

PHOENIX GUIDE

2026

EXPLORE, DISCOVER,
RELOCATE

FROM SEARCHING
TO SETTLING

**THE
RELOCATION
GUIDE**

SHOP, DINE, PLAY.
**DISCOVERING
DESERT
GEMS**

HOME SWEET HOME:
DISCOVER ARIZONA'S FINEST



**GO ARIZONA
REAL ESTATE**

**exp
REALTY**

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FAQS

HOME VALUES RATING LEGEND

(\$)	< \$500K
(\$)(\$)	\$500K-\$800K
(\$)(\$)(\$)	\$800K-\$1M
(\$)(\$)(\$)(\$)	> \$1M

FROM SHERYL'S DESK

— WHY PHOENIX ARIZONA?



SHERYL WILLIS

Welcome to the Ultimate Phoenix Metro Relocation Guide, your comprehensive resource guide for anyone actively planning a move to the Greater Phoenix area. This guide is designed to provide you with a quick and easy way to learn about the various cities, towns, and communities helping you make an informed decision about your potential relocation.

As you read through the pages of this guide, we hope you feel more confident and excited about your move to the Phoenix metropolitan area. Our team is here to support you every step of the way, and we look forward to helping you find your perfect place in this incredible state.



NORTHEAST VALLEY

HOME VALUES \$\$\$\$



Scottsdale is a vibrant desert city known for its upscale resorts, world-class golf courses, and lively Old Town area filled with art galleries, high-end shopping, and top-notch dining. Nestled next to the stunning McDowell Mountains, Scottsdale offers a blend of luxury and outdoor adventure, drawing both locals and visitors year-round.

Scottsdale Arizona has a reputation as a travel destination but it's also a city beloved by residents. A move to Scottsdale promises abundant amenities from vibrant outdoor activities and sports to a thriving downtown and waterfront. The city of about 250,000 is known for excellent quality of life, as well as tourist appeal (the city has the 4th-most AAA Four Diamond hotels in the US; ranked #13 in the US for vacation homes). In spite of its reputation as a tourist destination, Scottsdale has abundant Gen X and millennial residents raising young families in the area. The city's school districts are consistently ranked among top in the state.

NORTHEAST VALLEY CONTINUED...



Mid-Century Home, Carefree AZ

Cave Creek and **Carefree** are two of Arizona's most distinctive towns that blend rugged desert landscapes with a lively cowboy culture, offering authentic saloons, eclectic shops, and art galleries. Known for its scenic trails and outdoor activities, it attracts adventurers and those looking for a unique, rustic escape in the Sonoran Desert. October through May, the shared downtown district is a blended version of motorcycle enthusiasts, adult spring breakers and snowbird tourists.



Fountain Hills Golfcourse

Fountain Hills, Fort McDowell and the Verdes area are home to the highest concentration of world-class golf courses in Arizona. Known as the Sonoran Desert Golf Trail, there are six of Arizona's finest public 18-hole courses located on five area golf clubs surrounded by the scenic vistas of the McDowell Mountains and the Tonto National Forest. Fountain Hills is one of only two International Dark Sky Communities near a major metropolitan area. The town has low-impact outdoor lighting and no street lights, making it an excellent place for stargazing.

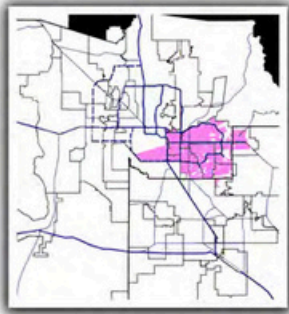


World's Tallest Fountain



Backyard Views

As a popular retirement destination with upscale living, Fountain Hills is a small, picturesque town just outside the hustle and bustle of a big city with a winter population of around 25,000 people. Although Fountain Hills is vary car-reliant, you can get to everything in Scottsdale within 30 minutes.



