

COMPASS

# 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 MAKING A MOVE?

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





# Welcome to Scottsdale

THE WEST'S MOST WESTERN TOWN: WHERE LUXURY MEETS THE DESERT

Scottsdale, Arizona, is a vibrant city known for its stunning desert landscapes, world-class amenities, and a perfect blend of outdoor adventure and upscale living.

This city offers a unique mix of Old West charm and modern luxury. From the lively galleries and restaurants of Old Town to the high-end shopping at Scottsdale Fashion Square, there's something for everyone. The city is also home to award-winning golf courses, top-rated spas, and a thriving arts scene, making it a desirable place to call home.

Beyond leisure, Scottsdale boasts a strong economy with opportunities in healthcare, technology, and tourism. Neighborhoods like McCormick Ranch and DC Ranch offer beautiful communities with scenic views, while the city's excellent schools and year-round sunshine make it ideal for families and retirees alike.

With its warm climate, thriving job market, and unbeatable lifestyle, Scottsdale continues to rank among the best places to live in the U.S. Whether you're looking for adventure, relaxation, or a fresh start, Scottsdale has it all.

# Scottsdale's Housing Market

HOME PRICES, RENTAL RATES, AND NEIGHBORHOOD CHOICES



## MEDIAN HOME SALE PRICE:

\$850,000 (as of early 2024)

## Higher-Priced Areas:

- Silverleaf: \$3 million+
- Paradise Valley (adjacent to Scottsdale): \$2.5 million+
- Gainey Ranch: \$1.2 million+

## More Affordable Areas:

- South Scottsdale: \$500,000+
- McDowell Mountain Ranch: \$750,000+
- North Scottsdale (some communities): \$600,000+

\*\*\*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 is \$1,800-\$3,000+ per month, while two-bedroom units typically range \$2,500-\$4,000+. Rental pricing can fluctuate based on unit size, amenities, and location.

### One-Bedroom Apartments:

- Old Town Scottsdale: \$2,200 - \$3,500
- McCormick Ranch: \$2,000 - \$2,800
- South Scottsdale: \$1,800 - \$2,500

### Two-Bedroom Apartments:

- Kierland: \$3,000 - \$4,500
- Gainey Ranch: \$2,800 - \$4,000
- North Scottsdale: \$2,500 - \$3,800

# Popular Residential Areas

THERE ARE SO MANY GREAT AREAS TO LIVE

- **OLD TOWN SCOTTSDALE**  
10 miles – Downtown, average home \$850K, population 15,000.
- **NORTH SCOTTSDALE**  
215-25 miles north of Old Town, average home \$1.5M+, population 120,000.
- **MCCORMICK RANCH**  
6 miles north of Old Town, average home \$1.1M, population 14,000.
- **GAINNEY RANCH**  
7 miles north of Old Town, average home \$1.2M, population 5,500.
- **SILVERLEAF AT DC RANCH**  
20 miles north of Old Town, average home \$3M+, population 2,000.
- **SOUTH SCOTTSDALE**  
0-5 miles south of Old Town, average home \$600K, population 75,000.

*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:

HonorHealth

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*02.*

MUSIC/ENTERTAINMENT:

Scottsdale Music & Entertainment, Live Nation  
Entertainment, Park West Gallery, AMC Theatres

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*03.*

AUTOMOTIVE:

TPI Composites, Inc., Discount Tire

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*04.*

HIGHER EDUCATION:

Scottsdale Unified School District

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*05.*

TOURISM:

