

COMPASS

# PARADISE VALLEY RELOCATION GUIDE

EVERYTHING YOU NEED TO KNOW BEFORE MOVING



[SCOTTSDALEPROPERTYGUIDE.COM](https://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 Paradise Valley home  
and start this exciting new chapter! Ready  
to begin? Here are some great details for  
your consideration of Paradise Valley, and  
we are delighted with the opportunity to  
work with you!





# Welcome to Paradise Valley

ARIZONA'S MOST EXCLUSIVE ENCLAVE: WHERE LUXURY MEETS TRANQUILITY

Paradise Valley, Arizona, is a prestigious desert oasis known for its breathtaking mountain views, serene atmosphere, and luxurious lifestyle. Nestled between Scottsdale and Phoenix, this exclusive community offers the perfect blend of privacy, natural beauty, and high-end living.

With its sprawling estates, world-class resorts, and championship golf courses, Paradise Valley is a haven for those seeking elegance and sophistication. The town is home to award-winning dining, upscale shopping, and renowned wellness retreats, making it a top destination for relaxation and leisure.

Beyond its luxurious offerings, Paradise Valley boasts a strong real estate market, excellent schools, and a close-knit community. Its proximity to major business hubs in Phoenix and Scottsdale provides ample career opportunities in healthcare, finance, and technology, making it an attractive choice for professionals, families, and retirees alike.

With its year-round sunshine, stunning desert landscapes, and unparalleled lifestyle, Paradise Valley remains one of the most desirable places to live in Arizona. Whether you're looking for a peaceful retreat, an active social scene, or a fresh start, Paradise Valley offers it all.

# Paradise Valley 's Housing Market

HOME PRICES, RENTAL RATES, AND NEIGHBORHOOD CHOICES



## MEDIAN HOME SALE PRICE:

\$2.5 million+ (as of early 2024)

## Higher-Priced Areas:

- Camelback Mountain Estates: \$5 million+
- Judson Estates: \$4 million+
- Cheney Estates: \$3 million+

## More Affordable Areas:

- While Paradise Valley is known for its luxury real estate, some smaller or older homes may be found starting at \$1.5 million+.

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

## RENTAL RATES

For renters, a general range for a one-bedroom apartment or guesthouse in Paradise Valley is \$3,500-\$6,000+ per month, while larger homes for rent typically range \$6,000-\$15,000+. Rental pricing can fluctuate based on unit size, amenities, and location.

### One-Bedroom Apartments:

- Luxury Guesthouses: \$3,500 - \$6,000+
- Resort-Style Apartments (nearby Scottsdale): \$3,000 - \$5,000

### Two-Bedroom Apartments:

- Private Villas: \$6,000 - \$10,000+
- Luxury Homes: \$10,000 - \$15,000+

# Popular Residential Areas

THERE ARE SO MANY GREAT AREAS TO LIVE

- **CAMELBACK COUNTRY ESTATES**  
Located near Camelback Mountain, average home \$3M+, population 1,200.
- **JUDSON ESTATES**  
Gated luxury enclave, average home \$6M+, population 250.
- **LA PLACE DU SOMMETLA PLACE DU SOMMET**  
6 miles north of Old Town, average home \$4M+, population 100.
- **MUMMY MOUNTAIN ESTATES**  
Hillside living, average home \$3.5M+, population 500.
- **PARADISE VALLEY FARMS**  
Equestrian-friendly area, average home \$5M+, population 300.
- **CLEARWATER HILLS**  
Guard-gated community, average home \$2.5M+, population 400.

*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 Shea Medical Center

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*02.* MUSIC/ENTERTAINMENT:  
Musical Instrument Museum, Celebrity Theatre, Live Nation Entertainment

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*03.* AUTOMOTIVE:  
Barrett-Jackson Auto Auction, Discount Tire Corporate

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*04.* HIGHER EDUCATION:  
Scottsdale Unified School District, Paradise Valley Unified School District