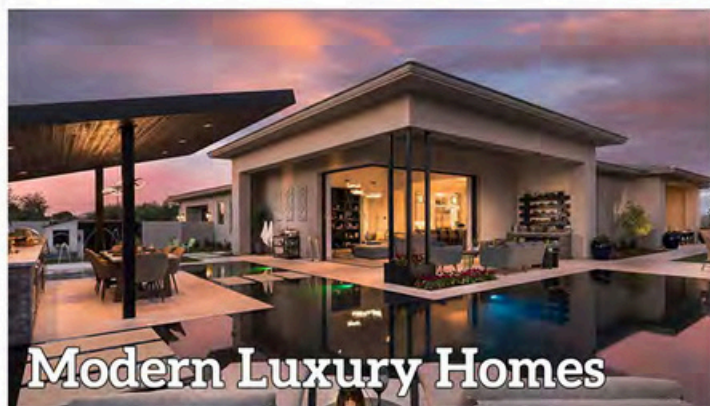
PHOENIX GUIDE:
**SOUTHEAST
VALLEY**

HOME VALUES \$\$-\$\$\$\$

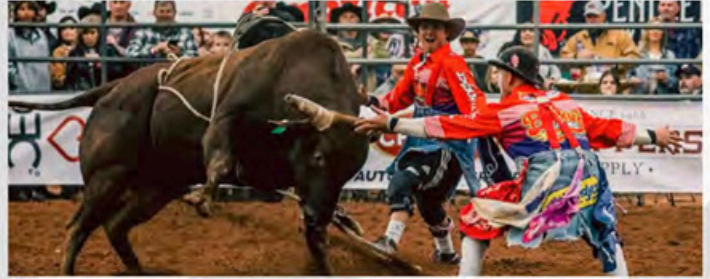
Chandler is a dynamic and rapidly growing city known for its strong economy fueled by the tech industry, including major employers like Intel, contributing to its status as a hub for innovation and job opportunities. With a highly diverse community, top-rated schools, excellent freeway access, and a thriving cultural scene, Chandler offers residents a mix of art galleries, seasonal events, and festivals, while its variety of housing options—from family-friendly neighborhoods to luxury developments—attracts people of all ages and backgrounds looking for quality of life in the Greater Phoenix area.



Gilbert is a flourishing town with a robust economy supported by healthcare, technology, and education sectors, offering plentiful employment opportunities and a well-rounded standard of living. Known for its family-friendly atmosphere, top-rated schools, diverse population, and excellent freeway access, Gilbert boasts a lively cultural scene with a historic downtown, public art installations, and annual events like the Gilbert Days Parade. Its neighborhoods range from suburban developments to luxurious homes, making it an appealing choice for families, young professionals, and retirees alike.



SOUTHEAST VALLEY CONTINUED...



Queen Creek is a rapidly expanding town with a growing economy centered around agriculture, small businesses, and the emerging tech and healthcare sectors, offering both local charm and new job opportunities. Known for its family-oriented environment, top-rated schools, and expanding infrastructure, Queen Creek combines easy freeway access with a strong sense of community, hosting events like the annual Peach Festival and holiday parades. With a blend of ranch-style properties, new suburban developments, and luxurious custom homes, the town attracts diverse residents who appreciate its blend of rural beauty, cultural offerings, and modern amenities.

Mesa, is a vibrant city with a diverse economy driven by healthcare, education, aerospace, and technology industries, offering ample job opportunities and fueling continued growth. Known for its cultural richness, Mesa is home to top-rated schools, extensive freeway connections, and a thriving arts scene, with institutions like the Mesa Arts Center and community events such as the annual Arizona Celebration of Freedom. The city features a range of housing options, from historic districts and family-friendly neighborhoods to modern developments, attracting a broad population who enjoy Mesa's lively mix of urban amenities, outdoor recreation, and community spirit.



Superstition Mountains

NORTHWEST VALLEY

HOME VALUES \$\$\$-\$\$\$\$



Living in North Phoenix offers a unique mix of suburban tranquility, beautiful desert landscapes, and convenient access to urban amenities. This area is known for its scenic mountain views, proximity to outdoor recreation spots and a variety of upscale communities. With excellent freeway access, North Phoenix residents can easily reach downtown Phoenix and Scottsdale, making it a convenient location for both work and leisure. The area also boasts highly rated schools, newer shopping centers, diverse dining options, and family-friendly neighborhoods.



Peoria is a rapidly growing city with a diverse economy rooted in healthcare, education, and retail, offering a mix of employment opportunities that support its evolving technology superhub. Known for top-rated schools and excellent freeway access, Peoria is slated to be one of the top growing areas of Phoenix.





HOME VALUES \$-\$\$

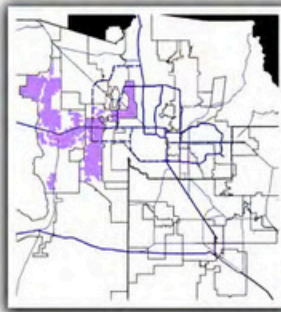
Surprise, is a rapidly growing city most known for its housing affordability. Whether you are looking for your starter home, a retirement home, brand new construction or larger lots, Surprise is attracting families, retirees, and professionals who enjoy the city’s blend of modern amenities, recreational opportunities, and scenic desert views. Surprise is very car-centric, with most amenities, shopping, and dining options spread out across the area, making driving essential for daily errands and commuting. While there are some walkable neighborhoods, the city’s layout and suburban nature mean that a car is generally needed to get around comfortably and access nearby cities or the freeway for travel to Phoenix and beyond.



