A RELOCATION GUIDE BY
EILEEN TAGGART AND CASSI MCGINNIS
REAL BROKER

UPDATED OCTOBER 2026

THE MOUNTAIN, THE PINES, AND A CITY

Flagstaff



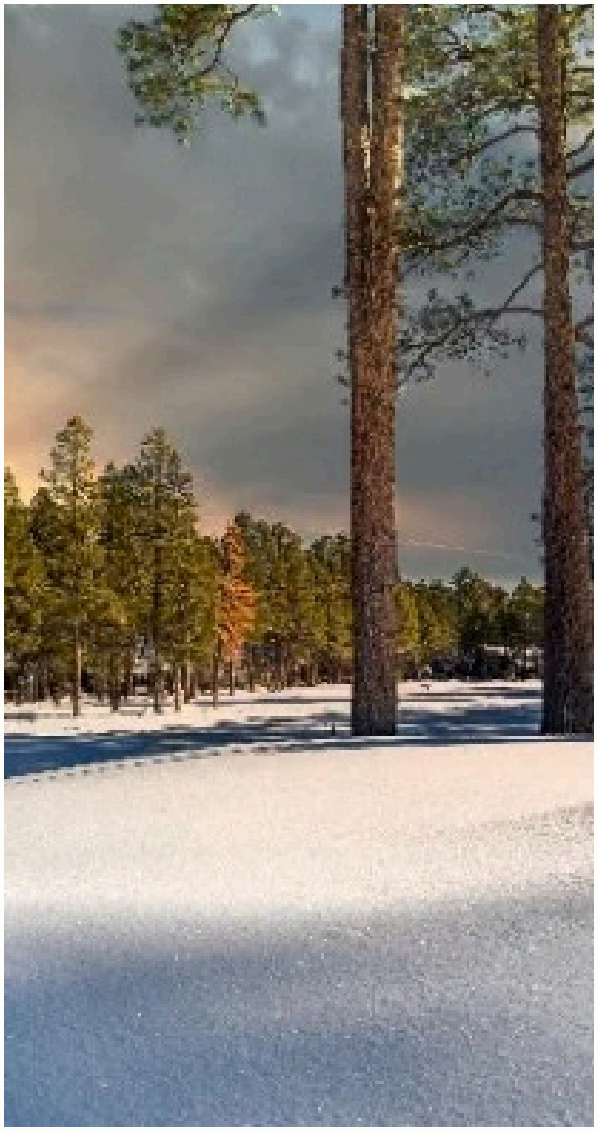
Ponderosa forest, four real seasons, and a small mountain city built around Route 66, Northern Arizona University, and the San Francisco Peaks — everything worth knowing before you move.

LATITUDE	POPULATION	ELEVATION	TO THE GRAND CANYON
35.19° N	77,000	6,910 ft	80 mi

CONTENTS

Everything worth knowing before you move.

A note on the numbers: every figure here is a 2026 estimate drawn from public sources. Markets move; verify current pricing, school ratings, and club fees before deciding.



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We live here.

This guide exists because we live in Flagstaff and love Flagstaff.

We intimately know Flagstaff as locals and as real estate agents with 25 combined years as Flagstaff top producers. We are passionate about helping buyers find their perfect Flagstaff home!

Whether you are buying your full-time residence or second home, our expertise means your success. We guide you to the neighborhoods and amenities that fit your lifestyle, answer your questions from a local and practical perspective, and ensure you have the information you need to make your best decisions.

Having navigated the ups and downs of every type of Flagstaff market, and having worked with every personality type, we have a full range of negotiating skills that get your best price and terms.



We intimately understand the nuances of our neighborhoods. We are familiar with our varied local lifestyles - as full- time residents and second-home owners - and of course, our costs.

From first meeting to close, we partner with you. We communicate quickly and best of all, take care of the details every step of the way.

Please read our client reviews and allow past clients to do the talking! Then call us!

https://www.zillow.com/profile/Eileen-Taggart#reviews

Multi Year Flagstaff Top Selling Agents with a history of satisfied clients!

TOTAL SALES VOLUME	TOTAL SALES	5 STAR REVIEWS	ZILLOW REVIEWS
440 M	615	640	Read Our Reviews

01 · FLAGSTAFF

What newcomers notice first is the light. High elevation, dry air, and 78% average annual sunshine give the city a clarity that carries through winter storms. What they notice second is the seasons. Real ones. Snow and gorgeous blue skies. A green summer monsoon. Aspens turning gold in October along the Peaks.

What keeps them, most often, is scale: a city small enough to know, with great restaurants, cafes and amenities, sitting inside a landscape big enough to lose yourself in for a lifetime.

Enjoy an eclectic mix of cafes, breweries and fine restaurants. Golf all summer. Play pickelball year round. Hike or bike endless trails. Four seasons of stunning nature is the backdrop to the mountain oasis you call home.

77k	6,910 ft	28k	78%
POPULATION	ELEVATION	NAU ENROLLMENT	ANNUAL SUNSHINE



“Seven thousand feet up, the light goes on longer than it should, and the whole downtown turns the color of the sky.”

The price of altitude and scarcity.

Flagstaff runs noticeably higher than the rest of Arizona. Limited developable land, a university rental market, elevation, and a large second home market push prices up. What follows is a 2026 snapshot.

Median Home Price Zillow & Redfin, 2026. Entry-level 2BR homes start near 440K	$630K – $665K
1BR apartment rent Downtown and near-NAU units runhighest.	$1,400 – $1,950 /mo
3BR rent HUD Fair Market Rent, 2026.	$2,150 – $2,630 /mo
Utilities · electric & gas Winter heating adds the biggest seasonalswing.	$160 – $260 /mo
Groceries · one person Above the national average.	$320 – $520 /mo
Transportation Elevation and hills add wear on vehicles.	$230 – $420 /mo



HOUSEHOLD BUDGET

$2,000 – $3,200 / mo for a single adult; $4,000 – $6,000 / mo for a family of four.

