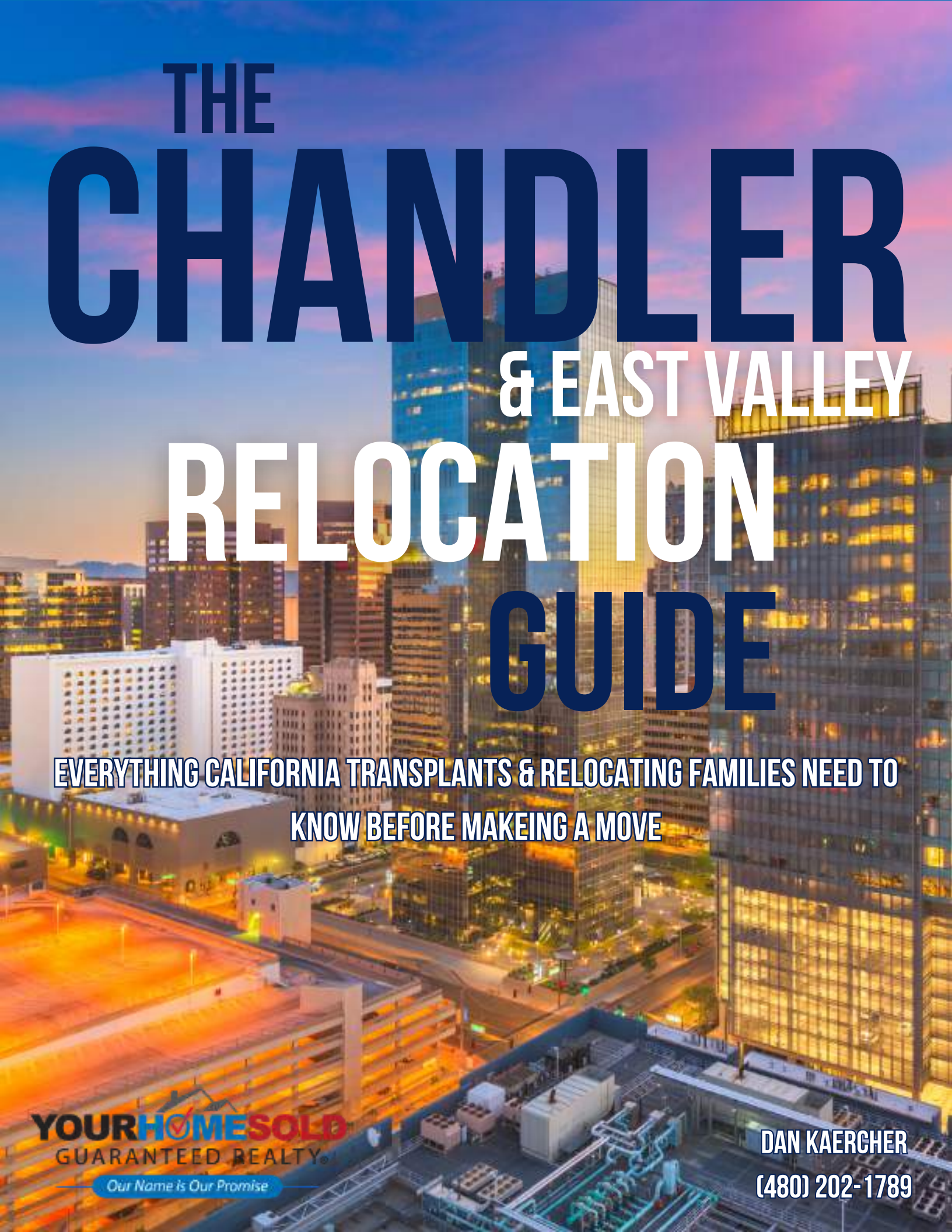




THE CHANDLER & EAST VALLEY RELOCATION GUIDE

EVERYTHING CALIFORNIA TRANSPLANTS & RELOCATING FAMILIES NEED TO
KNOW BEFORE MAKEING A MOVE

YOURHOMESOLD
GUARANTEED REALTY.

Our Name is Our Promise

DAN KAERCHER
(480) 202-1789

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01 WELCOME TO CHANDLER, AZ

Thinking about making Chandler your new home?

