

# Phoenix Metro Relocation Guide Plus the Top 7 Suburbs

Your complete guide to discovering life in the Valley of the Sun - where endless opportunities meet year-round sunshine.





## Your Relocation Specialist

Hi, I'm **Fran Payne** – your Phoenix Metro Relocation Specialist with 20+ years of real estate experience. I've successfully helped over 500 families transition smoothly to their new Arizona home.

Known for its abundant sunshine, growing job market, affordable living, and vibrant communities, Phoenix Metro offers the perfect blend of suburban comfort and metropolitan excitement.



## Fastest Growing Region

Phoenix Metro stands as one of America's fastest-growing metropolitan areas, attracting families and professionals from across the nation with its unique blend of opportunity and lifestyle.



## Stress-Free Moving

My mission is simple: make your relocation smooth, stress-free, and exciting. From neighborhood selection to closing day, I'll guide you through every step of your Phoenix journey.

# Why Move to Phoenix Metro?



## Endless Sunshine

Enjoy over 300 days of glorious sunshine each year, perfect for an active outdoor lifestyle and year-round recreation.



## Thriving Job Market

Booming opportunities in technology, healthcare, aerospace, and education sectors drive economic growth and career advancement.



## Family Paradise

Discover family-friendly communities featuring excellent schools, safe neighborhoods, and abundant recreational activities for all ages.

## Cost Advantages

Experience significantly lower cost of living compared to California, New York, and Washington, with more value for your housing dollar and everyday expenses.

## Lifestyle Benefits

Embrace an outdoor lifestyle with world-class golf courses, hiking trails, beautiful lakes, and stunning desert landscapes just minutes from urban conveniences.



# Discover Your Perfect Neighborhood

Each Phoenix Metro community offers distinct advantages and lifestyle opportunities. Here's your guide to finding the perfect fit for your family's needs and preferences.



## Chandler

**Tech Hub Excellence:** Home to major employers like Intel and PayPal, Chandler combines career opportunities with family-friendly living. The Chandler Unified School District consistently ranks among Arizona's best.

**Perfect for:** Tech Professionals, Retirees and Growing Families

**Average Home Price:** \$525,000



## Gilbert

**Safety & Community:** Master-planned communities with extensive parks and trails define Gilbert's appeal. Consistently ranked among America's safest cities with top-rated schools throughout.

**Perfect for:** Families, First Time Home Buyers, New builds

**Average Home Price:** \$575,000



## Mesa

**Affordable & Cultural:** Offers diverse housing options with a revitalized downtown arts district. Close proximity to Arizona State University Polytechnic and Mesa Community College.

**Perfect for:** Students, First-time buyers, Retirees

**Average Home Price:** \$470,000



## Queen Creek

**Space & New Construction:** Spacious lots and brand-new homes characterize this growing community. Semi-rural atmosphere with expanding amenities appeals to those seeking room to breathe.

**Perfect for:** Families wanting space, Larger lots and New builds

**Average Home Price:** \$650,000





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## Maricopa

**Budget-Friendly Gateway:** The most affordable entry point into the Phoenix market without sacrificing quality. Newer communities with expanding retail and dining options make this an attractive choice.

**Perfect for:** First-time buyers, Budget-conscious families, New builds

**Average Home Price:** \$350,000

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## Glendale

**Entertainment Capital:** Home to the Arizona Cardinals and Coyotes, Glendale offers diverse housing options from affordable family homes to luxury properties. Growing job market and shopping destinations.

**Perfect for:** Sports enthusiasts, Families, investors

**Average Home Price:** \$415,000

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## Scottsdale

**Luxury Lifestyle:** Upscale living with world-renowned golf courses, luxury shopping, and fine dining. Premium communities attract retirees and luxury buyers seeking the ultimate Arizona experience.

**Perfect for:** Luxury buyers, Retirees, Second-home owners

**Average Home Price:** \$850,000



# Cost of Living Breakdown

20%

## Housing Savings

Lower housing costs compared to California markets

15%

## Overall Savings

Reduced cost of living vs. coastal states

\$200

## Monthly Utilities

Average utility costs for standard home

## Essential Services

- **Electricity:** APS & SRP provide reliable service
- **Water:** Municipal water systems throughout metro
- **Gas:** Southwest Gas for heating and cooking
- **Transportation:** Light rail access in select areas

## Healthcare & Daily Life

- **Medical:** World-class hospitals with moderate costs
- **Groceries:** Competitive pricing vs. national average
- **Dining:** Diverse options from casual to upscale
- **Fuel:** Consistently affordable gas prices