PHOENIX GUIDE:

SOUTHWEST VALLEY

HOME VALUES \$-\$\$\$\$



Although Luke Air Force Base is located in

Glendale, just east of Surprise, its proximity does mean that parts of Surprise experience noise from military jet training exercises. Some areas, especially those closer to the base, will have periodic noise from flights, including early mornings and evenings. However, many residents become accustomed to the sound over time, and the city has noise mitigation plans and regulations for housing developments near flight paths to reduce the impact on residential areas.



SOUTHWEST VALLEY CONTINUED...

Buckeye, is a rapidly growing town with an emerging economy driven by agriculture, logistics, and a budding tech industry, attracting new businesses and residents alike. Known for its diversity and family-friendly atmosphere, Buckeye is the largest city in all of the greater Phoenix area although most of it is still undeveloped, and where many of the water concerns have been argued. Housing ranges from affordable family homes to new master-planned communities, making it an attractive option for families, professionals, and retirees seeking affordable living with room to grow. Retail shopping and dining is limited to areas close to major freeways and large, big box type of stores.



White Tank Mountains



Estrella Mountain Ranch



Nike Distribution



Goodyear Civic Center

Goodyear, is a thriving city with a robust economy supported by sectors like manufacturing, logistics, healthcare, and aviation, attracting major employers and a growing workforce. Known for its diversity and family-oriented environment, North Goodyear offers excellent freeway access via I-10 and the Loop 303, making commuting easy. The city hosts spring training for MLB teams at the Goodyear Ballpark, along with cultural events, art installations, and outdoor recreation options that celebrate its scenic desert setting. Housing options range from established neighborhoods and family-friendly subdivisions to upscale gated communities, appealing to those seeking a balanced lifestyle with urban amenities and natural beauty.

PINAL COUNTY

HOME VALUES \$\$\$



Homebuyers are increasingly choosing **Pinal County** as an affordable alternative to Maricopa County, as Phoenix metro housing prices rise. While Pinal lacks developed infrastructure, top schools, and abundant shopping or dining, its lower property prices offer more space and newer homes for less. Buyers are willing to forgo amenities now, expecting improvements as the area grows and attracts investment.



San Tan Valley Horse Properties



Johnson Ranch



Florence is one of Arizona's most affordable suburbs and is expected to grow rapidly. Water-use conversion from agriculture to residential makes it ideal for growth. The Magma Ranch master-planned community will include 3,150 homes on 1,000 acres when completed.

Maricopa is a small-town community with a rural feel that's close to two major metropolitan areas, both Phoenix and Tucson. It's known for being a safe place to live, with a strong sense of community and above-average public schools. Maricopa has many parks, including Copper Sky recreational center, shopping, dining and entertainment for all ages.



PHOENIX GUIDE:

ENTERTAINMENT DISTRICTS



Unlike typical downtowns in large metropolitan areas, Greater Phoenix offers a dynamic blend of distinct downtown and entertainment districts, each with its own unique vibe and attractions, ensuring locals and visitors always have something new to explore. **Downtown Phoenix** is a hub of high-energy sports arenas, cultural events, and eclectic dining, while nearby Roosevelt Row offers an artsy atmosphere filled with galleries, murals, and hip cafes.



Desert Ridge Marketplace in Phoenix is a lively entertainment and shopping destination offering a mix of popular retailers, unique dining options, and entertainment venues that create a vibrant, open-air experience. Its pedestrian-friendly design is enhanced by fountains, fireplaces, and regular live music, making it a favorite gathering spot for families, friends, and visitors in the North Phoenix area.

Scottsdale's **Old Town** enchants with upscale shopping, vibrant nightlife, and southwestern charm, while Kierland Commons in Scottsdale is an upscale outdoor shopping and entertainment destination that combines luxury with laid-back desert elegance.