Target household income around $62,000+ to cover median rent and utilities comfortably under the 30% guideline.

ARIZONA STATE INCOME TAX

2.5%

Flat, statewide. No additional Flagstaff local income tax on top of the state rate — a meaningful offset against comparable mountain markets in Colorado or California.

Property taxes at less than half the national rate.

Flagstaff homeowners pay a median effective property tax of about 0.47% — less than half the 1.02% national median, and below the Arizona median too. Sales tax does more of the work here; income tax stays a flat 2.5%.

EFFECTIVE PROPERTY TAX

0.47%



Less than half the national rate — about $2,255 a year on Flagstaff's median home.

INCOME & SALES TAX

STATE INCOME TAX, FLAT	AZ STATE SALES	COCONINO COUNTY	CITY OF FLAGSTAFF	COMBINED SALES
2.5%	5.6%	1.3%	2.486%	9.386%

How homes are assessed	Residential property is taxed on its Limited Property Value at a 10% assessment ratio. Arizona caps annual growth in that value at 5%, so bills rise more slowly than the market.
Keeping it low	Owner-occupied primary residences receive a state school-tax rebate that second homes and rentals do not — expect a noticeably higher bill on the same house as a second home. File the residence affidavit if you live here.
Income & retirement	A 2.5% flat state income tax, no city income tax, and no state tax on Social Security benefits.
Short-term rentals	Operators collect and remit state, county, and city transaction privilege tax plus transient lodging taxes on every stay.

Outside city limits the city share of sales tax drops off, though special districts can apply. Rates as published by the Arizona Department of Revenue and property-records aggregators, 2026. Verify against the Coconino County Assessor and Treasurer before budgeting; nothing here is tax advice.

Thirty to forty degrees cooler than Phoenix. Always.

Flagstaff's elevation keeps it 20–40°F cooler than the valley year-round: real snow in winter, a green July monsoon, a summer for outdoor living, and low humidity throughout. Enjoy the outdoors in all four seasons.

78%

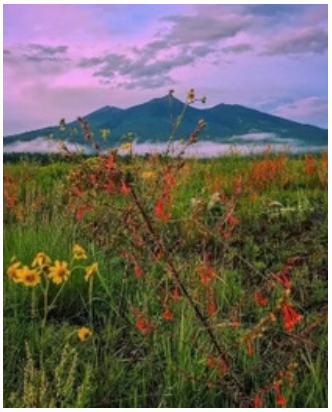
Of possible sunshine, on average — one of the ten sunniest National Weather Service locations in the country, through even the snowiest winters.



Winter 42°

NOV – MAR

Highs in the low 40s, lows in the teens. Blue skies and hsunny days. Roughly 100–110 possible inches of snow. Snowbowl sees 260.



Spring 64°

APR – MAY

Dry, breezy, sunny, low humidity. Late frosts are possible into early June. Wildflowers and aspen budding follow the snowmelt.



Summer 80°

JUN – AUG

The payoff season. Outdoor weather. Highs of 78–82°, cool 54° nights, about four days a year above 90°. Monsoon storms from early July.



Autumn 64–74°

SEP – OCT

Many locals' favorite. The monsoon fades into clear, dry days: highs around 74° in September and 64° in October, with nights dropping to freezing by late October. Aspens on the Peaks turn gold from late September — Lockett Meadow and the Snowbowl gondola are the classic ways to see them.



THE SOUTH RIM · 80 MILES NORTH

A ninety-minute drive to the South Rim. Close enough that locals go for the light.

05 · OUTDOORS

Twelve months of reasons to be outside.

A ski resort fifteen minutes from downtown. Cross- country trails, Arizona's highest peak, hundreds of miles of forest singletrack, world destination road biking, a vibrant hiking community, golf, tennis, pickelball, river rafting in the Grand Canyon — and the first International Dark Sky City in the world.



DOWNHILL · 15 MIN FROM DOWNTOWN

Arizona Snowbowl

Arizona's most popular downhill resort — 777 skiable acres across 61 trails, 8 lifts including a scenic gondola, and a 2,300-foot vertical to an 11,500-foot summit. The region's largest learning area, real expert lines, four terrain parks. Popular hiking destination year round.

SNOWFALL 260" SEASON NOV – MAY



CROSS-COUNTRY· 15 MI NORTHWEST

Flagstaff Nordic Center

The premier cross-country destination in the Southwest. Roughly 40 km of groomed track at an 8,200 ft
base, snowshoe and fat-bike trails, yurts to stay in, a Junior Nordic Club, and Friday-night bonfires with lit night skiing.

Hiking

Fort Tuthill & the Arizona Trail

Arizona's highest point at 12,633 ft — plus Mount Elden, Walnut Canyon, many other beloved hiking destinations and hundreds of miles of trails that connect to Sedona and other parts of Northern AZ.

Mountain Biking

Fort Tuthill & the Arizona Trail

The Arizona Trail and Fort Tuthill's flow trails have made Flagstaff a genuine riding hub — long climbs, cool temps, forest all summer. Miles and miles of trails to explore and master. World destination Sedona mountain biking is a short distance away.

Road biking

Lake Mary Road, Snowbowl Road, Wupatki

Lake Mary Road rolls south past both lakes through the pines. Snowbowl Road climbs about 2,200 ft in 7 miles to the ski area. The 66-mile out-and-back through Wupatki National Monument is the long-day classic.

Grand Canyon

Day-trip distance tothe South Rim

The South Rim is about 80 miles / 1.5 hours away. Locals go for the light and are home for dinner, or complete their annual rim to rim.

Stargazing

Lowell Observatory

Lowell — where Pluto was discovered — offers public viewing nights year-round.

Water

Lake Mary& Ashurst

Both lakes are nearby for paddling, water skiing and dipping with your dogs.

