

Phoenix Metro Relocation Guide

A Local Insider's Playbook for Moving to the Valley

Clearly Sold, brokered by HomeSmart, helps individuals and families relocating to the Phoenix Metro area understand local communities, housing options, and the moving process so they can make confident decisions about where to live.

Start Planning Your Move to the Valley at ClearlySold.com



Why the Valley? What's Drawing People to Phoenix Right Now

Phoenix has been one of the fastest-growing metros in the US for nearly two decades. People are relocating from California, the Pacific Northwest, the Midwest, and beyond — drawn by affordability, job growth, and 299 days of sunshine a year.

The Greater Phoenix Metro spans 4.9 million people across 20+ distinct cities, each with its own personality, housing market, and lifestyle fingerprint. Finding your right fit starts with understanding that diversity.

4.9M

Metro Population

One of the fastest-growing metros in the US

299

Sunny Days/Year

More sunshine than almost anywhere in the country

20+

Distinct Cities

Each with its own character, price point & vibe

#1

Job Growth

Consistently among the top US metros for employment growth

Clearly Sold Insight: The biggest mistake newcomers make is treating the Valley as one monolithic city — choosing "Phoenix" without knowing which community fits your lifestyle is like choosing "LA" without knowing Malibu from the Valley.





The Honest Truth About Arizona Weather

Phoenix summers are hot — daytime temps routinely hit 105–115°F from late May through mid-September, with dramatic monsoon storms thrown in. This is not a surprise you want to discover after you've moved in.

The other eight months? Extraordinary. October through April delivers 70s and 80s, clear skies, and an outdoor lifestyle that makes the rest of the country jealous — hiking and patio dining in January while former neighbors shovel driveways.

Summer Reality Check

- June–September: 105–115°F daytime highs
- Utility bills spike — A/C is not optional
- Outdoor activities shift to early morning or evening
- Monsoon storms can be intense — prepare your home

Why People Stay Forever

- October–April weather is genuinely spectacular
- No ice storms, no shoveling, no black ice
- Skiing in Flagstaff just 2 hours north
- Sunshine improves mood, Vitamin D, and lifestyle

 Local tip: Learn to live WITH the desert — hike at 5am, swim in the afternoon, dine on the patio at 8pm — and you'll love it year-round.

Cost of Living: What Your Dollar Actually Gets You Here

Phoenix remains one of the best value propositions in the country — especially for relocators from California, New York, or the Pacific Northwest. Housing is the biggest lever, but taxes and everyday costs all favor you here.

Arizona's flat 2.5% income tax, low property tax rates, and no inheritance tax make the financial picture genuinely attractive. Just don't underestimate summer electricity — it's the one cost that catches newcomers off guard.

Housing Costs

Median prices range from ~\$350K in Buckeye/Surprise to \$700K+ in Scottsdale — still dramatically less than comparable coastal markets.

Property Taxes

Maricopa County rates typically run 0.5%–0.9% of assessed value annually — among the lowest in the Sun Belt.

State Income Tax

Arizona's flat 2.5% rate is one of the most competitive in the country — a real win for mid-to-high income earners.

Everyday Expenses

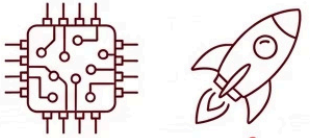
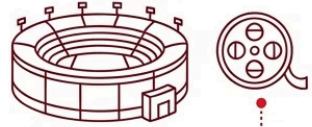
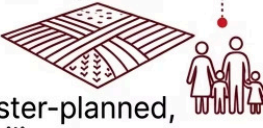
Groceries, dining, and gas track near national averages — summer electricity bills are the one major exception.

⚠️ Budget your summer A/C honestly — a 2,000+ sq ft home can easily run \$300–\$600/month in electricity from June through September.



The Phoenix Metro Communities: Your Neighborhood Matchmaker

This is where the real insider knowledge lives. The Phoenix Metro is enormous, and each community has a distinct personality, price point, school landscape, and lifestyle character. Here's an honest breakdown to help you narrow your search to the areas that actually fit your life — not just the ones that show up first in a Google search.

