

COMPASS

# NORTH SCOTTSDALE RELOCATION GUIDE

EVERYTHING YOU NEED TO KNOW BEFORE MOVING



[SCOTTSDALEPROPERTYGUIDE.COM](https://www.scottsdalepropertyguide.com)

*hey there,*  
**NICE TO  
MEET YOU!**

**SO YOU'RE THINKING OF BUYING YOUR  
FIRST HOME?**

Hi There! We're Scott and Eliza, your father/daughter real estate team with over 30 years of experience - with a personalized touch to each home buyer and seller.

We shine when partnering strategy and your specific home buying needs to come alongside you as you're buying your first home, expanding for a growing family, or downsizing.

Let's find your perfect North Scottsdale home and start this exciting new chapter! Ready to begin? Here are some great details for your consideration of North Scottsdale, and we are delighted with the opportunity to work with you!





# Welcome to North Scottsdale

ARIZONA'S PREMIER DESTINATION: WHERE DESERT BEAUTY MEETS MODERN LUXURY

North Scottsdale, Arizona, is a sought-after desert retreat known for its stunning Sonoran landscape, upscale living, and vibrant lifestyle. Located just northeast of Phoenix, this dynamic community seamlessly blends luxury, natural beauty, and modern convenience.

With its exclusive neighborhoods, world-class golf courses, and five-star resorts, North Scottsdale is synonymous with sophistication. The area boasts high-end shopping at Kierland Commons and Scottsdale Quarter, along with an array of fine dining options that cater to every palate.

Beyond its luxurious amenities, North Scottsdale offers abundant outdoor recreation, including scenic hiking trails in the McDowell Sonoran Preserve, equestrian facilities, and premier golf experiences. Its thriving arts and culture scene, along with community events and farmers markets, create a welcoming atmosphere for residents and visitors alike.

North Scottsdale's robust real estate market, excellent schools, and proximity to major business hubs make it an attractive destination for families, professionals, and retirees. The community's blend of tranquility and urban convenience makes it one of the most desirable places to live in Arizona.

Whether you're seeking an active lifestyle, a peaceful retreat, or a fresh start, North Scottsdale offers a unique combination of luxury and adventure, making it the perfect place to call home.

# North Scottsdale 's Housing Market

HOME PRICES, RENTAL RATES, AND NEIGHBORHOOD CHOICES



## MEDIAN HOME SALE PRICE:

\$1.5 million+ (as of early 2024)

### Higher-Priced Areas:

- Silverleaf: \$5 million+
- Estancia: \$4 million+
- Troon Village: \$2.5 million+

### More Affordable Areas:

- While North Scottsdale is known for luxury homes, some areas have options starting around \$800,000, especially older or smaller properties.

\*\*\*Note that these median figures can vary based on factors such as square footage, lot size, amenities, age, and renovations.

## RENTAL RATES

For renters, one-bedroom apartments and guesthouses in North Scottsdale typically range from \$2,500 - \$5,000+ per month, while larger homes for rent can vary between \$5,000 - \$12,000+ depending on location and amenities.

### One-Bedroom Apartments:

- Luxury Guesthouses: \$2,500 - \$5,000+
- Resort-Style Apartments: \$2,200 - \$4,500

### Two-Bedroom Apartments:

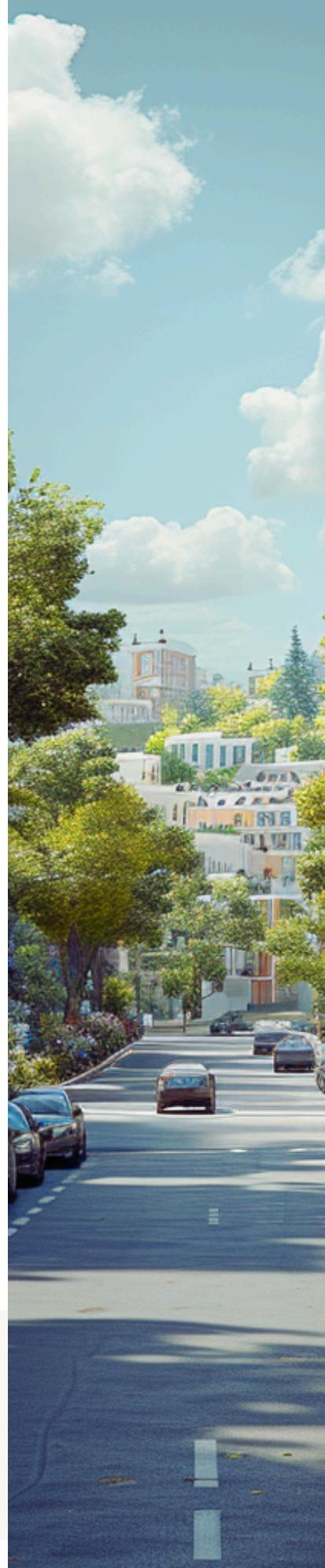
- Private Villas: \$5,000 - \$8,500+
- Luxury Homes: \$8,500 - \$12,000+

