

FREE RELOCATION GUIDE · 2026 EDITION

Moving to Queen Creek, San Tan Valley & Gilbert

The insider's guide from a former new-home builder sales pro

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Equal Housing Opportunity

WELCOME

Meet your guide

Relocating is one of the biggest decisions a family makes, and most of the information online is written by people who have never set foot here. This guide is different. I live in Queen Creek, I work in Queen Creek, San Tan Valley, and Gilbert every day, and I spent years on the **other side** of the new-home sales desk.



Before becoming your agent, I designed custom jewelry at Helzberg Diamonds, sold luxury vehicles at BMW, and then spent almost **7 years selling new homes for a builder**. I know how builders price, what they're willing to negotiate, and the mistakes buyers make before they ever talk to an agent. Now I use that knowledge to represent **you**.

What's inside

- **The Big 3 at a glance**
  How Queen Creek, San Tan Valley, and Gilbert compare.
- **Touring new builds? Read this first**
  The builder rules that catch relocating buyers off guard.
- **What to know before you move**
  HOAs, utilities, desert heat, and school boundaries.
- **Your out-of-state game plan**
  How to buy with confidence from anywhere, with one focused trip.

My promise: honest answers, even when the honest answer is "don't buy that one." Questions while you read? Call or text me anytime at **480-218-4131**.



COMPARE

The Big 3 at a glance

Queen Creek

FEEL
Small-town roots and farm heritage, growing fast. Farmers markets and family attractions like Schnepf Farms.

PRICE POINT
Typically the highest of the three.

HOMES & LOTS
Master-planned communities, larger lots, and acre-plus and horse properties on the outskirts.

SCHOOL DISTRICTS
Mainly Queen Creek Unified, with Higley Unified and charter options in parts.

GETTING AROUND
SR-24 and Loop 202 access on the north side.

San Tan Valley

FEEL
Newer, relaxed, fast-growing, and Arizona's newest town, incorporated in 2025.

PRICE POINT
The most affordable entry point of the three.

HOMES & LOTS
Lots of new construction and quick move-in homes.

SCHOOL DISTRICTS
Florence Unified and J.O. Combs Unified.

GETTING AROUND
Longer commutes; Hunt Hwy and Ironwood are the main routes. As a brand-new town, some services are still transitioning from Pinal County, so ask how that affects a specific home.

Gilbert

FEEL
Established suburb with the Heritage District downtown for dining.

PRICE POINT
Generally higher; mostly resale.

HOMES & LOTS
Fewer new-build communities as it nears build-out; mature neighborhoods.

SCHOOL DISTRICTS
Gilbert Public Schools, Higley Unified, and many charter options.

GETTING AROUND
Loop 202 and US-60; closest of the three to Mesa, Chandler, and Tempe jobs.

Want this month's real numbers? Median prices, days on market, and builder incentives change every month, so I don't print numbers that go stale. Text **"NUMBERS"** to **480-218-4131** and I'll send you the current snapshot for all three areas.

School assignments are by address and boundaries change. Always verify with the district.

THE INSIDER PAGE

Touring new builds on your trip? Read this first.

I sat on the builder's side of the desk for almost 7 years. These are the things I watched out-of-town buyers learn the hard way.

01 **Bring your agent on your very first visit**

Most builders require your agent to be with you, or registered, the **first** time you visit. Walk in alone and fill out the guest card, and many builders won't let an agent represent you later. Rules vary by builder, so call me before you go.

02 **The friendly sales rep works for the builder**

Their job is to sell homes on the builder's terms. In most new-build purchases the builder pays your agent's commission, so ask me how it works for the community you like.

03 **Incentives often come with strings**

Big closing-cost credits and rate buydowns are usually tied to the builder's preferred lender. That can be a great deal or not. Compare the full picture, not just the headline.

04 **Quick move-in homes are where deals hide**

Finished or nearly finished homes the builder wants sold often carry the strongest incentives and can close in weeks, which is ideal when you're timing a move.

05 **Spend upgrade money where it's hard to change later**

Structural options and the right lot matter most. Many cosmetic upgrades cost far more at the design center than doing them later.

06 **Ask about lot premiums, HOA fees, and CFDs**

Some Arizona master-planned communities have a Community Facilities District (CFD) that adds to your property tax bill. Know the true monthly cost before you fall in love.

Planning a trip? Text me the communities on your list before you fly in. I'll get you registered and tell you which incentives are running that month. **480-218-4131**



GOOD TO KNOW

What to know before you move

01 **HOAs are the norm**
Most communities here have an HOA, and fees vary widely. Before you commit, ask for the exact monthly fee, transfer fees, any special assessments, and read the CC&Rs.; They cover landscaping, paint colors, parking, and more.

02 **Utilities depend on the address**
Your electric provider (SRP or APS) and your water provider depend on the exact address. Water bills rise in summer, and the hard water here makes a water softener a smart investment.

03 **Built for the heat**
Summers regularly top 110°F. Look for efficient HVAC, good insulation, Low-E windows, and covered patios. A pool adds serious lifestyle value here.

04 **Verify school boundaries by address**
Neighboring streets can be assigned to different schools, and boundaries change as the area grows. Check directly with the district for any home you're considering.

05 **New construction moves fast here**
Communities sell out in phases and prices change phase by phase. The home you saw online last month may be gone or repriced. Get current info before you plan around it.



YOUR GAME PLAN

Buying from out of state

01

Strategy call

Budget, timing, must-haves, and which of the Big 3 fits your life.

02

Get pre-approved

Use a lender who knows Arizona, and compare them against any builder-lender offer.

03

Video tours and shortlist

I preview homes and communities for you live on video, so your trip is focused.

04

One focused visit

Tour your shortlist in a day or two. I handle builder registrations before you arrive.

05

Offer and due diligence

Sign electronically from anywhere. Arizona's standard resale contract includes an inspection period (typically 10 days); builder contracts work differently.

06

Close and get your keys

We time it around selling your current home. Remote closing options may be available.

Selling a home where you live now? Timing both sides is the hardest part of relocating. We'll map it out step by step on your strategy call so you're never paying for two homes longer than you have to.



LET'S TALK

Ready to make your move?



Whether you're a year out or ready to move this season, a 30-minute call will save you weeks of guessing. We'll talk about your timeline, your budget, and which of the Big 3 fits your family.

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Book your free 30-minute relocation strategy call

Tap the button above, or text "MOVE" to 480-218-4131