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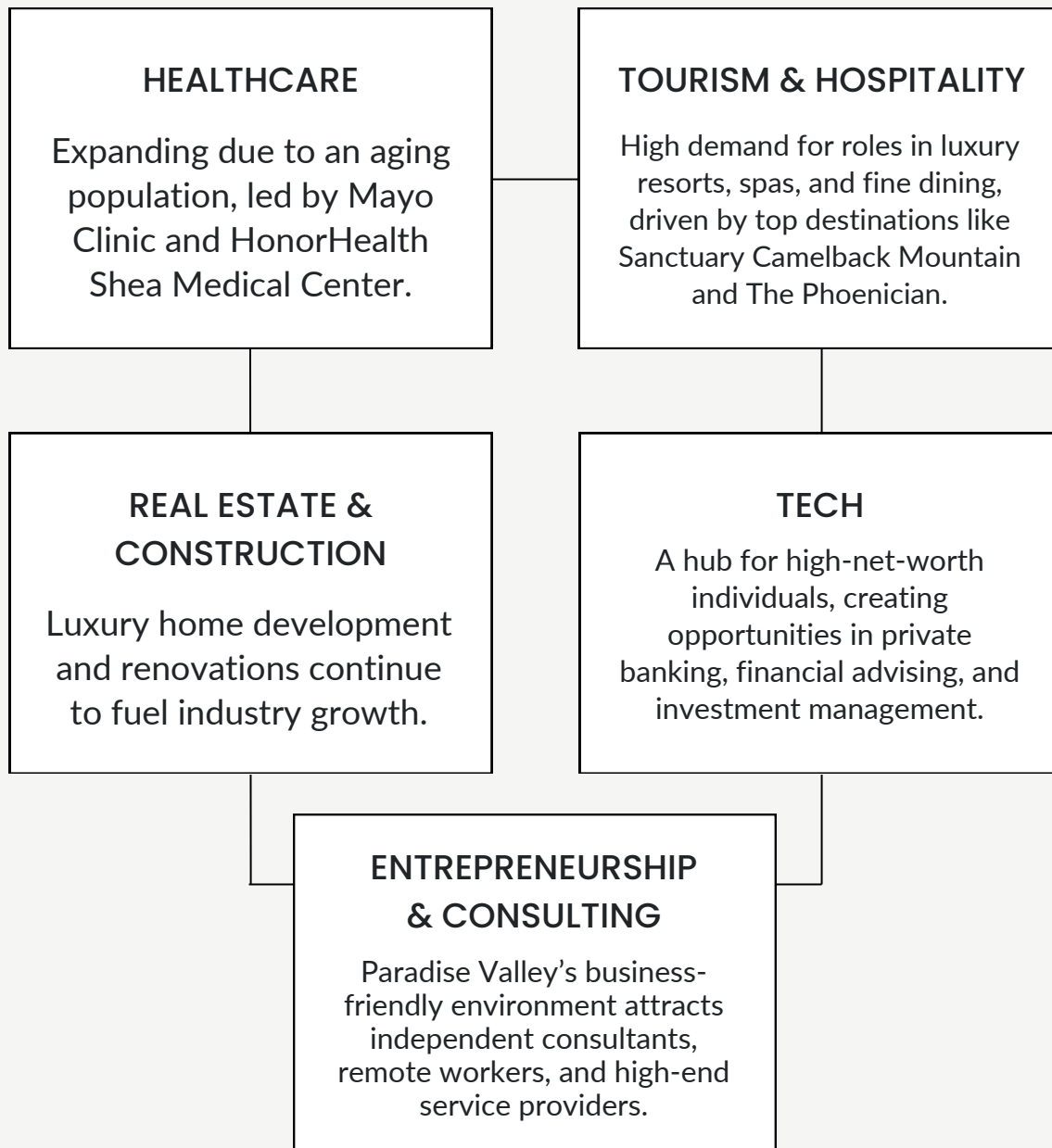
*05.* TOURISM:  
The Phoenician, JW Marriott Camelback Inn Resort & Spa, Sanctuary Camelback Mountain

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*06.* FINANCE/BANKING:  
JPMorgan Chase, Western Alliance Bank

# 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, career counseling.

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

Paradise Valley Chamber of Commerce – Networking and local business opportunities.

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



# Paradise Valley Cost of Living

## AFFORDABLE COST OF LIVING: WHAT TO EXPECT

Paradise Valley is known for its exclusive lifestyle and high-end real estate, with overall living costs significantly above the national average. Residents enjoy luxury amenities, low-density living, and access to world-class resorts.

## BREAKDOWN OF TYPICAL EXPENSES



### HOUSING

Paradise Valley's housing costs are 230% above the national average, with a median price of \$3M+ and estates over \$10M.



### UTILITIES

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



### GROCERIES

Groceries cost 7% more than the national average, with premium stores like AJ's Fine Foods and Whole Foods.



### TRANSPORTATION

Transportation costs are roughly on par with the national average, though many residents rely on personal vehicles and rideshare services rather than public transit.



### HEALTHCARE

High-end medical facilities drive healthcare costs about 15% above the national average, with top providers like Mayo Clinic and HonorHealth serving the area.



# Education in Paradise Valley

## PARADISE VALLEY'S RICH EDUCATIONAL LANDSCAPE

### OVERVIEW OF PUBLIC SCHOOL SYSTEM:

Paradise Valley is served by Scottsdale Unified School District (SUSD) and Paradise Valley Unified School District (PVUSD), both known for high academic performance and small class sizes.

### HIGHLIGHTS OF TOP-RATED SCHOOLS:

- Cherokee Elementary School (9/10 rating)
- Cocopah Middle School (8/10 rating)
- Chaparral High School (9/10 rating)

### PRIVATE & CHARTER SCHOOLS:

- Phoenix Country Day School (PK-12, prestigious private school)
- BASIS Scottsdale (Charter, nationally ranked)
- All Saints' Episcopal Day 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

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

### SUSD SCHOOL ZONES

- Chaparral Learning Community: Cherokee Elementary, Cocopah Middle, and Chaparral High School
- Desert Mountain Cluster: Covers areas near Desert Mountain High School
- Open Enrollment: Transfers allowed within SUSD based on availability

### PVUSD SCHOOLS (NORTH & WEST SCOTTSDALE)

Serves parts of Paradise Valley and North Phoenix, offering STEM, IB, and arts-focused programs

### CHARTER & PRIVATE SCHOOLS

- BASIS Scottsdale, Great Hearts Academies (charter, nationally ranked)
- Phoenix Country Day, Notre Dame Prep, Rancho Solano (private, 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 Paradise Valley

Paradise Valley offers world-class healthcare, with access to top-rated hospitals, specialized care, and various insurance options.

