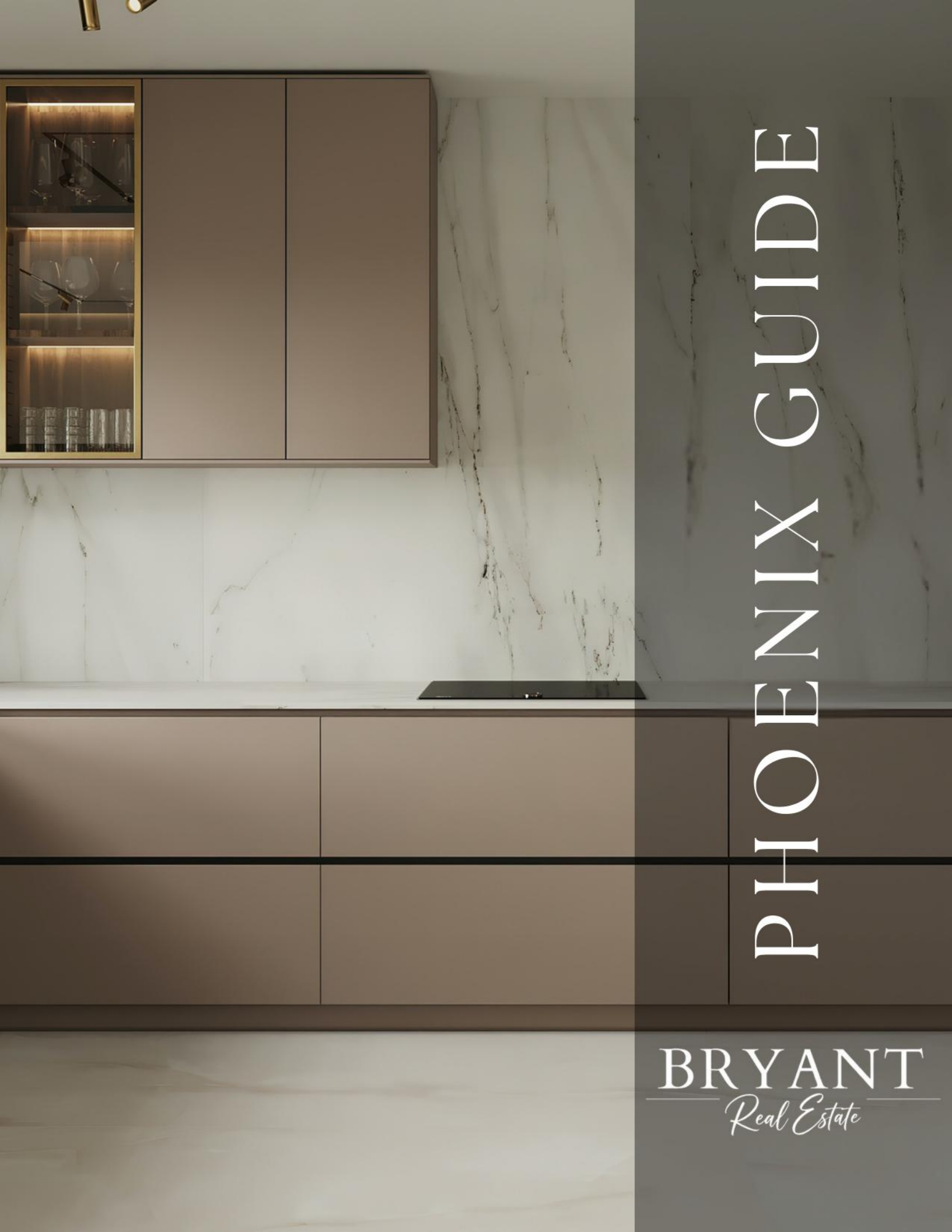


A modern kitchen featuring a white marble backsplash with grey veining. The upper cabinets are a light brown color, with the leftmost section being glass-fronted and illuminated from within, displaying various glassware. The lower cabinets are a darker brown color. A black cooktop is visible on the countertop. The overall aesthetic is clean and contemporary.

PHOENIX GUIDE

BRYANT
Real Estate



BRYANT

Real Estate

480-482-7031 | info@scottbryant.luxury | www.scottbryant.luxury

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BRYANT
Real Estate

\$65M+

TOTAL SALES
VOLUME

140+

TOTAL
TRANSACTIONS

90+

5 STAR
REVIEWS

SCOTT WESLEY BRYANT

scott@scottbryant.luxury | 480.482.7031 | www.scottbryant.luxury
2720 E Camelback Rd #101, Phoenix, AZ 85016

On behalf of the entire team at Bryant Real Estate, we want to thank you for allowing us to be your trusted resource for all things Phoenix. Whether you're new to the area, considering a move, or just looking to explore more of what this incredible city has to offer, this guide is designed to help you navigate Phoenix like a local.