Hyatt Regency Scottsdale Resort & Spa, Fairmont  
Scottsdale Princess

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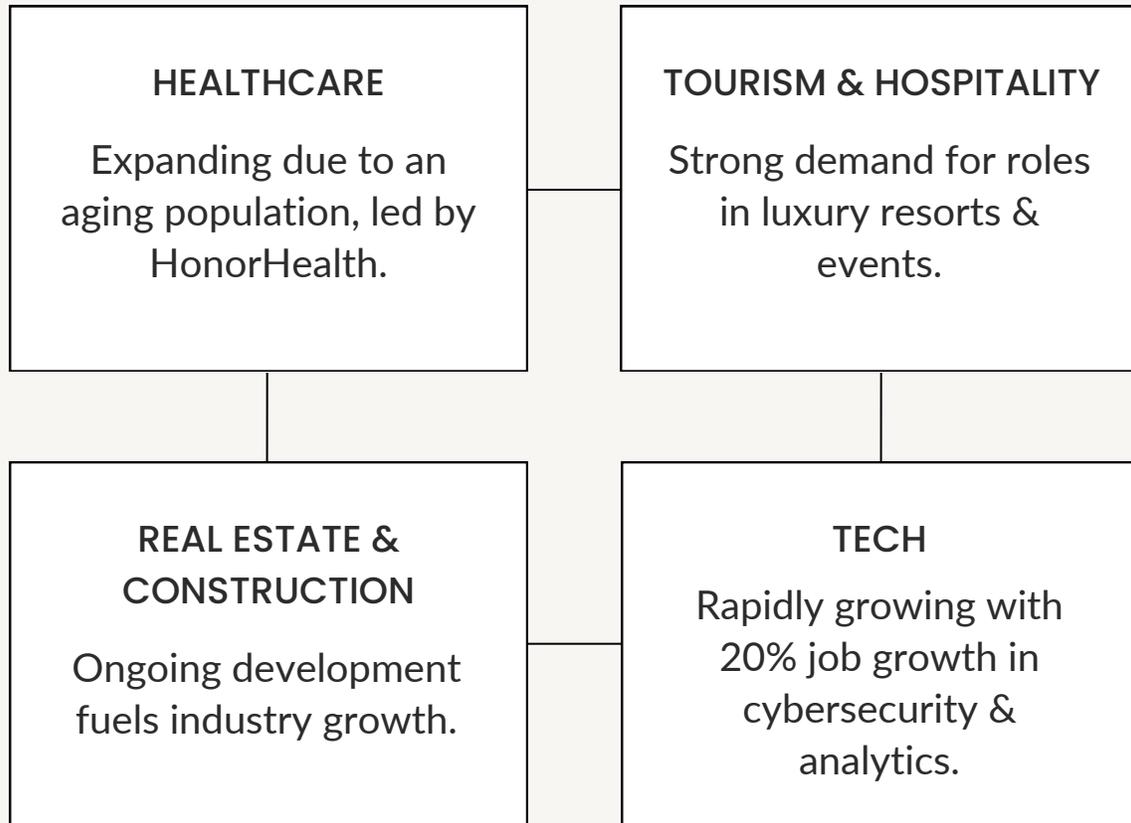
*06.*

FINANCE/BANKING:

Voya Financial, Pinnacle Financial Partners

# Job Market Outlook and Growth Areas

## THRIVING JOB MARKET AND KEY GROWTH SECTORS



### RESOURCES FOR JOB SEEKERS

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

*City of Scottsdale Career Services – Resume help & job listings.*

*Choose Scottsdale Job Board – Local job opportunities.*



# Scottsdale Cost of Living

## AFFORDABLE COST OF LIVING: WHAT TO EXPECT

Overall, Scottsdale residents can anticipate living costs approximately 3-37% above the national average, depending on household makeup and lifestyle preferences.

## BREAKDOWN OF TYPICAL EXPENSES



### HOUSING

Housing costs in Scottsdale are notably higher, with expenses about 42.3% above the national



### TRANSPORTATION

Transportation costs are slightly lower, about 4.2% below the national average.



### UTILITIES

Residents may find some relief in utility costs, which are approximately 8.3% lower than the national average.



### HEALTHCARE

The average cost of a doctor's visit in Scottsdale is approximately \$117.



### GROCERIES

Grocery expenses are about 5% higher than the national average.



# Education in Scottsdale

## SCOTTSDALES'S RICH EDUCATIONAL LANDSCAPE

### OVERVIEW OF PUBLIC SCHOOL SYSTEM:

The Scottsdale Unified School District (SUSD) serves approximately 20,940 students across 30 schools, maintaining a student-teacher ratio of 16:1. SUSD is recognized for its academic excellence, ranking in the top 20% of public schools in Arizona.

### HIGHLIGHTS OF TOP-RATED SCHOOLS:

- Chaparral High School (9/10 rating)
- Desert Mountain High School (8/10 rating)
- Cochise Elementary School (9/10 rating)
- Cheyenne Traditional School (K-8, highly rated)

### PRIVATE & CHARTER SCHOOLS:

- Notre Dame Preparatory High School
- BASIS Scottsdale (Charter, nationally ranked)
- Phoenix Country Day School

### HIGHER EDUCATION:

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



# School Zoning & Districts

## FINDING THE RIGHT FIT FOR YOUR FAMILY

Scottsdale is primarily served by the Scottsdale Unified School District (SUSD) and parts of the Paradise Valley Unified School District (PVUSD). School zoning is based on home address, but families also have options for open enrollment, charter schools, and private institutions.