Sedona

Approximately 45 minutes from Flagstaff

Drop 2,500 feet down Oak Creek Canyon, an international driving destination, into an entirely different landscape of red rock formations, beautiful and endless trails, high desert, and a warmer climate. Popular day trips and weekend getaways for Flagstaff residents and visitors.



Fairways cut through ponderosa.

Five established golf communities — four private, one public — all of which trade on the trees as much as the turf.



PRIVATE

FOREST HIGHLANDS

One of the Southwest's most established golf communities. Two Weiskopf/Morrish 18-hole courses; the Canyon Course has ranked #1 in Arizona for over twenty years. Two Clubhouses, Lush pine forests, rich and varied amenities for all ages. Active, vibrant.



PRIVATE

PINE CANYON

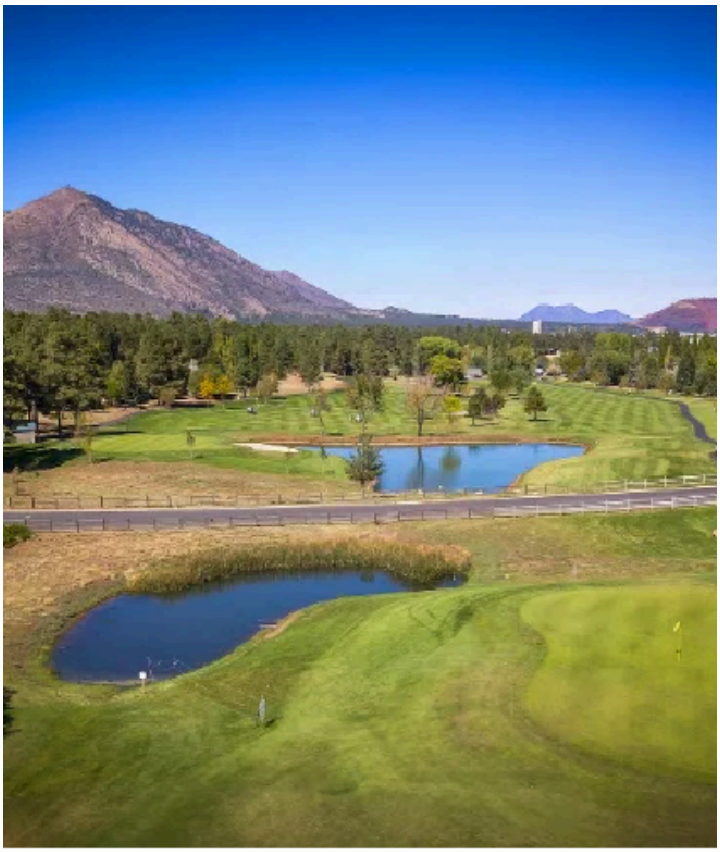
Flagstaff's high end luxury residendial golf community. A Jay Morrish course, a full-amenity campus, and Telluride-style mountain architecture set into the pines. Homes, townhomes and condominiums.



PRIVATE

FLAGSTAFF RANCH

Founded in 2003. Natural beauty and stunning views. Custom homes, townhomes and condos with a strong golf-first membership culture. Clubhouse, Community Center, two tiered membership.



PRIVATE

ASPEN VALLEY GOLF CLUB

An intimate, members-first club just east of downtown. The 18-hole, par-72 layout follows the Rio de Flag through ponderosa pine, meadows and natural wetlands, with Mount Elden and the San Francisco Peaks as the backdrop — and bentgrass greens that stay fast and true all summer.



PRIVATE

CONTINENTAL COUNTRY CLUB

Flagstaff's only public 18-hole course, set below Mount Elden on the east side, with tennis, pickleball, and dining at The Oakmont. Popular, social, beautiful, the heart of South East Flagstaff.

07 · PICKLEBALL

The town is all in on pickleball.

A genuine mix of free public courts, club facilities, and indoor winter options. At 7,000 feet, the ball flies differently than you're used to.



The city made its biggest statement in November 2025 with the ribbon-cutting on a new multimillion-dollar 8- court facility in Bushmaster Park. Beyond that flagship there are active pickleball communities and clinics, and the city hosts an annual tournament — the Beat the Heat Open — that draws players from around the region.

Indoor options matter. With real winters, the courts at Flagstaff Athletic Club East, the YMCA, and Summit High School keep the sport going from November through March. Continental and Forest Highlands courts are tied to those communities' memberships.

A COMPLETE COURTINVENTORY

Bushmaster Park · Est. 2025 FREE & PUBLIC	8 outdoor
Ponderosa Park · Sunnyside FREE & PUBLIC	2 outdoor
Kachina Court · Raymond Park FREE & PUBLIC	2 outdoor
Continental Country Club MEMBERSHIP & CLUB	6 outdoor
Forest Highlands Golf Club MEMBERSHIP & CLUB	8 outdoor
Flagstaff Athletic Club East MEMBERSHIP & CLUB	6 indoor
Flagstaff Family YMCA MEMBERSHIP & CLUB	2 indoor
Summit High School MEMBERSHIP & CLUB	2 indoor
The Aquaplex PAY-TO-PLAY	Drop-in

NOTE ON ELEVATION

At 7,000 ft the ball carries and the air is thin. Give yourself a session or two to recalibrate both.

A path from your front door to the forest.

The Flagstaff Urban Trails System — FUTS to locals — is nearly 60 miles of wide, non-motorized trail woven through the city. It links neighborhoods to schools, shops, workplaces, parks, NAU, and the national forest at the edge of town. You can leave your driveway on foot or by bike and reach ponderosa, meadow, or open mesa without ever sharing a road with a car.





WHY IT MATTERS HERE

FUTS is how Flagstaff actually gets around. In the city's 2017 survey, about half of trail trips were people commuting to home, school, or work.

The trail is free, open to everyone, and roughly 8–10 feet wide, with about half paved and half hard-packed gravel. That makes it easy on strollers, wheelchairs, kids on scooters, dog walkers, and marathoners alike.

