health, safety, and long-term value.

### 4. ENVIRONMENT & COMFORT

- ☐ Are there mature trees providing shade on both sides of the street?
  - ☐ Are trash receptacles and recycling bins available (and used)?
  - ☐ Is noise from traffic or nearby industry tolerable for outdoor walks?
  - ☐ Are air-quality monitors or green buffers visible nearby?
  - ☐ Can you hear birds or neighborhood sounds, or just car noise?
- 

### 5. SOCIAL & COMMUNITY FABRIC

- ☐ Do people greet each other when passing on foot?
  - ☐ Are there community boards, murals, or gathering spots (coffee shop, parklets)?
  - ☐ Do schools and parks have active use (not just locked gates)?
  - ☐ Is there visible diversity in age and culture on the street?
  - ☐ Are there any "dead zones" that feel unsafe or uninviting?
- 

### 6. MARKET PERSPECTIVE

- ☐ Does the area's Walk Score reflect lived experience (or is it inflated)?
  - ☐ Have recent sales highlighted walkability in their marketing remarks?
  - ☐ Are buyers paying a premium for walkable access?
  - ☐ Are there planned city improvements (bike lanes, lighting upgrades)?
  - ☐ Compare crime map overlays with evening visibility perception vs. data.
- 

Team Reyes Real Estate | Real Trends, Real Results DRE 01728066 DRE 01874395

<https://www.teamreyesre.com>



## THE WALKABILITY REALITY CHECK

*A Smarter Way to See Your Neighborhood*

Team Reyes Real Estate | Real Trends, Real Results

Use this checklist to think like a future buyer and like a neighbor. Your property's walkability affects not just convenience, but health, safety, and long-term value.

### 7. REAL-WORLD TEST

- ☐ Walk it at dawn, midday, and after dark is it equally comfortable?
- ☐ Try walking with a child, pet, or senior what obstacles appear?
- ☐ Time how long it takes to reach your nearest essentials.
- ☐ Notice how you feel energized, cautious, connected, or isolated?

**Disclaimer:** Information provided is for general guidance only.  
Always verify safety and zoning data with your local municipality.

Team Reyes Real Estate | Real Trends, Real Results DRE 01728066 DRE 01874395

<https://www.teamreyesre.com>