

JUST ASK JESS

AI Research Prompts for Home Buyers

Use these prompts to research questions that matter to your home search, then bring what you learn back to your Realtor and turn it into specific search criteria.

Start here

AI is a research tool, not the final source. Ask it to show its sources, then verify anything important with the organization responsible for that information.

How to use this guide

Some home-search questions need to be handled carefully. Your Realtor may be able to point you toward objective sources, but should not decide what is safe, good, welcoming, or right for your life. These prompts help you research, verify, and decide what matters to you.

The goal is simple: research it, verify it, decide what matters, then bring specific criteria back to your Realtor.

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General educational information only. Verify important details directly with official sources, municipalities, districts, organizations, property managers, or other responsible parties.

Research Prompts

1. Neighborhood Safety and Crime Data

Why this helps: Safety is personal. Objective data can help you compare places without asking your Realtor to label a neighborhood as safe or unsafe.

Copy/paste prompt:

Help me find official or reliable crime-data sources for [CURRENT LOCATION] and [AREA I AM CONSIDERING]. Put comparable statistics side by side, explain any differences in how the data are reported, and give me the original sources so I can review them myself.

Verify: Police department data, city dashboards, state sources, methodology notes, dates covered, and whether the data compares similar categories.

Bring back to your Realtor: The areas you want to consider, the data sources you trust, and any specific concerns you want reflected in the search.

2. School Districts and School Programs

Why this helps: School information changes, and 'good' means different things to different families. Use AI to organize sources, then verify directly with the district.

Copy/paste prompt:

I am considering these addresses or school districts: [LIST THEM]. Do not tell me which school is best. Help me compare the things that matter to my family: [PROGRAMS, SPECIAL EDUCATION, MUSIC, SPORTS, CLASS SIZE, TRANSPORTATION, OTHER PRIORITIES]. Use official district and state sources where possible and show me what I should verify.

Verify: Attendance boundaries, enrollment rules, transportation, special programs, and any address-specific school assignment with the district.

Bring back to your Realtor: A district, program, boundary, commute, or specific address requirement that can be used as search criteria.

3. Houses of Worship and Daily-Life Anchors

Why this helps: You can identify the places that matter to your life. Your Realtor can work from specific locations and distances instead of making assumptions about where you belong.

Copy/paste prompt:

I need to live within a [TIME OR DISTANCE] of [HOUSE OF WORSHIP OR IMPORTANT PLACE] and within [TIME OR DISTANCE] of [TRAIN STATION, FAMILY ADDRESS, WORK, MEDICAL OFFICE, OR OTHER DESTINATION]. Help me identify areas to research. Show your sources and tell me what I should verify.

Verify: Exact addresses, walking/driving/transit times, accessibility, parking, service times, and whether the route works for you in real life.

Bring back to your Realtor: Specific addresses and measurable distances: ten-minute walk, half mile, twenty-minute drive, near this train line, or similar.

Research Prompts

4. LGBTQ Community Resources

Why this helps: Community resources may matter deeply, especially for later-life moves. Research organizations and services, then decide which locations you want to explore.

Copy/paste prompt:

I am considering moving to the Philadelphia area. Help me research LGBTQ community centers, organizations, healthcare resources, social groups, affirming senior resources, and transportation access. Organize them geographically so I can decide which locations I want to investigate further. Use current sources and give me links to verify the information.

Verify: Organization websites, current locations, hours, eligibility, services offered, transportation access, and whether housing communities follow fair housing rules.

Bring back to your Realtor: Neighborhoods, ZIP codes, resource locations, transit needs, or specific properties you want to include in the search.

5. Transportation, Walkability, and Access

Why this helps: Transit and daily access can be described in measurable terms. That gives your Realtor something concrete to search around.

Copy/paste prompt:

Compare [AREA 1], [AREA 2], and [AREA 3] for my daily access needs: [REGIONAL RAIL, BUS, WALKABLE COMMERCIAL AREA, GROCERY, PHARMACY, MEDICAL CARE, FAMILY ADDRESS]. Include travel times, source links, and what I should test in person.

Verify: Transit schedules, route reliability, sidewalk conditions, parking rules, hills, crossings, seasonal changes, and real travel times at the times you would actually go.

Bring back to your Realtor: A short list of locations and non-negotiables, such as near Regional Rail, walkable to groceries, or within twenty minutes of family.

6. Family, Medical, and Community Support

Why this helps: For many buyers, the right home depends on the support network around it. AI can help map those practical anchors.

Copy/paste prompt:

I am looking for a home near [FAMILY ADDRESS, MEDICAL SYSTEM, COMMUNITY CENTER, SENIOR CENTER, SERVICE PROVIDER, OR OTHER SUPPORT]. Help me map realistic areas to research based on travel time, transportation options, and nearby everyday services. Show sources and list what I should verify.

Verify: Provider locations, accepted insurance where relevant, hours, transportation, drive times, and whether the service is still operating where listed.

Bring back to your Realtor: The support locations that matter most and the maximum travel time or distance you want used in the home search.

Turn Research Into Search Criteria

Once you research the question, bring the answer back in a form your Realtor can act on. Specific criteria help your Realtor serve you without making personal judgments for you.

7. Turn Your Research Into a Home-Search Request

Why this helps: This final prompt helps convert research into a clear list of search criteria.

Copy/paste prompt:

Based on this research: [PASTE NOTES], help me turn my priorities into objective home-search criteria. Separate must-haves from preferences. Use measurable terms such as addresses, neighborhoods I chose, ZIP codes, school districts I verified, travel times, transit lines, budget, property type, bedrooms, accessibility needs, and commute limits.

Verify: Make sure each item is something that can be searched, measured, confirmed, or discussed clearly.

Bring back to your Realtor: A concise list of must-haves, preferences, questions to verify, and areas you want to see.

A useful way to say it

Do not tell me what kind of people you want to live around. Tell me what places you need your home to be near, what you need your day-to-day life to look like, and what is important to you. Give me that, and I have something I can work with.

Bring it back to Jess

When your research gives you clearer criteria, bring it back. We can talk through what is searchable, what needs verification, and how to turn your priorities into a realistic home search.

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