It also stitches the city together. Neighborhoods that would otherwise be separate are joined by the same green corridor, and nature stops being a place you drive to. The most-used segments — the NAU Trail, Sinclair Wash Trail, and Nate Avery Trail — carry that everyday traffic from Buffalo Park on the east side down to Sinclair Wash near Fort Tuthill.

FOR BUYERS

Ask how close a home is to a FUTS connection. In Flagstaff it is an amenity on par with a park down the street, and newer communities like Timber Sky and Canyon Del Rio market their trail access directly.

Sources: City of Flagstaff — FUTS; NAU Cline Library — Flagstaff Urban Trails; The Lumberjack — A city connected by a web of nature.

Well beyond mountain- town basics.

Northern Italian fine dining in a 1934 theater, a Wine Spectator list in a Craftsman bungalow, wood-fired pizza in a bricked storefront — the food scene runs deeper than the population suggests.









FIVE ROOMS DOWNTOWN

Teatro (Northern Italian), Shift (Shared Plates), Lotus Lounge (Pan-Asian), Diablo Burger (Heritage Square), SoSoBa (Ramen).

Atria

FINE & ELEVATED

103 N Leroux St · Downtown

Chef-led hyper-seasonal modern American — coal- roasted beets, house pastas — with a serious cocktail and rare-wine list.

Beaver Street Brewery

BREWERIES

11 S Beaver St · Downtown

Flagstaff's original brewhouse; pub classics and a backyard beer garden.

Bigfoot BBQ

BARBECUE

120 N LerouxS t · Downtown

Old Town Shops downtown; St. Louis-style ribs, brisket, smoked chicken.

Fat Olives

ITALIAN & PIZZA

2308 E Route66 · East Side

East-side wood-fired pizza and pasta with house- made cheese.

Fratelli Pizza

ITALIAN & PIZZA

119 W Phoenix Ave (also 2120 N 4th St)

Locals routinely call it the best pizza in town.

Historic Barrel + Bottle

BREWERIES

110 S San Francisco St · Downtown

Historic Brewing's downtown taproom with an upscale food menu.

Josephine's
FINE & ELEVATED

503 N Humphreys St · Downtown

Modern American bistro in a Craftsman bungalow north of downtown; a Flagstaff institution, Wine Spectator–recognized list.

Lotus Lounge
CONTEMPORARY & SHARED PLATES

106 N San Francisco St · Downtown

Pan-Asian kitchen inside the historic 1917 post-office building — sushi, dumplings, cocktails.

Mother Road
BREWERIES

7 S Mikes Pike · Downtown

One of Arizona's best-known craft breweries, in a converted 1920s laundry on Route 66. Popular patio, bring your dog, food served.

Pizzicletta
ITALIAN & PIZZA

203 W PhoenixAve · Downtown

Tiny, celebrated Naples-style wood-fired pizza downtown, with house-made gelato.

Satchmo's Cajun & BBQ
BARBECUE

2320 N 4thSt · EastSide

A Flagstaff institution for brisket, pulled pork, and Cajun classics.

SoSoBa
RAMEN

12 E Route66 · Downtown

Flagstaff’s nonstop noodle shop with craft drinks and a creative approach to ramen.

Swaddee Thai
MEXICAN & THAI

115 E Aspen Ave. · Downtown

A mainstay since 2007, repeat "Best of Flagstaff" winner.

Karma Sushi
SUSHI

6 E Route66 · Downtown

Sushi, Ramen, Cocktails with a vibrant downtown scene on Route 66.

MartAnne's Burrito Palace
MEXICAN

112 E Route 66 · Downtown

A colorful, family-owned downtown favorite known for its chilaquiles. Line up for breakfast.

Pato Thai
THAI

20 E Route 66 · Downtown

Right on Route 66 downtown; family-run since 2005.

Puebla Sunrise Café
MEXICAN

2 S BeaverSt · Downtown

Family-run Puebla-style breakfast and lunch — from their grandmother's recipes.

Shift
CONTEMPORARY & SHARED PLATES

107 N San Francisco St. · Downtown

Family-style shared plates and a weekly-changing chef's tasting menu. Popular, highly rated.

Sosta
ITALIAN & PIZZA

413 N San Francisco St · Downtown

From the Pizzicletta owners — pastries by day, fresh house-made pasta for lunch.

Teatro Italian
FINE & ELEVATED

16 N San Francisco St · Downtown

Northern Italian fine dining inside a restored 1934 theater — handmade pasta, lamb ragu, 120+ wines.

Tinderbox Kitchen

FINE & ELEVATED

34 S San Francisco St · Downtown

Widely called Flagstaff's best restaurant; creative American comfort food in a warm Southside space.

Asia Station

CHINESE & PAN-ASIAN

121 S San Francisco St · Southside

Family-owned 11-table spot; Flagstaff's top-rated Chinese restaurant with Thai and Vietnamese favorites alongside.

Tang Taste

CHINESE

1451 S MiltonRd · Milton

Authentic Sichuan and Cantonese — ma-po tofu, seafood — with an Asian market attached.

Delhi Palace

INDIAN

2500 S Woodlands Village Blvd · Woodlands

Consistently ranked the best Indian in northern Arizona; with a popular lunch buffet.

Megh Indian Cuisine

INDIAN

1435 S Milton Rd · Milton

Newer, family-recipe kitchen known for garlic naan, butter chicken, and a marked vegan menu.



This includes restaurants you will enjoy in Flagstaff but is not a comprehensive list of all Flagstaff restaurants. There are many more!

Twenty places to live, in one small city.

Flagstaff changes character in half a mile: 1920s brick downtown, mid-century blocks under the Peaks, county land where the pavement ends. Here are 20 neighborhoods to explore. There are many more!