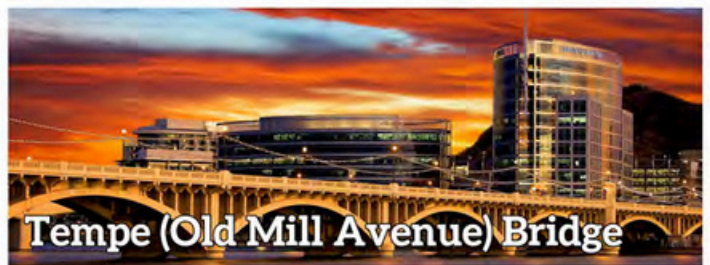


Scottsdale Old Town



Kierland Commons Scottsdale

Downtown Tempe's Mill Avenue appeals to a more urban crowd with trendy eateries, college spirit, and waterfront views.



Tempe Marketplace is a vibrant outdoor entertainment and shopping hub that combines a laid-back atmosphere with a variety of popular stores, diverse dining options, and engaging entertainment. Dining options range from quick bites to upscale restaurants, while the Marketplace's open-air layout includes cozy fire pits, fountains, and live music stages that create a lively, social environment.

The Gilbert **Heritage District** is a charming entertainment and shopping destination that combines historic charm with a modern flair, offering something for everyone. Anchored by the iconic Water Tower Plaza, this walkable district is home to a variety of popular local restaurants, breweries, and dessert spots, many housed in beautifully preserved buildings that reflect Gilbert's agricultural past. With boutique shops, art installations, and lively patios, the Heritage District has a cozy, community-focused vibe that draws locals and visitors for day and night outings. Regular farmers' markets, art walks, and seasonal events add to the appeal, making it a vibrant gathering place to experience Gilbert's unique mix of small-town charm and trendy entertainment.





Historic Downtown Chandler is a lively destination that blends rich history with a modern entertainment scene, offering an array of dining, shopping, and live music experiences. Centered around charming historic buildings and the iconic San Marcos Hotel, the district is filled with eclectic restaurants, craft breweries, and unique boutiques, creating an inviting atmosphere for day or night outings. Known for its vibrant arts and music scene, Downtown Chandler hosts regular live performances, outdoor concerts, and community events in Dr. A.J. Chandler Park, drawing locals and visitors alike. With its mix of cultural heritage and contemporary fun, Historic Downtown Chandler provides an energetic yet welcoming hub for those seeking a true sense of local community.



The Westgate Entertainment District in Glendale is a bustling destination that combines premier entertainment, dining, and shopping with the excitement of sports and live events. Located next to the State Farm Stadium, home of the Arizona Cardinals, Westgate attracts fans and visitors year-round with its energetic atmosphere and numerous options for food, fun, and shopping. With everything from sports bars and fine dining to popular retail stores and boutique shops, the district offers a mix of options to suit any taste. Westgate is also known for its lively events, live music, and vibrant water fountains, making it an ideal spot for pre-or post-game festivities as well as everyday entertainment.

FREQUENTLY ASKED QUESTIONS

❓ What is the cost of living in the Phoenix area?

The cost of living in the Phoenix area is relatively moderate compared to other major U.S. cities, though it has been rising in recent years due to population growth and demand. Housing is typically the largest expense, with median home prices around \$450,000 as of recent estimates, although this varies by neighborhood and suburb. Rental prices average around \$1,400 to \$2,500 per month for apartments, depending on location and size.

❓ What is the job market like in the area, and what are the major industries?

The job market in the Phoenix metropolitan area is vibrant and growing, fueled by diverse industries and significant population growth. Key sectors include technology, healthcare, finance, construction, and logistics. Tech jobs in areas like software development and cybersecurity are expanding.

❓ How does the school system work in the Phoenix metropolitan area?

Phoenix offers a variety of public, charter, and private school options that cater to different educational needs and preferences. Arizona is known for its robust charter school system, with many tuition-free charter schools in the Phoenix area providing alternative curriculum models, including STEM-focused, college-preparatory, arts-based, and Montessori-style programs.

❓ How does the school system work in the Phoenix metropolitan area?

Public transportation in the Phoenix metropolitan area is extremely limited compared to larger metropolitan areas. Most cities in the area do have some bus routes, but they may not cover all areas or run as frequent in more densely populated areas. The light rail system connecting Mesa, Tempe, and Phoenix, known as Valley Metro Rail, is a 28-mile transit line that serves key parts of the Phoenix metropolitan area.



NOBODY DOES RELOCATION BETTER

GO ARIZONA REAL ESTATE

While the internet can be helpful in finding a house, we help our clients find the perfect place to call home. Although employment and schools are leading priorities for many buyers, it's also about lifestyle, quality of life and personal enjoyment when buying a home. We will help cut your stress and anxiety immeasurably as we have an elevated level of expertise, so you can stay focused on your job and family when moving to the Greater Phoenix Area.