From vibrant neighborhoods and top dining spots to market insights and real estate tips, our goal is to provide you with everything you need to make the most of life in the Valley of the Sun. We're more than just real estate experts—we're your go-to team for all things Phoenix.

Please use this Phoenix Guide as a resource to discover the best of our city. If you ever need recommendations, real estate advice, or simply want to chat about what's happening in the market, we're always here to help.

Welcome to the Phoenix lifestyle—we're excited to share it with you!

Sincerely,

Scott Wesley Bryant
Associate Broker® BR681413000
Team Leader of Bryant Real Estate



BRIAN BIAKEDDY

CO-FOUNDER

REALTOR® SA703310000

Brian is a dedicated real estate professional with a passion for land sales. After years of building one of Phoenix's premier real estate teams, Brian now focuses his expertise on helping clients navigate land acquisitions and investments with confidence and clarity.



BETHANY ZENIL

MARKETING COORDINATOR

Bethany is the creative force behind our digital presence. From curating engaging social media and newsletters to managing listing marketing and press releases, she ensures our properties reach the widest possible audience. By overseeing our website, blogs, and PR efforts, Bethany seamlessly blends strategic outreach with sophisticated design.



DAKOTA TAYLOR

DIRECTOR OF OPERATIONS

REALTOR® SA713480000

Dakota plays a pivotal role in ensuring the seamless functioning of the Bryant Real Estate. She ensures every listing is handled with precision and care. From managing timelines and coordinating client communication, she streamlines the process to create a stress-free experience for sellers.



SARAH NEUHAUS

TRANSACTION COORDINATOR

REALTOR® SA581473000

Sarah expertly manages the details of each real estate transaction from the first contract to closing day. Her meticulous attention to deadlines, documentation, and communication ensures a seamless experience for clients. Sarah's dedication to accuracy and efficiency is crucial to the team's success and smooth closings.



PHOENIX, ARIZONA

CULTURE

Phoenix boasts a diverse cultural scene. You'll find a mix of Native American, Hispanic, and Western influences in its art, music, and cuisine. The city is home to numerous museums, theaters, and cultural institutions, such as the Heard Museum, Phoenix Art Museum, and the Arizona Opera.

SIZE

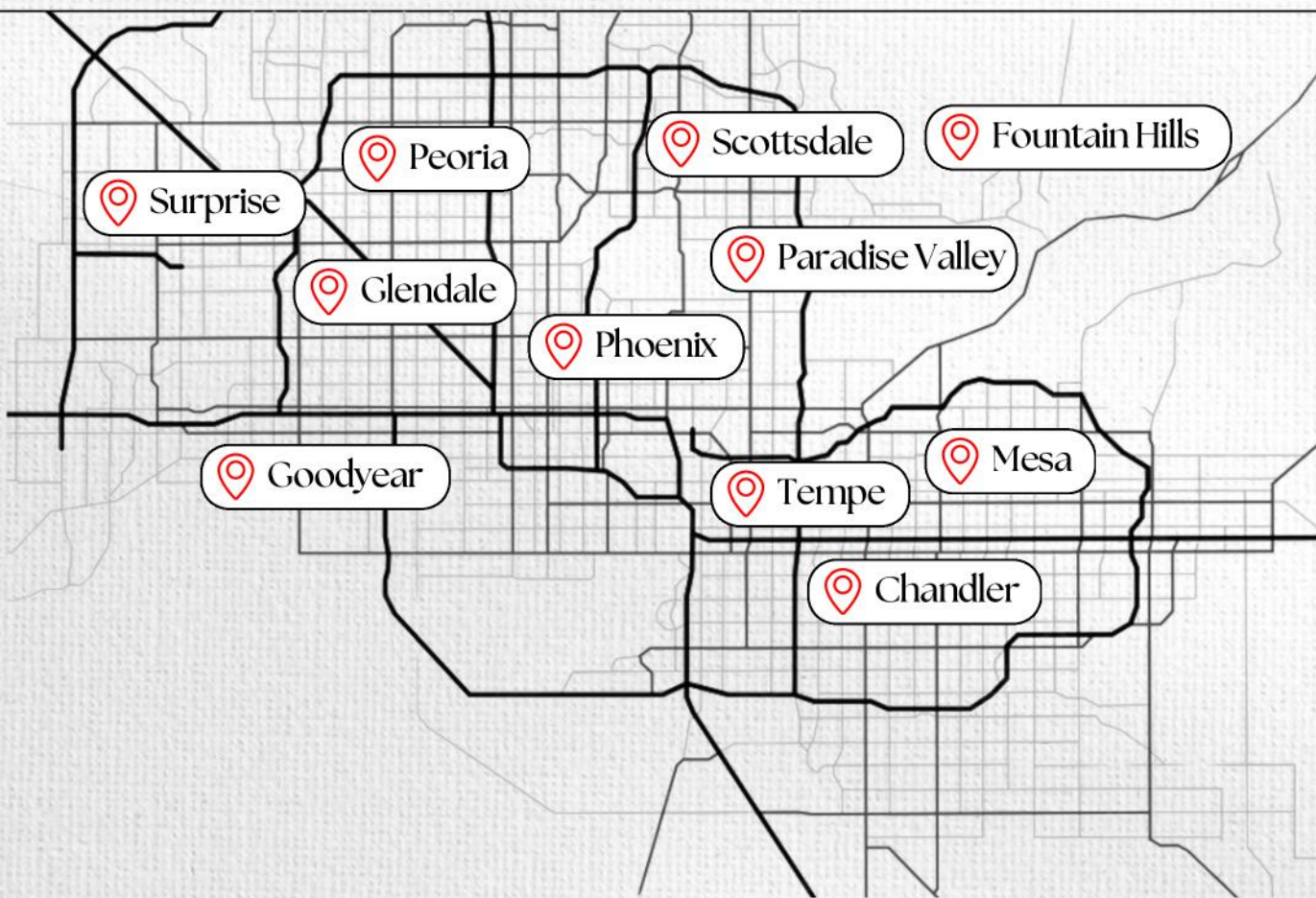
Phoenix covers about 518 square miles, making it one of the largest cities in the U.S. by land area. Its vast size allows for a diverse range of neighborhoods, from bustling urban centers to quiet desert retreats, all within the stunning Sonoran landscape.