01 Amberwood

Higher end east-side neighborhood with large fenced lots, mid-level to luxury custom, some with spectacular mountain views, close to state trust forest. City Utilities. $900k - 2m+

02 Canyon Del Rio

East-central new construction near Butler Ave and Fourth St. Townhomes and single family homes, modern Craftsman design, central location. City Utilities. $800k - 1.5m

03 Cheshire

Northwest pocket under the Peaks, loved by locals, big trees, neighborhood feel, older to newer homes, quick access to 180 and the ski road. City Utilities. $500 k - 1m+

04 Coconino Estates

Loved bythe locals, older homes, many remodeled, yards, wooded lots, minutes from downtown; the classic Flagstaff address. City Utilities. $600 - 1m+

05 Continental Country Club

The largest neighborhoodin SE Flagstaff. Built around two golf courses, with a variety of homes, condos and townhomes, Clubhouse, golf course, pools, pickleball. Stunning natural beauty, golf views, community, popular summer and full-time homes. City Utilities. $400k - 1.8m

06 Doney Park

East Rural Flagstaff. Many different areas, all on acreage, mostly meadow, some back forest or some forested enclaves, fabulous mountain views. Rural lifestyles, equestrian, wide mix from old to new. Many on septic systems, either natural gas or propane, private water or water delivery. $250k - 3m

07 Downtown

Cottage like and smaller homes, older homes to historic homes, multi-family homes and single family with some new condo buildings. Historic, charming. City Utilities. $300k - 2m+

08 Forest Highlands, Pine Canyon and Flagstaff Ranch

Three private, luxury gated golf communities each with distinct personalities and membership structures. Ask for our golf community guide. $600k - 7m

09 Fort Valley

Up 180 toward the ski area: Baderville - acreage, meadows rather than pines, a wide variety of homes and styles, some of the most fantastic mountain views, rural feel. Other small enclaves of custom and luxury communities in the pines. Septic, wells, water haul, propane and natural gas. $565k - 3m+

10 Kachina Village

Six miles south in the trees; cabins, summer and full-time homes, Ponderosa Pines, trails, lower prices, no HOA, with a wide mix from manufactured to custom. Natural gas, private sewer, private water co. $280k - !.2m

11 Mountainaire

A small wooded community neighboring Kachina, denser forest, a mix of cabins, old and new, with long-term and summer residents. Private water, septic, natural gas.

12 Munds Park

Twenty minutes south at 6,500 ft — mix from manufactured to custom, golf course and amenities, cabins and A frames to modern design. Highly popular summer- cabin community. Private sewer, private water, propane. $400k - 1.1m

13 Pinnacle Pines Townhomes

Quiet, private, forested townhome community close to downtown, NAU, and trails. Single-level to multi-level plans with open great rooms. HOA-maintained exteriors make it a true lock-and- leave, as a primary or second home. City Utilities. $650k - 875k

14 Ponderosa Trails

Newer SE Flagstaff popular subdivision with craftsman homes, sidewalks, a park, and trail access. Built from the early 2000s. Loved by locals and second-home owners. City Utilities.$500k - 1.3

15 Presidio in the Pines

Recent planned community, newer Craftsman homes, lot line homes with smaller yards, parks, HOA, close to Woody Mountain trails. City Utilities.. $500k - 800k

16 Railroad Springs

West-side manufactured homes, pride of ownership, built in the 1990s; entry-level and steady. City Utilities. $415k - 520k

17 Southside

Historic, walkable, older homes, many student rentals, the most mixed blocks in town; restaurants and NAU at the edges. City Utitilies. $250K-700K

18 Sunnyside

One of the oldest neighborhoods; central, more affordable, many homes being remodeled, actively reinvesting. City Utilities. $300K - 600K+

19 Timber Sky

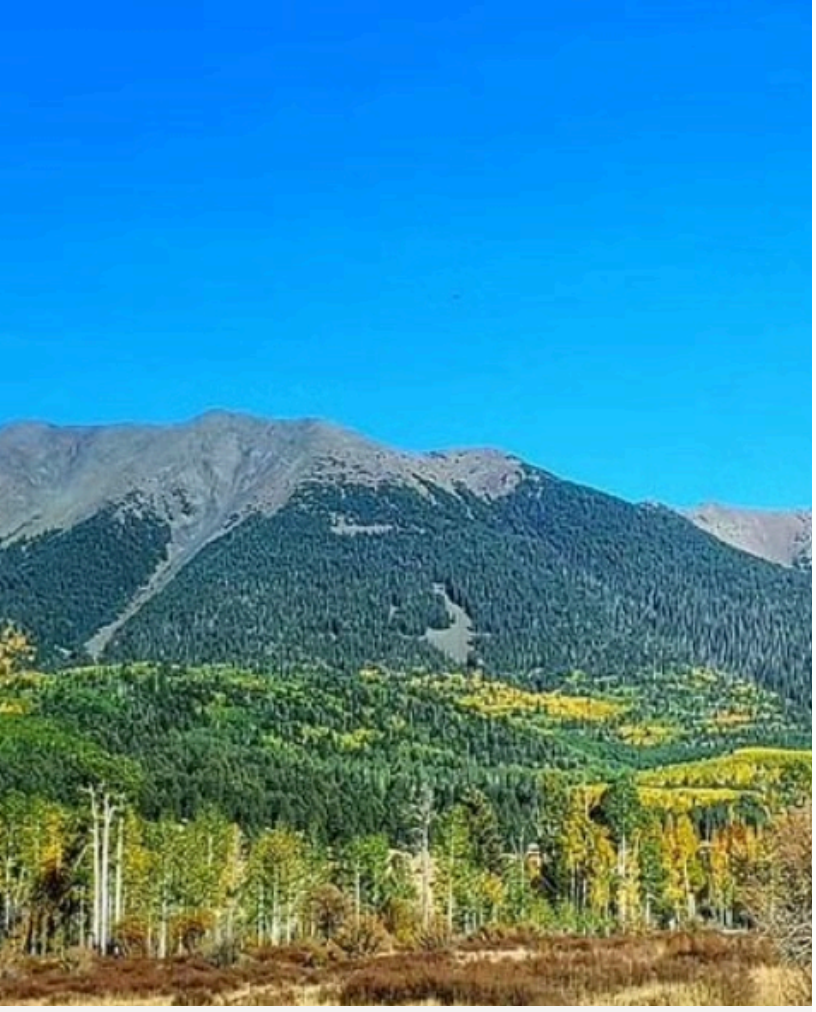
New 196-acre master-planned community along west Route 66, built to Dark Sky standards. Modern Craftsman, single level and multi level, energy efficient. 4 micro neighborhoods plus pickleball, a dog park, and FUTS trail access. City Utilities. $725K - 1.2M