### SUSD SCHOOL ZONES

- Central Scottsdale: Chaparral, Desert Mountain clusters
- North Scottsdale: Pinnacle Peak, Desert Mountain clusters
- South Scottsdale: Coronado cluster
- West Zone (Hillwood, Whites Creek cluster)
- Open Enrollment: Available within SUSD, allowing transfers based on availability

### PVUSD SCHOOLS (NORTH & WEST SCOTTSDALE)

Paradise Valley Unified serves parts of North Scottsdale, offering a mix of traditional and specialty programs.

### CHARTER & PRIVATE SCHOOLS

Scottsdale has top-rated charter options like BASIS Scottsdale and Great Hearts Academies, along with private schools such as Notre Dame Prep and Rancho Solano.

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 Scottsdale

As a growing healthcare hub, Scottsdale offers top-rated medical facilities, specialized care, and a variety of health insurance options, ensuring peace of mind for residents.

## 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 Scottsdale offer company-sponsored health insurance. Based on recent data:

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

Nashville'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:

- Mastro's City Hall Steakhouse
- 1 Kitchen
- The Mission
- Citizen Public House
- FnB
- Olive & Ivy

### NIGHTLIFE:

- Maya Day & Nightclub
- Kazimierz Wine & Whiskey Bar
- Coach House
- Dierks Bentley's Whiskey Row
- Riot House

### ENTERTAINMENT:

- Scottsdale Center for the Performing Arts
- Casino Arizona & Talking Stick Resort Casino
- OdySea Aquarium
- Western Spirit: Scottsdale's Museum of the West
- Scottsdale Fashion Square

### PARKS:

- McCormick-Stillman Railroad Park
- Chaparral Park
- Pinnacle Peak Park
- Eldorado Park
- Desert Botanical Garden

## OUTDOOR ACTIVITIES:

- Camelback Mountain
- McDowell Sonoran Preserve
- Salt River Tubing
- Golf at TPC Scottsdale
- Hot Air Balloon Rides

## FAMILY-FRIENDLY ACTIVITIES:

- Butterfly Wonderland
- Arizona Boardwalk
- Scottsdale's Farmers Market
- McCormick-Stillman Railroad Park
- Phoenix Zoo

## VENUES:

- Scottsdale Center for the Performing Arts
- The Van Buren
- Talking Stick Resort Arena
- The Pool at Talking Stick
- WestWorld of Scottsdale

## SPORTS:

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



# Annual Festivals & Events

THRIVING JOB MARKET AND KEY GROWTH SECTORS

**Scottsdale Arabian Horse Show**



February 13-23

February 2-4



**Antiques & Garden Show**

**67th Annual Heard Museum  
Guild Indian Fair & Market**



April 22  
March 1-2

Feb 20- March 23



**Scottsdale Baseball Spring Training**

**Celebration of Fine Art**



January 18 to March 30

# Relocation Tips

## MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to a new city like Scottsdale 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
- Mentors 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: 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



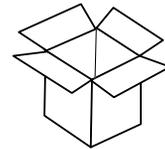
## 2 Months Out

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

AZ 101 INSURANCE

(480) 576-2484  
az101insurance.com  
info@az101insurance.com

## HOME WARRANTY

PLATINUM HOME WARRANTY

(602) 733-5000  
platinumhw.com  
info@platinumhw.com

## CONTRACTOR

MARIANO & CO., LLC

(602) 682-7663  
marianoco.com  
info@marianoco.com

## ELECTRICIAN

DOLCE ELECTRIC CO.

(480) 570-1457  
dolceelectric.com  
info@dolceelectric.com

## MOVING COMPANY

MUSCULAR MOVING MEN & STORAGE MISSION HARDWOOD FLOOR COMPANY

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

## FLOORING

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

## PLUMBER

THE PLUMBING COMPANY

(480) 642-3090  
theplumbingcompany.com  
service@theplumbingcompany.com

## PEST CONTROL

GREEN MACHINE PEST CONTROL

(480) 331-1009  
greenmachinepest.com  
info@greenmachinepest.com

## LANDSCAPING

DESERT FOOTHILLS LANDSCAPE

(480) 488-0128  
df laz.com  
info@df laz.com

## APPLIANCE REPAIR

APPLIANCE WORKS

(480) 596-2222  
applianceworksaz.com  
service@applianceworksaz.com

## CARPET CLEANING

BRIMLEY'S WHITE GLOVE CHEM-DRY

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



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