# Schools & Education Excellence

## Top Public Districts

- **Chandler Unified:** Consistently A+ rated
- **Gilbert Public Schools:** Award-winning programs
- **Scottsdale Unified:** High academic standards
- **Paradise Valley USD:** College preparatory focus

## Educational Options

- Innovative charter schools with specialized programs
- Prestigious private institutions
- Montessori and alternative education approaches
- Advanced STEM and arts programs

## Higher Education

- **Arizona State University:** Top-ranked research university
- **Grand Canyon University:** Growing private institution
- **Maricopa Community Colleges:** Excellent transfer programs
- **University of Arizona:** Nearby in Tucson

- ❏ **Family Tip:** Many Phoenix Metro communities are specifically designed around highly-rated schools, making it easy to find both excellent education and beautiful neighborhoods in one package.



# Lifestyle & Recreation



## World-Class Shopping

From Chandler Fashion Center's premium retailers to Scottsdale Quarter's luxury boutiques, Phoenix offers exceptional shopping experiences. Desert Ridge Marketplace and Westgate Entertainment District provide family-friendly retail therapy.



## Culinary Adventures

Discover an incredible dining scene ranging from authentic Mexican cuisine to James Beard Award-winning restaurants. Food trucks, craft breweries, and rooftop dining capitalize on the beautiful weather.



## Entertainment Hub

Enjoy concerts at Talking Stick Resort Arena, spring training baseball, professional sports, and year-round festivals. The arts scene thrives with galleries, theaters, and cultural events throughout the metro.



## Outdoor Paradise

Hike South Mountain's extensive trail system, boat at Lake Pleasant, or explore the McDowell Mountains. Desert preserves offer wildlife viewing and photography opportunities just minutes from urban areas.

With over **200 golf courses** and **300+ days of sunshine**, Phoenix truly offers year-round recreation opportunities that coastal cities simply can't match.



# Moving Logistics Made Simple

01

## Utility Setup

Contact **SRP or APS** for electricity, arrange city water service, and schedule **Southwest Gas** connection. Internet options include Cox Communications and CenturyLink for reliable connectivity.

03

## Essential Services

Register to vote, establish local healthcare providers, and transfer prescriptions. Research local dentists, veterinarians, and other essential service providers in advance.

02

## DMV Requirements

Obtain your new Arizona driver's license and register vehicles within **10 days** of establishing residency. Bring proof of residency and previous registration documents.

04

## Professional Moving

Schedule reputable movers at least **4 weeks in advance**, especially during peak season (October-April). Consider climate-controlled storage for sensitive items during summer moves.

📌 **Pro Tip:** I provide all my clients with a comprehensive relocation checklist and local vendor recommendations to streamline your transition process.

# Real Estate Market Overview



## Strong Growth Trajectory

Consistent demand fueled by interstate relocation, particularly from California, Washington, and other high-cost markets. Population growth drives sustained housing demand.



## Diverse Price Points

Wide range from affordable starter homes in Maricopa (\$300K+) to luxury estates in Scottsdale (\$1M+). Something for every budget and lifestyle preference.



## New Construction Boom

Abundant new builds in Queen Creek, Maricopa, and expanding areas. Master-planned communities offer modern amenities and energy-efficient features.

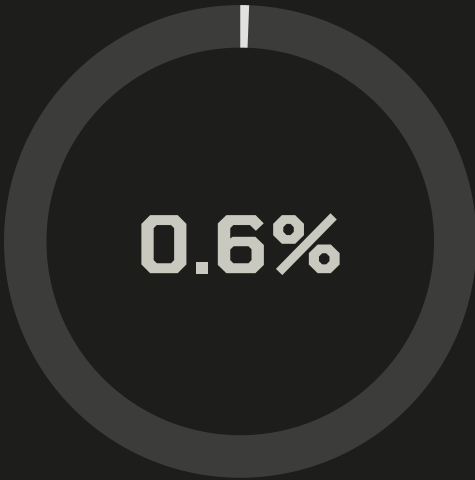
## Investment Opportunities

Growing rental market supports investment properties, while vacation rental demand remains strong in resort areas. Short-term rentals perform well near attractions and spring training facilities.