20 University Heights

SW Flagstaff. Mature ponderosas, large, treed yards, older to newer homes, no HOA, very popular for locals and second home owners. City Utilities. $560K - 1.1m

HOW TO NARROW IT

Decide these things first — in the city or in the county, neighborhood feel or open land, HOA or none, new construction or resale, amenities close by, and how far you will drive in a snowstorm. It's probable you don't quite know until you visit in person.





11 · THE SECOND HOME

Two hours of elevation, perfect in the summer.

A substantial share of Flagstaff's market is second homes, most owned by Phoenix and Tucson families finding relief from 110–117 degree summers, and enjoying the wonder of snow in winter. It is the shortest cool-down drive in the Southwest, and it shapes how whole neighborhoods feel in February.

SECOND-HOME MARKET

5M+

Visitors escape the desert heat to Flagstaff each year, and many come back as owners — second homes make up as much as 14% of the city's houses.

What type of second home	Is this a summer home, a year-round second home, a ski house, an investment property or a future primary residence? The answer changes the neighborhood you choose, and whether you care about winter snow.
Where to buy	Every Flagstaff neighborhood has a distinct personality, feel, and home style. Pine Canyon, Forest Highlands, and Flagstaff Ranch are private, luxury, golf and amenity rich gated communities. Munds Park and Kachina Village are popular for cabins at lower entry points. There are downtown condos for walkability without maintenance. Continental Country Club is loved for natural beauty and amenities. Ask us to explain each neighborhood!
The seasonal rhythm	Peak occupancy in Flagstaff runs June through October. Locals and second home owners enjoy every aspect of the outdoors and fill restaurants, cafes and outdoor patios. Some areas are genuinely quieter in midwinter.
Caring for a second home	With second home ownership so popular in Flagstaff, there are countless ways to care for and protect your home in all seasons. Ask!
Insurance and access	Wildfire risk scoring affects premiums and, in some areas, availability. Check road maintenance responsibility and winter plowing — county, HOA, or yours.

Legal statewide, regulated locally.

Arizona law preempts cities from banning short-term rentals outright, but it does allow licensing, registration, and enforcement. Flagstaff uses that room.



What the state requires

An Arizona transaction privilege tax license, remittance of state and local transient lodging taxes, and an emergency contact on file. Operators are liable for guest conduct under local nuisance rules.

What the city adds

Local registration or permitting, contact and insurance information, safety and occupancy standards, and neighbor notification. Penalties escalate for repeat violations.

HOA regulation

Several of the most desirable communities restrict or prohibit rentals under thirty days regardless of what the city allows.

The seasonality

Summerand ski-season peaks with soft shoulder months in April–May and late fall.

VERIFY BEFORE YOU BUY

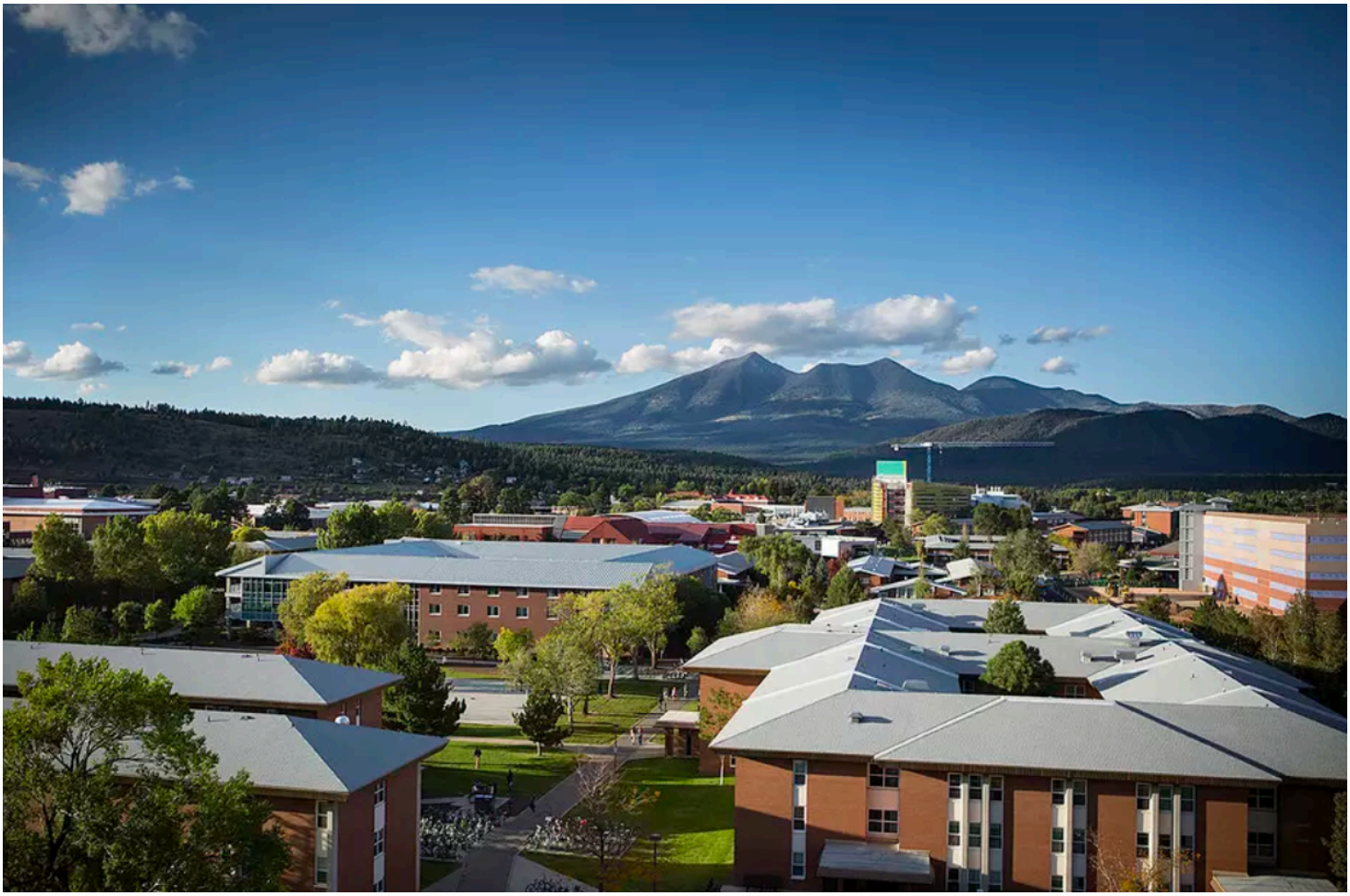
Short-term rental rules in Arizona have changed repeatedly and continue to. Nothing here is legal advice — confirm current city requirements and the property's own restrictions before writing an offer that depends on rental income.