## MAJOR HOSPITALS AND HEALTHCARE FACILITIES:

- Mayo Clinic – Phoenix/Scottsdale (Ranked among the best hospitals in the nation)
- 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 large employers in Paradise Valley offer company-sponsored health insurance. Based on recent data:

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

Paradise Valley's medical community meets diverse health needs with exceptional care, offering numerous facilities, specialists, and insurance options.





# Entertainment and Lifestyle

## ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

### RESTAURANTS:

- El ChorroEl Chorro
- Elements at Sanctuary
- Prado at Omni Montelucia
- Lon's at The Hermosa Inn
- Chelsea's Kitchen

### NIGHTLIFE:

- Jade Bar at Sanctuary
- Roca Lounge
- Mbar at Montelucia
- The Living Room Wine Café

### ENTERTAINMENT:

- Scottsdale Center for the Performing Arts
- Paradise Valley Country Club
- Scottsdale Fashion Square
- Cosanti Originals
- Musical Instrument Museum (MIM)

### PARKS OUTDOOR ACTIVITIES:

- Camelback Mountain
- Piastewa Peak
- McDowell Sonoran Preserve
- Golf at Paradise Valley Country Club
- Hot Air Balloon Rides

## FAMILY-FRIENDLY ACTIVITIES:

- OdySea Aquarium
- Butterfly Wonderland
- Phoenix Zoo
- McCormick-Stillman Railroad Park
- Arizona Boardwalk

## VENUES:

- WestWorld of Scottsdale
- Talking Stick Resort & Arena
- Scottsdale Stadium
- Sanctuary Camelback Mountain Resort

## SPORTS:

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



# Annual Festivals & Events

THRIVING JOB MARKET AND KEY GROWTH SECTORS



<b>Arizona Bach Festival</b>	February 16–23 to March 16
February 28 - March 1	<b>Innings Festival</b>
<b>Arizona Musicfest</b>	January to March
February 13-20	<b>Arizona Beer Week</b>
<b>Arizona Renaissance Festival</b>	February to March



# Relocation Tips

## MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to a new city like Paradise Valley can be exciting, but proper preparation ensures a smooth and stress-free transition. Here are some key tips to help:

### 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: Town of Paradise Valley Water Providers
- Internet/Cable/Phone: Cox Communications, CenturyLink, Google Fiber

### OTHER ESSENTIAL SERVICES TO SETUP:

- U.S. Postal Service: Fill out a change of address
- Driver's License and Vehicle Registration: Arizona Department of Transportation (ADOT) – MVD
- Banking: Establish accounts with local branches or credit unions

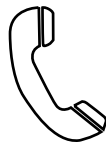
# The Moving Timeline

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE



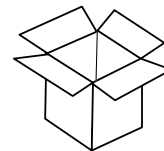
## 2 Months Out

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.



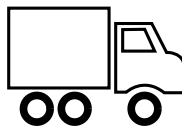
## 2 Weeks Out

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) 998-0464

statefarm.com

bill.weaver.bxgr@statefarm.com

## HOME WARRANTY

AMERICAN HOME SHIELD

(888) 682-1043

ahs.com

service@ahs.com

## CONTRACTOR

HOLTZMAN HOME IMPROVEMENT

(602) 323-6574

info@holtzmanhomeimprovement.com

holtzmanhomeimprovement.com

## ELECTRICIAN

DOLCE ELECTRIC CO

(480) 570-4035

dolceelectric.com

service@dolceelectric.com

## MOVING COMPANY

MUSCULAR MOVING MEN & STORAGE

(602) 923-6400

muscularmovingmen.com

info@muscularmovingmen.com

## FLOORING

EXPRESS FLOORING

(480) 526-7787

expressflooring.com

info@expressflooring.com

## PLUMBER

BENJAMIN FRANKLIN PLUMBING

(602) 282-5007

benfranklinplumbingaz.com

info@benfranklinplumbingaz.com

## PEST CONTROL

BULWARK EXTERMINATING

(480) 429-4348

bulwarkpestcontrol.com

service@bulwarkpestcontrol.com

## LANDSCAPING

DESERT CREST, LLC

(602) 550-0678

desertcrestllc.com

info@desertcrestllc.com

## APPLIANCE REPAIR

APPLIANCE WORKS

(480) 246-3334

applianceworksaz.com

service@applianceworksaz.com

## CARPET CLEANING

ZEROREZ PHOENIX

(480) 507-2419

zerorezphoenix.com

info@zerorezphoenix.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 !

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We hope this guide has equipped you with valuable insights for your Paradise Valley 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

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