# Popular Residential Areas

THERE ARE SO MANY GREAT AREAS TO LIVE

- **SILVERLEAF**  
Exclusive gated community in DC Ranch, average home \$5M+, population 1,000.
- **ESTANCIA**  
Luxury golf community near Pinnacle Peak, average home \$4M+, population 400.
- **TROON VILLAGE**  
Scenic desert living with golf course views, average home \$2.5M+, population 1,500.
- **DESERT HIGHLANDS**  
Prestigious golf community, average home \$2M+, population 800.
- **MCDOWELL MOUNTAIN RANCH**  
Family-friendly with trails and parks, average home \$1.2M+, population 4,000.
- **GRAYHAWK**  
Master-planned community with golf and amenities, average home \$1M+, population 3,500.

*We would love the opportunity to help guide you through the housing market, help you find the perfect neighborhoods and homes for your lifestyle, and represent your best interests in every step of the process.*



# Employment Opportunities

## MAJOR INDUSTRIES AND TOP EMPLOYERS

*01.*

### HEALTHCARE:

Mayo Clinic, HonorHealth Scottsdale Thompson Peak Medical Center

---

*02.*

### TECHNOLOGY & INNOVATION:

Axon, GoDaddy, Zillow

---

*03.*

### AUTOMOTIVE:

Barrett-Jackson Auto Auction, Penske Automotive Group

---

*04.*

### HIGHER EDUCATION:

Scottsdale Unified School District, Paradise Valley Unified School District

---

*05.*

### TOURISM:

Four Seasons Resort Scottsdale, The Westin Kierland Resort & Spa

---

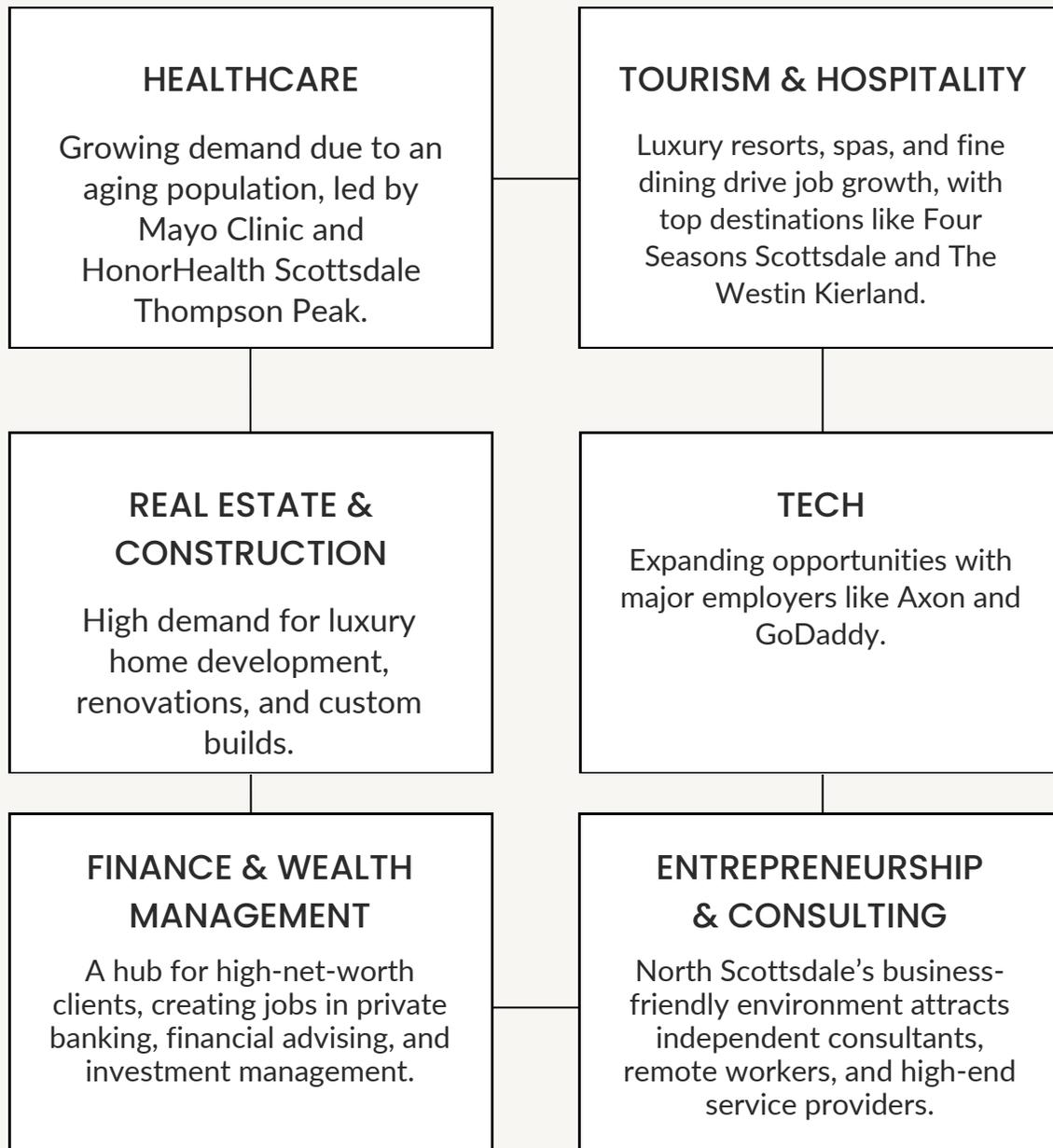
*06.*

### FINANCE/BANKING:

JPMorgan Chase, Nationwide Realty Investors

# Job Market Outlook and Growth Areas

## THRIVING JOB MARKET AND KEY GROWTH SECTORS



### RESOURCES FOR JOB SEEKERS

*ARIZONA@WORK Maricopa County – Job search assistance, training, and career counseling.*

*Greater Phoenix Economic Council – Business growth resources and job market insights.*

*Scottsdale Area Chamber of Commerce – Networking and local business opportunities.*

*Scottsdale Job Network – Professional job listings and career development programs.*