 Scottsdale luxury, resort lifestyle	 Gilbert family-friendly, top	 Chandler tech hub, young	 Tempe urban, walkable, ASU
 Mesa affordable, diverse, central	 Phoenix urban core, arts, diverse	 Peoria Family, sports, growing	 Glendale sports, entertainment, value
 Goodyear master-planned, families	 Buckeye affordable, fastest-growing	 Surprise retirement, recreation, value	 Queen Creek rural charm, new builds

No single community is the best — they're just different. Your ideal neighborhood depends on where you work, what stage of life you're in, what school district matters to you, your budget, and the lifestyle you want to wake up to every morning. The following sections dig into each area in depth so you can compare honestly.

East Valley Spotlight: Scottsdale, Gilbert, Chandler & Tempe

The East Valley is home to some of the most sought-after communities in the state, spanning luxury resort living in Scottsdale, family-focused Gilbert and Chandler, and the urban walkability of Tempe. Each city tells a different story.



Scottsdale

Best for: Luxury buyers, retirees, golf enthusiasts, and professionals seeking upscale dining and arts. Median prices run \$650K–\$1M+ across many zip codes.



Gilbert

Best for: Families who prioritize top-rated schools and a safe, well-planned community. Home prices range roughly \$450K–\$700K for a quality single-family home.



Chandler

Best for: Tech professionals, young families, and dual-income households near Intel, PayPal, and other major employers. Home values range from \$400K starter homes to \$800K+ in upscale areas.



Tempe

Best for: Young professionals and those who want an urban, walkable lifestyle with light rail access and Tempe Town Lake nearby. Expect \$400K–\$600K for a quality home in a desirable area.

📌 **Andrew's Insight:** The East Valley is where I see the most first-time out-of-state buyers land — strong schools, major employers, and community infrastructure make it one of the Valley's most reliable areas for long-term value.

Central & South Valley: Mesa, Phoenix & Queen Creek

These communities offer a wide range of lifestyle options and price points, from first-time buyers to growing families looking for more space without sacrificing amenities.



Mesa

Best for: Budget-conscious buyers, families, and spring training fans seeking strong value in the East Valley. Upscale areas like Eastmark and Las Sendas offer master-planned living at competitive prices ranging from **\$380K–\$650K**.



Phoenix (City Proper)

Best for: Buyers who want variety — from urban arts districts in Central Phoenix to premium established neighborhoods like Arcadia and Biltmore. Prices range widely from **\$350K in emerging areas to \$1M+** in top corridors.



Queen Creek

Best for: Families craving space, newer construction, and small-town equestrian charm with room to breathe. Expect **\$450K–\$750K** for quality new builds on larger lots near the San Tan Mountains.

i Local Insider Tip: Queen Creek blends genuine community character with newer home values that still outpace comparable builds in Chandler or Gilbert — a standout option for families who want space without overpaying.

West Valley Rising: Peoria, Glendale, Goodyear, Buckeye & Surprise

The West Valley delivers some of the best new construction values in Arizona — with rapidly improving infrastructure and a quality of life that's genuinely competitive with anywhere in the metro.



Peoria

Best for: Families who want strong schools, entertainment, and outdoor recreation near Lake Pleasant. A mix of established and newer communities with solid mid-range pricing from **\$380K–\$580K**.



Glendale

Best for: Buyers who want more home for less money near major sports and entertainment venues. Strong value pricing puts quality homes in reach from **\$320K–\$500K**.



Goodyear

Best for: California transplants and families seeking resort-style master-planned living with top-tier amenities. One of the fastest-growing cities in the country, with homes ranging from **\$420K–\$650K**.



Buckeye & Surprise

Best for: Budget-conscious buyers and retirees seeking the most affordable single-family options in the metro. Both cities offer strong long-term appreciation potential with homes from **\$300K–\$480K**.

📌 Andrew's Insight: West Valley buyers consistently get significantly more home — larger lot, newer build, better finishes — for the same budget that would buy something much smaller in Chandler or Gilbert.



Phoenix Metro Housing Market: What Buyers Need to Know

The Phoenix Metro has surged, corrected, and stabilized — making it one of the most opportunity-rich markets in the country right now. New construction is a major advantage here, but only with an experienced Clearly Sold buyer's agent in your corner.

What to Expect in Today's Market

- Competitive pricing in top school districts
- New construction widely available in growth areas
- Seller concessions more common than 2021-2022
- Rate buy-downs offered by many builders

Buyer Advantages Right Now

- More negotiating room than peak-pandemic years
- Builder incentives on closing costs and rate locks
- Inspection contingencies being accepted again
- Strong long-term equity fundamentals remain

Get pre-approved early — in a market where desirable homes still move quickly, showing up prepared makes all the difference.