13 · SCHOOLS

Fifteen schools, an IB track, and a research university.

Flagstaff Unified School District runs fifteen schools, alongside charter, Montessori, and private options — plus NAU at the center of town.

15	8,600	78.4%
FUSD SCHOOLS	PK–12 STUDENTS	4-YEAR GRAD RATE



FUSD ELEMENTARY SCHOOLS

Cromer Elementary
Educational excellence with strong family and community engagement; east side near Silver Saddle Rd.

Kinsey Inquiry & Discovery
An "A+ School of Excellence" built around place-based learning and hands-on Discovery Days.

Marshall Magnet
District arts-and-science magnet; inclusive, high- expectation culture.

Thomas Elementary
Belonging- and community-focused, with emphasis on resilience and growth mindset.

DeMiguel Elementary
One of the district's consistently top-scoring schools; strong acceleration options.

Knoles Elementary
Solid academic performer emphasizing diversity and kindness alongside achievement.

Puente de Hózhó
Trilingual (English/Spanish / Navajo) magnet school pursuing IB authorization.

Killip Elementary
Title I school on the south side with dual-language instruction and extended support.

MIDDLE, HIGH SCHOOL & BEYOND

Mount Elden & Sinagua Middle Schools
The district's two comprehensive middle schools, feeding the two main high schools.

Flagstaff High School
Theoriginal downtown high school; International Baccalaureate Diploma Programme, strong arts and athletics.

Coconino High School
East-sidecomprehensivehigh school with broad AP and career-technical pathways.

Summit High School
Smaller alternative highschool serving students who need a different pace or structure.

Charter & private
BASIS Flagstaff, Flagstaff Junior Academy, Montessori programs, Northland Preparatory Academy, and faith-based K–8 options.

Northern Arizona University
A28,000-student research university in the middle of town, with dual-enrollment and community programming families use long before college.

Coconino Community College
Two-year transfer and work force programs with campuses in town and in the Verde Valley.

School boundaries and ratings change yearly. Confirm assignment and open-enrollment windows with FUSD before you choose a neighborhood on school grounds alone.

OPEN ENROLLMENT
Apr 30

Your address sets your default FUSD school, but Arizona lets families apply to any public school. To attend outside your boundary next year, enroll at your assigned school first, then file a Boundary Exception Request by April 30 — later requests are filled only as seats allow.

A city of 77,000 with a regional hospital.

Flagstaff serves as the medical hub for most of northern Arizona — an area larger than several states — which means a depth of care unusual for a town this size, and specialists who cover a very wide radius.

I	~270	50km²
TRAUMA LEVEL	HOSPITAL BEDS	SERVICE AREA



HOSPITAL
Flagstaff Medical Center

Northern Arizona Healthcare's flagship, and the region's Level 1 trauma center — the highest designation, with surgical and critical care available around the clock. Roughly 270 beds, plus a helicopter service that reaches the reservations and the canyon country.

SPECIALTY
Heart, cancer & orthopedics

A regional heart and vascular program, cancer care in partnership with the region's oncology network, and a deep orthopedic and sports-medicine bench — the practical consequence of a town full of skiers, runners, and climbers.

PRIMARY AND URGENT CARE
Clinics Across Town

Northern Arizona Healthcare clinics, Elk Ridge community health centers, and several independent urgent-care and walk-in options on both the east and west sides.

TWO HOURS SOUTH
Phoenix Medical Care

For transplant, pediatric subspecialty, and advanced neurosurgery, the Phoenix metro's major systems are a straight two-hour drive down I-17 — the reason many retirees treat the corridor as part of the healthcare picture.

BEFORE YOU MOVE

Confirm network participation before you move. Insurance products sold in Maricopa County do not always carry the same northern Arizona networks.

15 · THE RADIUS

You live in the pines. You are two hours from everything else.