# North Scottsdale Valley Cost of Living

## AFFORDABLE COST OF LIVING: WHAT TO EXPECT

North Scottsdale is known for its upscale lifestyle, high-end real estate, and premium amenities, with overall living costs significantly above the national average. Residents enjoy spacious communities, luxury shopping, fine dining, and access to top-tier golf courses and resorts.

## BREAKDOWN OF TYPICAL EXPENSES



### HOUSING

North Scottsdale's housing costs are 180% above the national average, with a median price of \$1.5M+ and luxury estates exceeding \$10M.



### UTILITIES

Utility costs are 6% lower than the national average due to energy-efficient homes and favorable electricity rates.



### GROCERIES

Grocery prices are 7% higher than the national average, with premium markets like AJ's Fine Foods and Whole Foods.



### TRANSPORTATION

Transportation costs align with the national average, though most residents rely on personal vehicles and rideshare services rather than public transit.



### HEALTHCARE

With world-class providers like Mayo Clinic and HonorHealth Scottsdale, healthcare costs are about 15% above the national average.



# Education in North Scottsdale

## NORTH SCOTTSDALE'S STRONG EDUCATIONAL LANDSCAPE

### OVERVIEW OF PUBLIC SCHOOL SYSTEM:

North Scottsdale is served by Scottsdale Unified School District (SUSD) and Paradise Valley Unified School District (PVUSD), both recognized for high academic performance, competitive programs, and strong community support.

### HIGHLIGHTS OF TOP-RATED SCHOOLS:

- Desert Canyon Elementary School (9/10 rating)
- Copper Ridge School (K-8) (8/10 rating)
- Chaparral High School (9/10 rating)

### PRIVATE & CHARTER SCHOOLS:

- Notre Dame Preparatory High School (Private, college-prep)
- BASIS Scottsdale (Charter, nationally ranked)
- El Dorado Private School (Highly rated K-8)

### HIGHER EDUCATION:

- Arizona State University (ASU) – Scottsdale Campus
- Scottsdale Community College



# School Zoning & Districts

## FINDING THE RIGHT FIT FOR YOUR FAMILY

North Scottsdale is primarily served by Scottsdale Unified School District (SUSD) and Paradise Valley Unified School District (PVUSD). While school zoning is based on home address, families can explore open enrollment, charter schools, or private institutions.