⚠️ Never waive your home inspection: Phoenix roofs, HVAC systems, pools, and stucco can hide costly surprises unique to the desert climate.



Commuting in the Valley: Freeways, Light Rail & Reality

Phoenix is a car-centric metro — daily life here means driving. The Valley Metro Rail is useful near its corridors, but understanding which freeways serve your workplace before you choose a neighborhood is critical.

1

Choose Your Work Location

Identify the specific city or corridor where you'll be working — Intel Chandler is very different from Banner Health Scottsdale.

2

Map Your Drive at Peak Hours

Test commute times on Google Maps at 7:30am and 5pm before committing to a neighborhood — miles mean nothing without traffic context.

3

Factor in Summer Reality

Summer heat and construction can turn a 25-minute drive into 55 minutes — build buffer time into your lifestyle planning.

Most Valley residents are comfortable with a 20–35 minute freeway commute; anything over 45 minutes each way is a meaningful quality-of-life tradeoff.



The Loop 303 has transformed West Valley commuting, putting Goodyear and Surprise residents within 30–40 minutes of major Phoenix and Scottsdale employment centers.

Employment & Industries: Where the Jobs Are

Phoenix's economy has diversified dramatically over the past decade, with major clusters in technology, semiconductor manufacturing, healthcare, financial services, aerospace, and professional services. That diversification makes the Valley more resilient through economic cycles than ever before.



Semiconductor & Tech

Intel's Chandler campus, TSMC's \$40B+ facility in north Phoenix, and major presences from Apple, Amazon, Google, and Microsoft have made the Valley a genuine Silicon Desert.



Healthcare

Banner Health, Mayo Clinic Arizona, HonorHealth, and others are major employers across the metro, offering strong demand and competitive compensation for healthcare professionals.



Financial Services

Wells Fargo, JPMorgan Chase, Charles Schwab, and dozens of insurance firms operate large Phoenix offices, concentrated especially in Tempe and Chandler.



Aerospace & Defense

Luke Air Force Base and major contractors like Boeing, Honeywell, and Raytheon are significant employers on the west side — a strong draw for military families and veterans.

- Healthcare workers will find Phoenix one of the best metros in the country for demand, driven by rapid population growth and expanding hospital systems.



Outdoor Recreation, Sports & the Arizona Lifestyle

Phoenix's outdoor lifestyle is exceptional — the metro is surrounded by mountain parks, trails, and golf courses, with red rock canyons, pine forests, and ski resorts within a two-hour drive. It's not just about surviving the desert; it's about thriving in it.

Valley Hiking & Outdoor Icons

- Camelback Mountain — iconic summit with panoramic city views
- South Mountain Park — one of the largest urban parks in the US
- McDowell Sonoran Preserve — 36,000 acres of Scottsdale desert trails
- Superstition Wilderness & Lost Dutchman State Park

Day Trips from Phoenix

- Sedona: 1.5 hours (red rock hiking, spas, arts)
- Flagstaff: 2 hours (skiing, pine trees, cool temps)
- Grand Canyon South Rim: 3.5 hours
- Prescott: 1.5 hours (historic downtown, Whiskey Row)

Professional Sports in Phoenix

- 🏈 Arizona Cardinals (NFL) — State Farm Stadium, Glendale
- ⚾ Arizona Diamondbacks (MLB) — Chase Field, downtown Phoenix
- 🏀 Phoenix Suns (NBA) — Footprint Center, downtown Phoenix
- ⚾ Arizona Coyotes — transitioning, watch for updates

Spring Training Baseball

The Cactus League brings 15 MLB teams to the Valley each February–March — one of the most unique sports-lifestyle perks in the country.

With over 200 golf courses ranging from world-class Scottsdale resorts to affordable municipal tracks, Phoenix is a golfer's paradise from October through May





Schools, Education & Families in the Valley

Education is a top factor for families relocating to Phoenix — and Arizona's school landscape is genuinely varied. Public schools range from nationally recognized A-rated districts to underperforming urban schools, with one of the most expansive school choice programs in the country.

Highest-Rated Districts

- Chandler Unified School District
- Gilbert Public Schools
- Scottsdale Unified School District
- Queen Creek Unified School District

Strong Charter Options

- Basis Schools (nationally ranked)
- Great Hearts Academies
- Legacy Traditional Schools
- American Leadership Academy

Higher Education

- Arizona State University (ASU) — Tempe
- University of Arizona — Tucson
- Grand Canyon University — West Phoenix
- Maricopa Community Colleges — 10 campuses

⚠ Always research individual school ratings at [AZSchoolGrades.gov](https://www.azschoolgrades.gov) for your specific address — not just the district name.