POPULATION

Phoenix is the 5th largest city in the United States. Phoenix attracts residents with its booming job market, affordable cost of living, and year-round sunshine. With a diverse and expanding population, the city offers a vibrant mix of cultures, industries, and lifestyles, making it a top destination for those looking to live, work, and thrive in the desert.

GROWTH

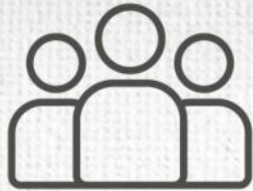
Phoenix has experienced significant population growth over the years, thanks to its booming economy and desirable climate. It's a hub for relocation, attracting both domestic and international migrants.



PHOENIX

LOCAL POPULATION

1.7 MILLION



MEDIAN AGE

34.8 YEARS OLD



MEDIAN HOUSEHOLD
INCOME

\$80,000



INSIGHTS

NUMBER OF SMALL BUSINESSES

650,151



NUMBER OF JOB OPENINGS

175,000



UNEMPLOYMENT RATE

3.4%



NEIGHBORHOODS



DOWNTOWN PHOENIX

The heart of the city, downtown Phoenix, offers a mix of modern apartments, historic homes, and cultural attractions. It's home to the Arizona State Capitol, sports arenas, and vibrant nightlife.



SCOTTSDALE

Known for upscale living, Scottsdale features luxury homes, high-end shopping, and a thriving arts scene. It's popular for its golf courses and resorts.



TEMPE

Home to Arizona State University, Tempe has a youthful vibe and offers a range of housing options, from apartments to single-family homes. Mill Avenue is a popular entertainment district.



MESA

Mesa is known for its family-friendly atmosphere and affordable housing. It offers a variety of neighborhoods, including master-planned communities.

IN PHOENIX METRO



CHANDLER

Chandler is a rapidly growing suburb with excellent schools and a tech industry presence. It's known for its safe neighborhoods and friendly communities.



GILBERT

Another family-oriented suburb, Gilbert, features well-maintained parks, top-rated schools, and a mix of housing options, including single-family homes and townhouses.



GLENDALE

Located in the West Valley, Glendale is known for its affordability and diverse communities. It's home to the NFL's Arizona Cardinals.



PEORIA

Peoria offers a mix of suburban and rural living with good schools and outdoor recreational opportunities.



PHOENIX INDUSTRIES

01

TECHNOLOGY

Phoenix has a growing tech sector, with companies in areas like software development, semiconductor manufacturing, and aerospace.

02

MANUFACTURING

The city is home to manufacturing companies producing electronics, aerospace equipment, and more.

03

HEALTHCARE

Phoenix has numerous hospitals, medical research facilities, and healthcare providers.

04

TOURISM

The warm climate and natural attractions make tourism a significant industry, with resorts, golf courses, and cultural sites drawing visitors.

05

FINANCE

Phoenix has a thriving financial sector, with major banks, insurance companies, and financial institutions.