### SUSD SCHOOL ZONES

- Chaparral Learning Community – Includes Desert Canyon Elementary, Copper Ridge School (K-8), and Chaparral High School
- Desert Mountain Cluster – Covers neighborhoods near Desert Mountain High School
- Open Enrollment – Transfers allowed within SUSD based on availability

### PVUSD SCHOOLS (NORTH & WEST SCOTTSDALE)

Serves parts of North Scottsdale and Paradise Valley, offering specialized programs in STEM, International Baccalaureate (IB), and the arts.

### CHARTER & PRIVATE SCHOOLS

- Charter: BASIS Scottsdale, Great Hearts Academies (nationally ranked)
- Private: Phoenix Country Day, Notre Dame Prep, Rancho Solano (college-prep focus)

If you're considering a move, we can provide detailed school zone information based on any home you're interested in. Let's find the best fit for your family!

# Healthcare in North Scottsdale

North Scottsdale offers world-class healthcare, with renowned hospitals, specialized care, and a range of insurance options.

## MAJOR HOSPITALS AND HEALTHCARE FACILITIES:

- Mayo Clinic – Phoenix/Scottsdale (Nationally ranked, cutting-edge treatments)
- HonorHealth Scottsdale Shea Medical Center
- HonorHealth Scottsdale Osborn Medical Center
- HonorHealth Scottsdale Thompson Peak Medical Center
- Banner Health – Scottsdale

## HEALTH INSURANCE OPTIONS AND COSTS

Most major employers in North Scottsdale provide company-sponsored health insurance. Recent estimates show:

- Average individual premium: \$475-\$525/month
- Average family premium: \$1,600-\$1,800/month

With top-tier hospitals, a strong network of specialists, and a variety of healthcare options, North Scottsdale ensures residents receive high-quality medical care.





# Entertainment and Lifestyle

## ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

### RESTAURANTS:

- Dominick's Steakhouse
- Ocean 44
- Toca Madera
- The Herb Box
- Toro Latin Restaurant & Rum Bar

### NIGHTLIFE:

- AZ/88
- Bourbon & Bones
- Wasted Grain
- The Beverly on Main

### ENTERTAINMENT:

- Scottsdale Center for the Performing Arts
- TPC Scottsdale (Phoenix Open)
- Scottsdale Quarter & Kierland Commons
- Taliesin West (Frank Lloyd Wright's home & studio)
- Musical Instrument Museum (MIM)

### PARKS & OUTDOOR ACTIVITIES:

- McDowell Sonoran Preserve
- Pinnacle Peak Park
- Golf at Troon North & Grayhawk Golf Club
- Hot Air Balloon Rides
- Hiking & Mountain Biking Trails

## FAMILY-FRIENDLY ACTIVITIES:

- OdySea Aquarium
- Butterfly Wonderland
- McCormick-Stillman Railroad Park
- Arizona Boardwalk
- Desert Botanical Garden

## VENUES:

- WestWorld of Scottsdale
- Talking Stick Resort & Casino
- Scottsdale Stadium (Spring Training)
- The Scottsdale Resort at McCormick Ranch

## SPORTS:

- Arizona Cardinals (NFL)
- Arizona Coyotes (NHL)
- Arizona Diamondbacks (MLB)
- Phoenix Suns (NBA)
- MLB Spring Training (Cactus League)



# Annual Festivals & Events

THRIVING JOB MARKET AND KEY GROWTH SECTORS



<b>Barrett-Jackson Auto Auction</b>	●	January 11-19
February 3-9	●	<b>WM Phoenix Open (Golf Tournament)</b>
<b>Scottsdale Arabian Horse Show</b>	●	February 13-23
March 14-16	●	<b>Scottsdale Arts Festival</b>
<b>Arizona Bike Week</b>	●	April 2-6
April 12-13	●	<b>Scottsdale Culinary Festival</b>
<b>Scottsdale Fourth of July Celebration</b>	●	July 4
November 1-10	●	<b>Scottsdale International Film Festival</b>
<b>Scottsdazzle Holiday Celebration</b>	●	December 1-31