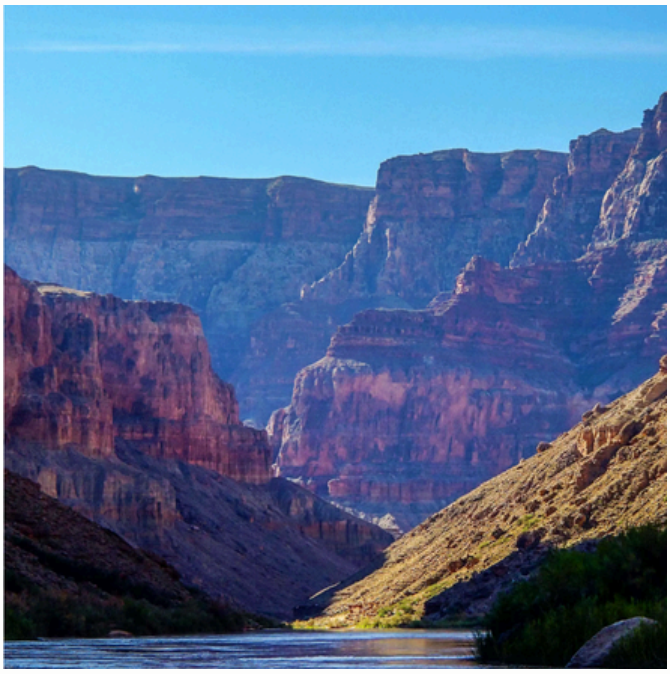
Flagstaff sits at the crossing of I-40 and I-17 — a rarity in northern Arizona. A 30 minute to two-hour drive in any direction means a major metro, a red-rock desert, and a national park. Most mountain towns ask you to trade access for altitude. Flagstaff does not.



Sedona

45 MIN · 30 MI

Down Oak Creek Canyon on 89A — 2,500 feet of switchbacks into glorious red rocks. An international highway destination. Galleries, crystals, stunning views, spas, and a dinner reservation, all in a day. Breathtaking beauty, world-class spas. Sedona can be a weekend or the default Sunday.



Grand Canyon

1 HR 30 · 80 MI

Flagstaff is the South Rim's closest real city, which is why Flagstaff is considered the gateway to the Grand Canyon. The privilege of proximity is the ability to go on an ordinary Tuesday, for two hours of light, without a reservation or a plan.



Phoenix

2 HR · 145 MI

A straight shot down I-17 to a metro of five million: Sky Harbor's nonstops, major-league sports, world renowned Mayo Clinic, retail and restaurants galore. In winter months it's a beautifully temperate golf, hiking, and relaxing destination.



Las Vegas

4 HR 30 · 250 MI

West on I-40, north on US-93. A weekend's worth of touring acts, restaurants, and a second big airport — often a cheaper one. Far enough to stay, close enough that Saturday works.

WHY IT MATTERS · THE VERTICAL RANGE

Within ninety minutes of the driveway you can stand at 4,300 feet in the desert or 12,633 feet on a volcano. That is the real amenity of Flagstaff: you are never stuck in one season, one climate, or one landscape — you simply drive to the one you want.

Humphreys Peak	12,633 ft
Flagstaff	6,910 ft
Sedona	4,350 ft

ALSO WITHIN REACH

Williams & the Grand Canyon Railway	35 min
Jerome & the Verde Valley wineries	1 hr 15
Prescott	1 hr 45
Page & Lake Powell	2 hr 15
Petrified Forest National Park	2 hr 15
Monument Valley	3 hr

TRAVELING TO AND FROM



Flagstaff Pulliam Airport (FLG)
Five minutes from downtown, with daily American Eagle service to Phoenix and Dallas — a short hop down, and a connection to anywhere.

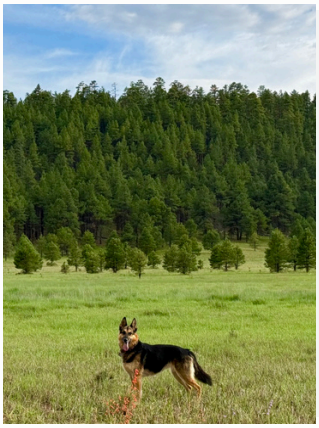
Amtrak Southwest Chief
Stops at the 1926 depot in the middle of downtown, daily in both directions between Chicago and Los Angeles.

I-40 & I-17
The only place in northern Arizona where two interstates meet, which is why leaving town is a decision and not an ordeal.

Winter driving: I-17 south of town and I-40 west toward Williams close occasionally during major storms. Plan around the weather, not around the season.

A town where the dog comes along.

Cool summers, a forest, and patios that keep a water bowl by the door. Your dog's best life ever.









WHERE TO GO

Thorpe Bark Park / Bushmaster Park

Fenced off-leash dog park.Lots of trails. Bushmaster Park is the east-side equivalent.

Buffalo Park

Two-mile mesa loop, leashed, the best walk in town with the glorious mountain range as your backdrop.

The FUTS

Fifty-plus miles of urban trail; most neighborhoods connect.

Coconino Forest

Dogs welcome on nearly every trail, on leash.

CARE & RESCUE

VETERINARY	Canyon Pet Hospital, Aspen Veterinary, Continental Animal Hospital, Midtown Veterinary Hospital, Veterinary Emergency and Specialty Center
ADOPTION	High Country Humane, East Side and Butler Campus.
PATIOS	Mother Road, Dark Sky, Lumberyard, and Historic all welcome dogs.
BOARDING	Moran's Professional Pet Care and Training; Cinder Hills Kennels

Worth knowing: Dogs acclimate to 7,000 feet the way people do — go easy the first weeks. Cinder holds heat in June and road salt bites in January. Pet deposits and breed limits are common in the rental market.

USA TODAY · 2024

#1

Named the best city in the U.S. for a dog-friendly vacation — with the highest concentration of dog-friendly lodging in the rankings and 132 dog-friendly trails. Flagstaff is also certified by Better Cities For Pets.

Taggart Team | real LUXURY | JBRE & Co

Your next chapter starts here.

Let's talk about making Flagstaff home.



EILEEN TAGGART
(928) 607-9610
realestateflagstaff@gmail.com

CASSI MCGINNIS
(602) 694-0863
cassi@jbreandco.com

Take a look at our websites...

www.flagstaffrealestate.site
www.flagstaffgolfproperty.com
www.flagstaffluxurysite.com

youtube.com/eileentaggart
Eileen Taggart Facebook
@EileenTaggart_Flagstaff
@cassimcginnis
@jbre_n_co