Whether you are relocating for work at Intel, Microchip, or PayPal, moving your family for better schools, or simply looking for a better quality of life at a price California simply cannot match, you are in the right place.

Chandler is consistently ranked one of the best cities to live in Arizona and one of the safest cities in the entire country. It sits at the heart of the Phoenix East Valley with unmatched freeway access to Sky Harbor Airport, Scottsdale, Tempe, Gilbert, and Downtown Phoenix. Everything you need is within easy reach.

I am Dan Kaercher. I have been selling homes in Chandler for 15 years and I live here. Not technically close to Chandler. Actually here, right off Ray Road and the 101 in West Chandler. This guide is not a generic relocation brochure. It is what I actually tell people when they call me from San Diego, Los Angeles, or the Bay Area and say they are seriously thinking about making the move.

Let me show you everything you need to know. Your next chapter starts here in Chandler.

Dan Kaercher
(480) 202-1789
www.dankaercher.com



02 WHY PEOPLE ARE MOVING TO CHANDLER

Home Prices That Make California Buyers Stop Scrolling

The median home price in Chandler right now is approximately \$505,000. A home that would cost \$1.2 million in Los Angeles or the Bay Area is \$500,000 here. More square footage. Bigger lot. Often a pool. And no state income tax on top of it. California equity goes a long way in Chandler.

1

One of the Safest and Best Managed Cities in Arizona

Chandler consistently ranks among the safest cities in the entire country. The roads get fixed. The parks get maintained. Public spaces are clean and well kept. After 15 years here I still notice it and appreciate it every day.

2

The Number One School District in Arizona

Chandler Unified School District is ranked number one in the entire state of Arizona by Niche in 2026 with an A plus overall grade. For families moving from California this is one of the most compelling reasons to choose Chandler specifically over other East Valley cities.

3

Location That Connects You to Everything

Chandler sits in the middle of the East Valley with freeway access that puts Sky Harbor Airport 20 to 30 minutes away, Scottsdale 25 to 35 minutes, Downtown Phoenix under 30 minutes, and Gilbert just 5 to 15 minutes away. You are not choosing one thing when you choose Chandler. You are choosing access to everything.

4



03

CHANDLER NEIGHBORHOOD *SPOTLIGHTS*



Ocotillo

One of Chandler's most sought after communities featuring lakes, golf, and luxury homes. Known for its stunning waterfront properties and master planned feel. Home to the Ocotillo Golf Club and some of the most beautiful streets in the entire East Valley.

Vibe: Upscale, resort style, established

Price Range: \$450,000 to \$1,800,000 plus

School Zones: Chandler Unified School District



Fulton Ranch

A premier master planned community in South Chandler with lakes, walking paths, parks, and beautifully maintained common areas. Extremely popular with families relocating from California who want newer construction and a strong community feel.

Vibe: Family friendly, master planned, active community

Price Range: \$750K–\$5.5M+

School Zones: Chandler Unified School District

Dan has written detailed neighborhood guides for every Chandler community. Visit dankaercher.com for the complete insider guide to each neighborhood including current market data and what locals actually think about living there.

04 **SCHOOLS & EDUCATION IN CHANDLER, AZ**

Chandler Unified School District Ranked Number One in Arizona

Chandler Unified School District is not just the best school district in the East Valley. It is ranked number one in the entire state of Arizona by Niche in 2026 with an overall grade of A plus. For families relocating from California this is one of the most meaningful quality of life advantages Chandler offers over every other East Valley city.

Top high schools include Hamilton High School, Perry High School, and Casteel High School – all consistently ranked among the best public high schools in Arizona for academics, athletics, and extracurricular programs.

School ratings (<http://GreatSchools.org>)

Use GreatSchools.org to check school ratings across the Phoenix area. Many public and charter schools score above average, especially in districts like Chandler, Scottsdale, and Paradise Valley.

Nearby colleges/universities

Phoenix is home to several respected schools, including Arizona State University, Grand Canyon University, and a network of Community Colleges—offering a wide range of degrees and programs close to home.