## Market Stability

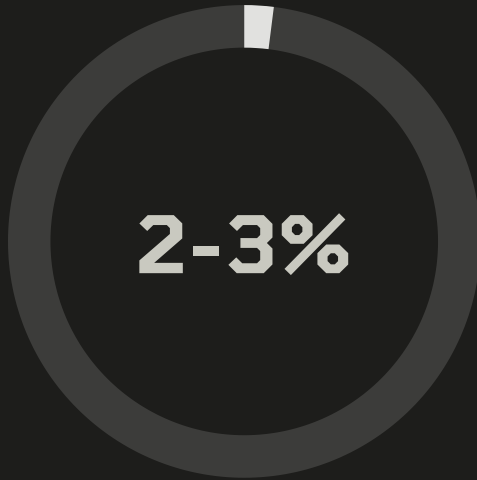
Diverse economy and steady population growth provide market stability. Job growth in technology and healthcare sectors supports long-term real estate appreciation.

# Financing & Cost Expectations



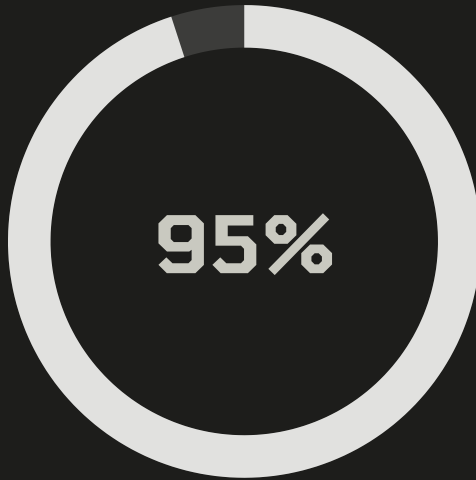
Property Tax Rate

Significantly lower than California, Texas, and New York



Closing Costs

Typical percentage of purchase price



Client Satisfaction

Successful closings with my guidance

## Financing Programs

- **First-time buyer assistance:** Down payment help available
- **VA loans:** Popular with military relocations
- **FHA loans:** Lower down payment options
- **Conventional loans:** Competitive rates for qualified buyers

## Cost Benefits

- No state income tax on military retirement pay
- Lower overall tax burden compared to many states
- Homestead exemption available for primary residences
- Energy-efficient homes reduce utility costs

Arizona's favorable tax environment and lower property taxes make homeownership more affordable, allowing your money to go further in building equity and enjoying lifestyle benefits.

# Your Relocation Homebuying Process

## Discovery & Assessment

Comprehensive consultation to understand your needs, timeline, and preferences. We'll discuss neighborhoods, schools, commute requirements, and lifestyle priorities to target the perfect areas.

1

## Virtual Tours & Videos

High-quality virtual tours and neighborhood videos help you explore homes remotely. I provide detailed community insights, local amenities, and honest assessments of each property.

2

## Strategic Home Search

Focused search based on your criteria with competitive offer strategies. I monitor new listings, price changes, and market conditions to position you advantageously.

3

## Inspection & Escrow

Coordinate professional inspections, appraisals, and manage the entire escrow process. I serve as your local advocate, handling issues that arise during the transaction.

4

## Closing & Move Support

Smooth closing process with move-in day coordination. I provide ongoing support even after closing to help you settle into your new Arizona lifestyle.

5

**Specialized expertise in sight-unseen purchases** with full virtual support - many of my clients successfully purchase their dream home before ever setting foot in Arizona!



# What My Clients Say

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"It was an amazing experience with Fran and the team! The selling of our house was a quick and easy process! Thank you to the staff for all the countless phone calls and emails that kept us in the loop every step of the way!"

- **Carla & Rob, Relocated from Georgia**

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"Fran comes highly recommended through our seamless process of buying and selling a home! 5 Stars!!! - Steven"

- **Steve and Kerry Ann, Returning Clients**

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"Fran was so awesome to work with. Very personable and professional. I hesitated going into the process because I'm not from and/or familiar with the area. Fran made the process very smooth and clear for me from the beginning"

- **Cynthia, Returning Client**

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## Ready to Make Your Move?

Let's create your personalized Phoenix Metro Relocation Strategy! I'm here to make your transition smooth, successful, and exciting.

### Real Brokerage

Fran Payne, REALTOR®, GRI, SFR, MRP

**(254) 813-FRAN (3726)**

Call or text anytime for immediate assistance

### Email Connection

[relocatewithfran@gmail.com](mailto:relocatewithfran@gmail.com)

Quick response guaranteed within 24 hours

### Online Resources

[www.RelocateWithFran.com](http://www.RelocateWithFran.com)

Browse listings, market reports, and community guides

### Join Our Community

Connect with other families relocating to Phoenix through my private Facebook group for insider tips and local connections.

### Free Resources

Download my comprehensive Relocation Checklist and Phoenix Metro Buyer's Guide to start your journey today!

[Relocation\\_Checklist\\_Fran\\_Payne.pdf](#)