Dining, Culture & Community: The Valley's Hidden Depth

Phoenix is far more than suburban sprawl — its culinary scene, arts community, and cultural diversity have made it one of the Southwest's most dynamic cities. The Valley's Mexican-American heritage, Indigenous roots, and waves of migration give it a richness that consistently surprises newcomers.

Food & Dining

From James Beard-nominated chefs in Scottsdale to legendary family-run Mexican spots in South Phoenix, the dining scene is diverse and genuinely excellent. Local institutions like Postino, Joyride Taco, and the Soo Bak food hall in Tempe have become Valley staples.

Arts & Culture

Downtown Phoenix anchors the arts scene with the Phoenix Art Museum, the world-class Heard Museum, Arizona Opera, and Phoenix Symphony. First Fridays on Roosevelt Row draws thousands monthly, alongside Old Town Scottsdale's thriving gallery walk.

Community Life

Master-planned communities across the Valley have built genuine neighborhood identity through pools, trails, events, and recreation centers. HOA communities are extremely common and bring maintained amenities that most residents genuinely appreciate.

i For real Phoenix life: catch a D-Backs game at Chase Field, grab a carne asada burrito from a local taqueria, and take a First Friday stroll down Roosevelt Row.

Your Pre-Move Checklist & Insider Tips for a Smooth Relocation



The more you prepare before you arrive, the smoother your transition will be.

Before You Move

- ☐ Research communities based on your work location, school needs, and budget
- ☐ Get a full mortgage pre-approval (not just pre-qual)
- ☐ Book a fly-in weekend to tour communities and neighborhoods in person
- ☐ Research school ratings at specific addresses, not just districts
- ☐ Research HOA rules for any community you're seriously considering

After You Arrive

- ☐ Update your driver's license — Arizona requires this within 30 days
- ☐ Register your vehicle with ADOT (MVD)
- ☐ Set up APS or SRP utility service before closing
- ☐ Introduce yourself to your HOA and read all governing documents
- ☐ Explore your local trails and parks — this is how you fall in love with Arizona

- ☐ **Good to Know:** Arizona operates on Mountain Standard Time year-round and does **not** observe Daylight Saving Time. If you work remotely or have family in other time zones, plan ahead for meeting scheduling adjustments.

Meet the Founder

Andrew Texidor

**Founder of Clearly Sold | REALTOR® | AI-Certified
Real Estate Professional**

Andrew Texidor has been a licensed real estate professional since 2000, helping Arizona homeowners, homebuyers, and investors navigate important real estate decisions with clarity, professionalism, and integrity.

He founded **Clearly Sold** with a simple belief: homeowners deserve more than a one-size-fits-all approach to selling a home. They deserve clear information, multiple options, modern marketing, and guidance that puts their goals first.

Why Andrew Created Clearly Sold:

“I created Clearly Sold because homeowners deserve transparency, choices, and a real estate experience built around their needs—not a one-size-fits-all sales process.”

Through Clearly Sold, Andrew combines decades of real estate experience with modern technology and consumer-focused solutions to help homeowners better understand their choices and make confident decisions about their next move.

Andrew is also the founder of **Rewarding Heroes**, an initiative dedicated to recognizing and serving healthcare professionals, military members and veterans, first responders, law enforcement, educators, utility workers, and others who serve their communities.





Consumer-Centric Real Estate Guides

Your Next Step: **Connect** **with Andrew & Clearly Sold**

Every great relocation starts with one honest conversation. Connect early with the right local advisor and everything about your move gets clearer, faster, and more confident.

"We don't just help people buy homes in Phoenix — we help them find the right community for their life. The right home in the wrong neighborhood is still the wrong move."

— **Andrew | Clearly Sold brokered by HomeSmart**

Let's find your place in the Valley of the Sun.

Schedule Your Free Relocation Consultation



This ebook is for general educational purposes only and is not legal, financial, tax, or medical advice — please consult qualified professionals for guidance specific to your circumstances.

Clearly Sold brokered by HomeSmart helps homeowners explore convenient, seller-centric home selling solutions designed around their goals, timeline, and life situation.

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