05 **JOB MARKET & MAJOR EMPLOYERS IN CHANDLER, AZ**

The Price Road Tech Corridor - Arizona's Silicon Desert

Chandler sits at the heart of one of the most significant technology employment corridors in the entire country. The Price Road corridor alone employs tens of thousands of people and continues to grow. If you are relocating for a tech career the East Valley is one of the most compelling destinations in the United States right now.

Major Employers Based in or Near Chandler

Intel — One of the largest employers in Arizona with a massive campus in Chandler. Intel has been expanding its Arizona footprint significantly and continues to be one of the primary drivers of tech relocation to the East Valley.

Microchip Technology — Headquartered in Chandler. One of the world's leading providers of smart connected and secure embedded control solutions.

PayPal — Major operations in Chandler employing thousands of financial technology professionals.

NXP Semiconductors — Significant East Valley presence in the semiconductor space.

Wells Fargo — Large operations center in the Phoenix East Valley employing thousands of finance professionals.

Banner Health — One of Arizona's largest healthcare employers with multiple facilities throughout the East Valley.



06 COST OF LIVING IN *CHANDLER, AZ*

Home Prices

Median sale price in Chandler as of September 2026: approximately \$505,000. Average sale price: \$569,609. That is dramatically less than comparable homes in Los Angeles, San Diego, or the Bay Area while delivering more square footage, newer construction in many cases, and a larger lot. California equity goes an extraordinarily long way here.

Property Taxes

Arizona property tax rates are significantly lower than California. In Maricopa County expect approximately \$1,500 to \$2,500 per year on a typical Chandler home. There is no California style Prop 13 equivalent but the base rates are meaningfully lower so most California transplants still come out significantly ahead.

Monthly Utility Costs

Water and Sewer: approximately \$120 to \$150 per month

Natural Gas: approximately \$116 per month

Electricity: approximately \$170 to \$213 per month — note that summer AC costs are real and significant from June through September

Internet: approximately \$108 per month

The Honest Summary

You will spend more on electricity in the summer. Everything else is less. Most California transplants who have been in Chandler for a year consistently say the overall financial picture is dramatically better than what they left behind.

07 CLIMATE & *WEATHER*

Average temps (summer/winter)

Summer (May 29 – Sep 20):

☀ Daily highs average around 106 °F with lows near 84 °F, and the hot season lasts about 3.7 months

Winter (Nov 21 – Feb 26):

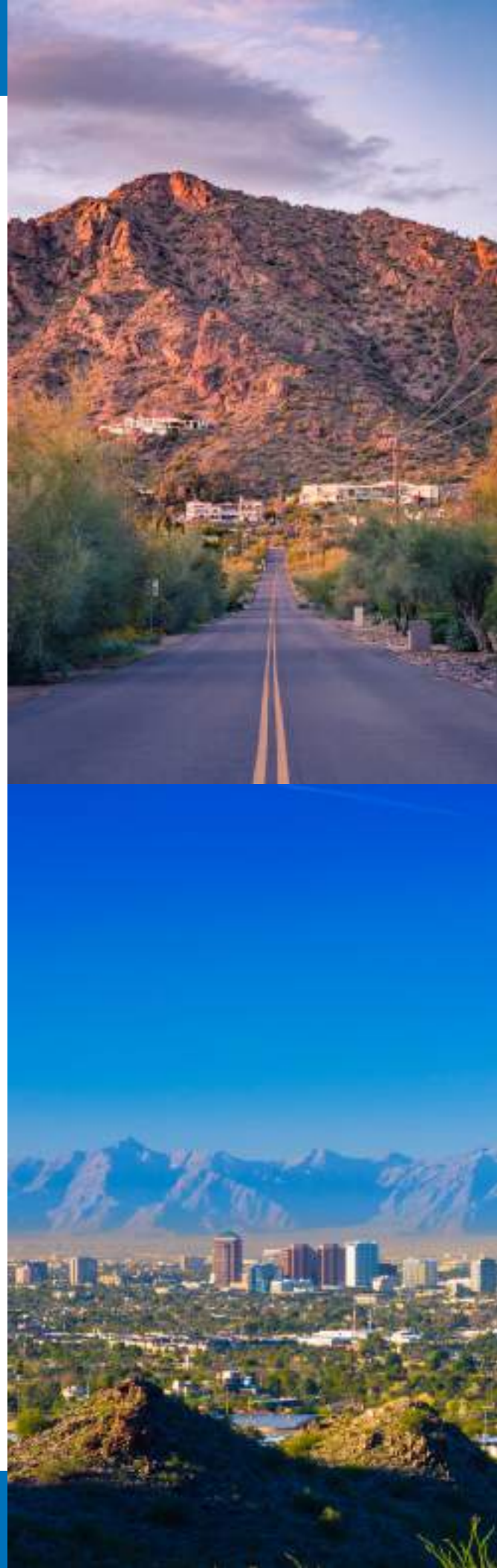
❄ Daily highs range from 69–73 °F, while nighttime lows sit around 45–47 °F, over a cool season lasting 3.2 months.