# Relocation Tips

## MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to North Scottsdale is an exciting step, and proper preparation will help ensure a seamless transition. Here are key resources and services to assist with your move:

### MOVING COMPANIES AND SERVICES:

- Muscular Moving Men & Storage
- Camelback Moving
- Just-In Time Moving & Storage
- Poindexter Moving

### SETTING UP UTILITIES AND SERVICES:

- Electric: Salt River Project (SRP)
- Gas: Southwest Gas
- Water: City of Scottsdale Water Department
- Internet/Cable/Phone: Cox Communications, CenturyLink, Google Fiber

### OTHER ESSENTIAL SERVICES TO SETUP:

- U.S. Postal Service: Update your address online
- Driver's License & Vehicle Registration: Arizona Department of Transportation (ADOT) – MVD
- Banking: Open accounts with local banks or credit unions



# The Moving Timeline

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE



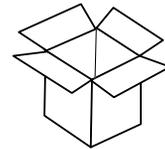
## 2 Months Out

Purge before packing, schedule the moving truck, finalize your moving date, and reserve a storage unit if needed



## 1 Month Out

Purchase moving supplies, contact services to cancel or transfer, start packing seldom-used items, and host a moving sale.



## 2 Weeks Out

Submit a postal change of address, ensure all repairs are completed, gather financial and legal documents, and keep packing.



## After the Move

Unpack, organize, take inventory to ensure nothing is missing, confirm your new address with all services, and enjoy your new home!



## Moving Day

Ensure movers know of any special instructions, complete a final clean and walk-through to ensure nothing is left behind, and enjoy your move!



## 1-7 Days Out

Continue packing, confirm the movers, prepare an essentials box, pack outdoor furniture, and ready suitcases for the first few days.



# Vendor Recommendations

## INSURANCE

STATE FARM – BILL WEAVER AGENCY

(480) 585-5003  
billjohnsonagency.com  
bill@billjohnsonagency.com

## HOME WARRANTY

CHOICE HOME WARRANTY

(888) 531-5403  
choicehomewarranty.com  
claims@choicehomewarranty.com

## CONTRACTOR

A FINER TOUCH CONSTRUCTION

(480) 767-6200  
afiner-touch.com  
info@afiner-touch.com

## ELECTRICIAN

DOLCE ELECTRIC CO.

(480) 434-0777  
dolceelectric.com  
service@dolceelectric.com

## MOVING COMPANY

MUSCULAR MOVING MEN & STORAGE

(602) 923-6400  
muscularmovingmen.com  
info@muscularmovingmen.com

## FLOORING

MISSION HARDWOOD FLOOR COMPANY

(480) 994-0123  
missionhardwood.com  
info@missionhardwood.com

## PLUMBER

THE SUNNY PLUMBER

(602) 734-5106  
thesunnyplumber.com  
info@thesunnyplumber.com

## PEST CONTROL

GREEN HOME PEST CONTROL

(480) 525-7378  
greenhomepest.com  
info@greenhomepest.com

## LANDSCAPING

DESERT FOOTHILLS LANDSCAPE

(480) 488-0128  
dflaz.com  
info@dflaz.com

## APPLIANCE REPAIR

SCOTTSDALE APPLIANCE AND AC REPAIR

(480) 245-5875  
scottsdaleapplianceandacrepair.com  
service@scottsdaleapplianceandacrepair.com

## CARPET CLEANING

BRIMLEY'S WHITE GLOVE CHEM-DRY

(480) 649-3663  
whiteglovecleancarpet.com  
info@whiteglovecleancarpet.com

## WINDOWS

KRASIVA WINDOWS AND DOORS

(602) 780-3312  
krasivawindows.com  
info@krasivawindows.com

## HOME INSPECTOR

CHECKLIST INSPECTIONS

(480) 361-8120  
checklistaz.com  
info@checklistaz.com



# THANK YOU !

---

We hope this guide has equipped you with valuable insights for your North Scottsdale relocation. As a seasoned team with passion and drive, we are excited for your next adventure and treasure the opportunity!

**Scott Kiburz**

ASSOCIATE BROKER



602.803.1236



scottkiburz@gmail.com

**Eliza Kiburz Meath**

YOUR LOCAL REALTOR®



602.803.9049



eliza@azlivingre.com

COMPASS