PHOENIX

SCHOOL DISTRICTS

Phoenix Union High School District

www.pxu.org

602-764-1100

Scottsdale Unified School District

www.susd.org/

480-484-6100

Other notable school districts:

- Tempe Union High School District
- Chandler Unified School District
- Mesa Public Schools
- Glendale Elementary School District
- Gilbert Public Schools
- Peoria Unified School District
- Paradise Valley Unified School District
- Kyrene School District

MOVING CHECKLIST

SET A MOVING DATE

Choose a date that works for you and give yourself enough time to plan and prepare.

HIRE A MOVING COMPANY

Research moving companies and choose one that fits your budget and needs. Get quotes from at least three different companies.

DECLUTTER AND ORGANIZE

Sort through your belongings and decide what you want to keep, sell, donate, or throw away. Start packing non-essential items.

NOTIFY SERVICE PROVIDERS

Notify your utility providers, internet, and cable companies of your upcoming move and arrange for services to be discontinued or transferred to your new home.

CHANGE YOUR ADDRESS

Change your address with your employer, the post office, banks, credit card companies, insurance companies, and any other important organizations.

PACK

Begin packing items you won't need until after the move, such as out-of-season clothes, books, and home décor.



LABEL BOXES

Label each box with the contents and the room it should be placed in your new home.

OPEN FIRST BOX

Label a box "Open First" with immediate necessities. This could include scissors, toilet paper, cleaning supplies, lightbulbs, and snacks.

OVERNIGHT BAG

It's also important to pack an overnight bag with clean clothes, toiletries, medications, towels, and important documents. This will ensure you feel comfortable as you unpack your belongings.

FINAL STEPS

Make sure all your belongings are packed, your old home is clean and ready for the next occupants, and you have all the necessary documents and keys. Leave behind garage openers, mailbox and house keys.

ARIZONA CONTACT LIST



WATER

City of Phoenix Water Department
(602) 262-6251



ELECTRICITY

SRP (Salt River Project)
(602) 236-8888
www.srpnet.com

APS (Arizona Public Service)
(602) 371-7171
www.aps.com



GAS

Southwest Gas
(877) 860-6020
www.swgas.com



EMERGENCY

Poison Control
(800) 222-1222

Phoenix Non-Emergency Fire Department
(602) 495-5555

Phoenix Non-Emergency Police Department
(602) 262-6151

AMORTIZATION

The process of gradually paying off a loan over time with regular payments.

APPRAISAL

An evaluation of a property's value by a licensed appraiser.

BUYER CONCESSIONS

Financial incentives that a seller can offer to a buyer during a real estate transaction.

CLOSING

The final step in the homebuying process where the ownership of a property is transferred from the seller to the buyer.

CLOSING COSTS

Fees and expenses incurred during the purchase of a home, including legal fees, title insurance, and inspection fees.

COMPARITIVE MARKET ANALYSIS (CMA)

An evaluation of a home's value based on similar, recently sold homes (called comparables) in the same neighborhood.

CONTINGENCY

A condition that must be met in order for a sale to proceed, such as a satisfactory home inspection or appraisal.

COUNTEROFFER

A counteroffer serves as a rejection from the seller who feels the buyer's offer was not acceptable.

DAYS ON MARKET (DOM)

The number of days from the date on which the property is listed for sale on the local real estate brokers' multiple listing service (MLS) to the date when the seller has signed a contract for the sale of the property with the buyer.

DOWN PAYMENT

The initial payment made by a buyer toward the purchase price of a home.

EQUITY

The difference between the market value of a property and the amount owed on any mortgages or other liens.

ESCALATION CLAUSE

When buyers anticipate multiple offers on a property they are looking to purchase; they can include an escalation clause in the contract that lets them increase their offer by a predetermined amount.

ESCROW

The phase of a transaction where both parties have reached an agreement. The escrow holder is a third party hired to handle the transaction, including the exchange of money and all associated documents.

FIXED-RATE MORTGAGE

A mortgage in which the interest rate stays the same throughout the entire loan term.

FOR SALE BY OWNER (FSBO)

A property that is being sold directly by the owner, without the involvement of a real estate agent or broker.

HOME INSPECTION

A thorough examination of a property's condition by a professional inspector.

MORTGAGE

A database of properties for sale that is available to licensed real estate agents.

PRE-APPROVAL

The process of being approved for a mortgage before actually finding a property to purchase.

PRINCIPAL

The amount of money borrowed through a mortgage, not including interest or other fees.

TITLE

The legal documentation that establishes ownership of a property.

TITLE SEARCH

An examination of public records to verify the legal ownership of a property.

UNDERWRITING

The process of reviewing a borrower's financial and credit history to determine whether they qualify for a mortgage.

VARIABLE-RATE MORTGAGE

A mortgage in which the interest rate can change over time based on market conditions.

ZONING

The laws and regulations that govern how a property can be used, such as for residential or commercial purposes.

NOTES

PAGES

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*Each Brokerage is independently owned and operated

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