Snowfall, rainfall, humidity

☁ Snowfall, rainfall, humidity? In Phoenix, we like our weather like we like our salsa: dry, hot, and with zero chance of snowflakes.

Best months to enjoy the area

🌵 From October to April, Phoenix truly shines, the skies are endlessly blue, the sunshine is warm but not scorching, and every day feels like a perfect excuse to hike a desert trail, sip coffee on a patio, or catch a sunset that looks straight out of a postcard. While the rest of the country is bundled up, we're out enjoying festivals, farmers markets, and spring training under palm trees.



08

GETTING AROUND *CHANDLER, AZ*

One of the most consistent things I hear from California transplants after six months in Chandler is that they did not realize how much of their daily stress was just commuting. Getting that time back changes your quality of life in ways that are genuinely hard to quantify until you experience it.

Public transportation

Valley Metro's light rail and bus system can get you around the Valley, but you'll want a car for real freedom in Chandler.

Chandler Drive Times

Phoenix Sky Harbor Airport: 20 to 30 minutes

Mesa Gateway Airport: 20 to 30 minutes

Scottsdale: 25 to 35 minutes

Tempe and ASU: 15 to 25 minutes

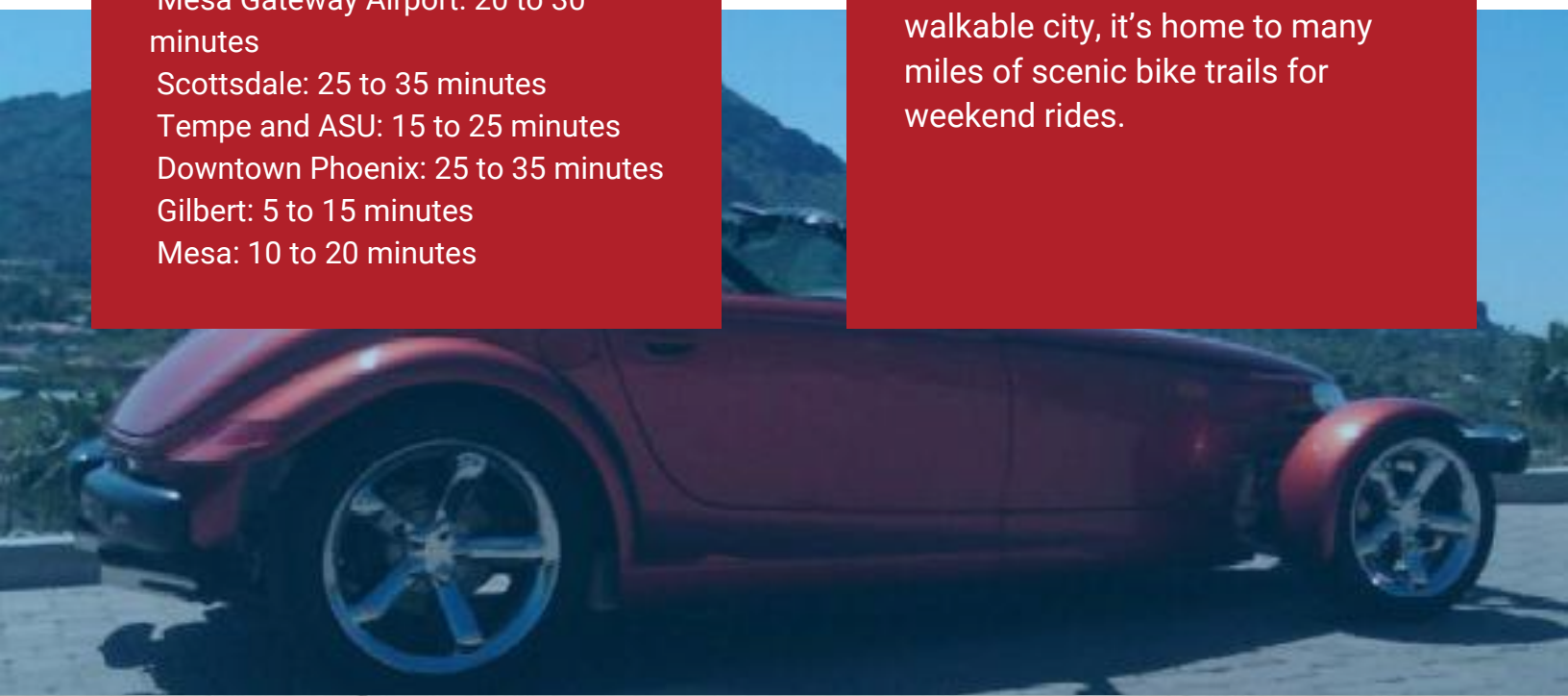
Downtown Phoenix: 25 to 35 minutes

Gilbert: 5 to 15 minutes

Mesa: 10 to 20 minutes

Walkability/bike trails

While Chandler isn't the most walkable city, it's home to many miles of scenic bike trails for weekend rides.



09

HEALTHCARE & HOSPITALS NEAR *CHANDLER, AZ*



Chandler Regional Medical Center

Chandler Regional Medical Center is the primary hospital serving Chandler residents and one of the most important healthcare facilities in the East Valley. It is a full service acute care hospital with a Level I Trauma Center designation making it one of the highest level trauma centers in the entire state. For Chandler residents this means world class emergency and trauma care is right in your backyard.

Banner Health — East Valley & Mayo Clinic — Phoenix

Banner Health operates multiple facilities throughout the Phoenix East Valley including Banner Desert Medical Center in Mesa which is one of the largest hospitals in Arizona. Banner Health is one of the most respected health systems in the country and East Valley residents have excellent access to their network of specialists, surgeons, and primary care providers.

Mayo Clinic's Phoenix campus is Arizona's only hospital on the US News national honor roll ranked among the top 20 hospitals in the country across numerous specialties. For serious or complex medical needs Mayo Clinic Phoenix is approximately 30 to 40 minutes from Chandler and represents some of the finest medical care available anywhere in the United States.



10 RECREATION, PARKS, & *FITNESS*



Outdoor attractions

Whether you're hiking desert trails, teeing off at championship golf courses, or serving up fun on a pickleball court, Chandler's sunny skies make it a year-round playground for outdoor lovers.



Gyms & fitness studios

Chandler offers a mix of big-name gyms, boutique fitness studios, and outdoor workout parks, so whether you're lifting weights or hitting the trails, there's no excuse to skip leg day.



Sports

Chandler / Phoenix is home to major league powerhouses—the NFL's Arizona Cardinals, NBA's Phoenix Suns (plus WNBA's Mercury), MLB's Diamondbacks—and pro/minor teams like Arizona Rattlers indoor football and Phoenix Rising FC soccer

11 BEST RESTAURANTS & LOCAL FAVORITES

Best Tacos

1. Gordos Tacos (Scottsdale & Phoenix)
2. Tacos Tijuana (Mesa)
3. Mexico Magico (Chandler)
4. El Super Taco (Phoenix)
5. Just Tacos & More (Phoenix)

Top coffee spots

1. Lux on Central (Phoenix)
2. the Coffee Shop (Gilbert)
3. the Coffee Builders (Phoenix)
4. Songbird Coffee (Phoenix)
5. Cartel Coffee Lab (Scottsdale)

Top Pizza Joints

1. Via Dela Slice Shop (Phoenix)
 2. Cibo Urban Pizzeria (Phoenix)
 3. the Parlor Pizzeria (Phoenix)
 4. Yo Pauly's NY Pizza (Scottsdale)
 5. Trevor's Liquor Store (Phoenix)
- **NOT Pizzeria Bianco (Over Rated)**

Best BBQ

1. Little Miss BBQ (Phoenix)
2. Jalapeno Bucks (Mesa)
3. Tom's Thumb (Scottsdale)
4. Caldwell Country BBQ (Gilbert)
5. Caldwell Tex-i-Q (Gilbert)





ANNUAL EVENTS & FESTIVALS



Spring Training Baseball

Cactus League Spring Training – MLB's spring games across metro-area baseball parks (Feb–Mar)
(Multiple Locations)



Quirky & Unique

Barrett-Jackson Collector Car Event – “Oscars of classic cars” auction & show (Jan) (Scottsdale)



Food & Drink

Arizona Restaurant Week – Biannual (May & Sept)
fine-dining prix-fixe menus (Multiple Locations)



Art & Culture

First Friday Art Walk – Monthly gallery-hopping and live music in Roosevelt Row (Phoenix)



Specialty Event

Arizona Renaissance Festival – A medieval fair in nearby Gold Canyon, with jousting & artisan shops (Feb–Apr) (Chandler)

13 CHANDLER REAL ESTATE MARKET OVERVIEW



Market Trends

The Chandler market has shifted in 2026 — the median sale price is down 4.2% year over year to \$505,000, creating real opportunities for buyers while rewarding sellers who price based on today's data not yesterday's values.

Property Taxes & Cost to Own

Homeownership here includes an average property tax rate of ~0.40%, translating to roughly \$2,000–\$2,500 annually, plus typical HOA fees (\$40–\$150/month), insurance, and utilities, making the full cost-to-own notably higher than mortgage alone.



Buyers or Sellers Market

In Maricopa County it's currently a buyers market (9/30/2026)

4.07 months of inventory

59 days on market

\$474,990 Median Sold Price

Rent vs buy

- Rent: ~\$1,300–\$1,990/month
 - Buy: ~\$3,300/month for a median-priced home
- 📌 Bottom Line: Renting is cheaper short-term, but buying pays off over time—especially if you plan to stay put for 5+ years.

14

EXCLUSIVE ACCESS ONLY VIP BUYERS GET

Assumable Mortgage Homes

Access to 1,000 plus properties with existing loans at rates as low as 1.99%. Save \$800 to \$900 per month compared to today's rates.

Off Market and Unlisted Homes

Exclusive builder relationships and new construction opportunities with negotiated incentives most buyers never know exist.

New Construction Access

Exclusive builder relationships and new construction opportunities with negotiated incentives most buyers never know exist.

Creative Financing Solutions

Seller funded 2/1 rate buydowns, no money down programs, and special financing structures most agents do not know how to access or execute.

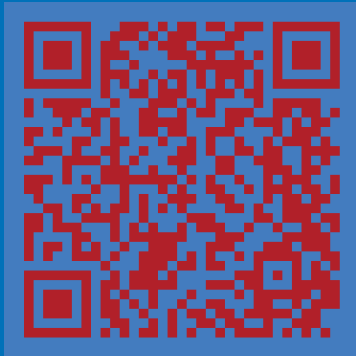
*Love Your New Home
or We'll Buy it Back
or Sell it for Free!**



15 HOW TO BUY A HOME *HERE*

1

Schedule A Zoom Call



2

Get Pre-Approved

Connect with a trusted lender to find out what you can afford and strengthen your offer.

We will introduce you to the very best in the Valley.

3

Look for Homes

Tour homes that match your budget, wishlist, and lifestyle—online or in person.

4

Make an Offer

We'll craft a strong, strategic offer that fits the market and protects your interests.

5

Inspections & closing

Complete your inspections, finalize the paperwork, and get your keys—welcome home!

16
LET'S CONNECT!



Dan Kaercher

At Your Home Sold Guaranteed Realty - we are dedicated to providing exceptional real estate services across the Valley! Guaranteed!



Phone

(480) 202-1789



Email

dankaercher@state48livin.com



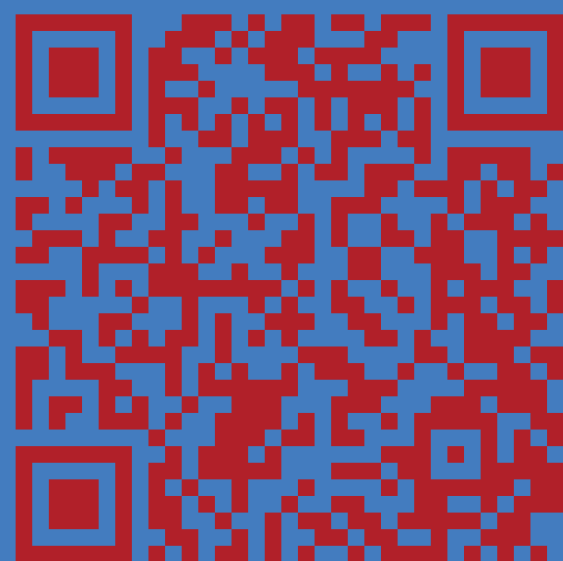
Website

www.dankaercher.com

Your Home Sold
GUARANTEED
Or I'll Buy it[®]

QR code that links to
schedule a free consult

SCAN ME!



PHOENIX **RELOCATION CHECKLIST**

☐

**Book a moving
truck**

☐

Set up mail forwarding

☐

**Schedule utilities turn-
on**

☐

Meet your local agent

☐

Explore neighborhoods

BONUS: WE WILL PUT IT IN WRITING

Your Home Sold Guaranteed Realty (Broker) Will Provide You with the Following Services:

Best Financing Program: We will assist you in securing the best financing program for your specific situation with the lowest interest rate and least expensive closing costs and have a pre-qualification/approval certificate generated to give you the best competitive advantage in purchase negotiations.

Home Hunter Service: We'll provide you with regular updates from our Home Hunter Service of all the new properties that match your home buying criteria, This will allow you to drive by and determine which properties you want to see.

Hard to find Properties: We'll research and locate properties not readily available online and contact you when one or more match your criteria (unlisted properties, bank foreclosures, new construction, for sale by owners, etc.)

Private Showings: We'll arrange a private showing of any property you want to see,

Offer to Purchase Strategy: We'll discuss the best strategy with you regarding offer price, financing terms, interest rate, cost to close, possession date, inspection details, termite, pest and other environmental reports, and anything else you want to know when you are ready to purchase.

Buyers Interests Protected: We'll help you prepare the offer with terms, provisions, special stipulations, amendments, exhibits and addendums weighted in your best interest

Purchase Negotiations: We'll present the offer on your behalf and negotiate in your favor to help you secure the property at the best possible price and terms.

Competent Affiliates: We'll recommend extremely competent affiliates with respect to your total home purchase: including legal expertise, home inspection, appraisal, warranties, homeowner hazard and title insurance.

Communication Guarantee: Buyer will be kept posted on the progress of the purchase of their property with regular updates. Buyers phone calls will be returned by a qualified Brokerage Team Member within 24 hours. If Broker fails to return Buyers call within 24 hours, Buyer will receive \$100. *

BONUS #1: Buyer will receive a one-year Home Warranty Policy (\$500 minimum value). We will negotiate the warranty on your behalf at no cost to you.*

BONUS #2: Buyer will receive our written Buyer Satisfaction Guarantee: if you are not satisfied with your home purchase within the next 24 months, we will buy it back or sell it for free. Your Choice*

BONUS #3: Buyer may cancel this agreement at any time prior to making an offer on a home if we do not live up to our promises.

BONUS #4: Buyer will receive an Estate Plan consultation with an advisor at Arrive Financial Services (\$500 value).

WHEN YOU PUT OTHERS FIRST
GO
SERVE

B
YOU WILL NEVER BE SECOND

WHEN YOU PUT OTHERS FIRST
GO
SERVE
BIG!
YOU WILL NEVER BE SECOND

Your Referrals Help

For every closed transaction or referral, a portion of my commission is donated to the

Your Referrals Help

For every closed transaction or referral, a portion of my commission is donated to the



American
Cancer
Society

MAKING
STRIDES
AGAINST BREAST CANCER®

How It Works



You refer your friends, family, neighbors or coworkers who are thinking about buying or selling.



They work with me, and I take amazing care of them every step of the way.



A portion of my compensation is donated to the American Cancer Society - Making Strides to help save lives and create a world without breast cancer.

Call or Text Your Referrals to (480) 202-1789

Call



Thank you for being part of something bigger.

-Dan

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Buy a Home. Make a Difference.