



*Neighborhood Guide*

Welcome to the  
South Valley  
SLC, UT

Nurture Lane  
REALTY

# Welcome to the South Valley

Dear friend,

Five years ago, my husband and I packed up our life in Los Angeles and moved our family to Utah's South Valley. At the time, our daughters were just 3 years old and 7 months old. We didn't have family nearby. We didn't have a built-in community. What we did have was the hope of finding a quieter, more connected place to raise our girls, and the willingness to go on an adventure.

In the years since, we've watched our daughters grow from toddlers to school-aged kids and built friendships that feel like family. From neighborhood walkabouts, to 4th of July bike parades, and from joining in with the Sandy Arts Guild, to getting involved with the South Valley Chamber of Commerce, we've laughed with neighbors, supported local businesses, and come to know this place not just as where we live, but as *home*.

The South Valley is a vibrant and welcoming community. There's not a weekend that goes by without something happening: farmers markets, concerts in the park, chalk art festivals, car shows, and community movie nights. Whether you're drawn to the mountain views of Draper, the family focus of South Jordan, the small-town charm of Bluffdale, or the established neighborhoods of Sandy and Cottonwood Heights, there is a pocket of this valley waiting to welcome you in.

Each city in the South Valley has its own personality and pace. I created this guide to help you get a sense of what makes each area unique. My hope is that it gives you not just information, but inspiration as you begin to explore what's possible for your next chapter.

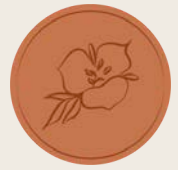
If you ever have questions about a neighborhood or need help getting oriented, I'd be honored to be a part of your journey.

Welcome home,

*Kim Kussman*



# Table of Contents



1	Cottonwood Heights	Pg. 3
2	Sandy	Pg. 7
3	Draper	Pg. 11
4	South Jordan	Pg. 15
5	Riverton	Pg. 19
6	Herriman	Pg. 23
7	Bluffdale	Pg. 27
8	South Valley Cities Side by Side	Pg. 31

Bonus Resources: Things to Consider | Reflect & Write





# WELCOME TO *Cottonwood Heights, Utah*

“The City Between the Canyons”



Median Home Price

\$759,000



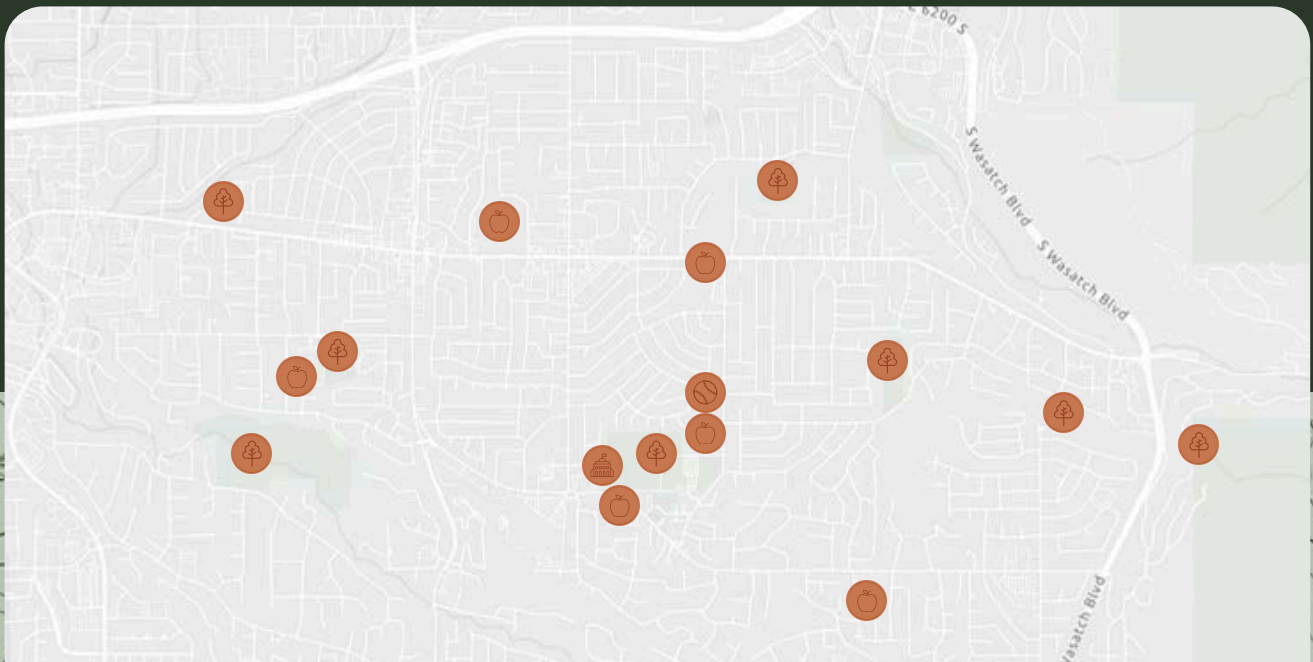
Average Income

\$149,700



Total Population

32K



CITY HALL



PARK



STADIUM



SCHOOL





# The Vibe

Cottonwood Heights offers a unique blend of mountain charm and urban convenience. Known for its diversity and more liberal-leaning community, it attracts residents who value inclusivity, nature, and easy access to the best of Salt Lake living.

Tucked just south of where I-215 turns north at the base of the mountain, the city provides quick freeway access for commuters and adventurers alike. Just minutes from a wide range of shopping, restaurants, gyms, and everyday essentials; not to mention the added perks of neighboring Midvale, Murray, Holladay, and Sandy just around the corner.

It's the kind of place where you can spend the morning on a canyon hike, be in the office by 9, and still run errands in the afternoon without skipping a beat.



7  
Parks



3  
Clinics



0.3  
acres  
Avg. Lot

## Cottonwood Heights Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	32K	71%	29%	3.4%
DIRECTIONAL GROWTH	↓	↓	↑	↓



## COTTONWOOD HEIGHTS Restaurants

From upscale Asian-fusion, to down-home American Diner, Cottonwood Heights has food for every palette. Here are some of our favorites (in no particular order):

**Root'd, Cottonwood Heights Cafe, Eight Settlers Distillery, Hog Wallow Pub, Porcupine Pub & Grill**



## COTTONWOOD HEIGHTS Recreation

Easy access to hiking trails, Big Cottonwood Canyon resorts (Brighton & Solitude), 8 kid-friendly parks and playgrounds, and a world-class recreation center make Cottonwood Heights ideal for active residents.



## COTTONWOOD HEIGHTS Schools

Cottonwood Heights public schools are in the Canyons School District; one of the top rated school districts in the state.

**Elementary Schools:** Bella Vista, Butler, Canyon View, Oakdale, Ridgecrest

**Middle School:** Butler

**High School:** Brighton



## COTTONWOOD HEIGHTS City & Utilities

Cottonwood Heights Improvement District, Water and Dominion Energy all service the community.

**City information can be found at:**  
[www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov)

**Instagram:** @cottonwoodheights

## *Annual Events*

Butlerville Days: July

Pickleball Tournament: July

Bark in the Park: October

Thanksgiving Day 5K: November

Skate with Santa: December







# WELCOME TO *Sandy, Utah*

“Heart of the Wasatch”



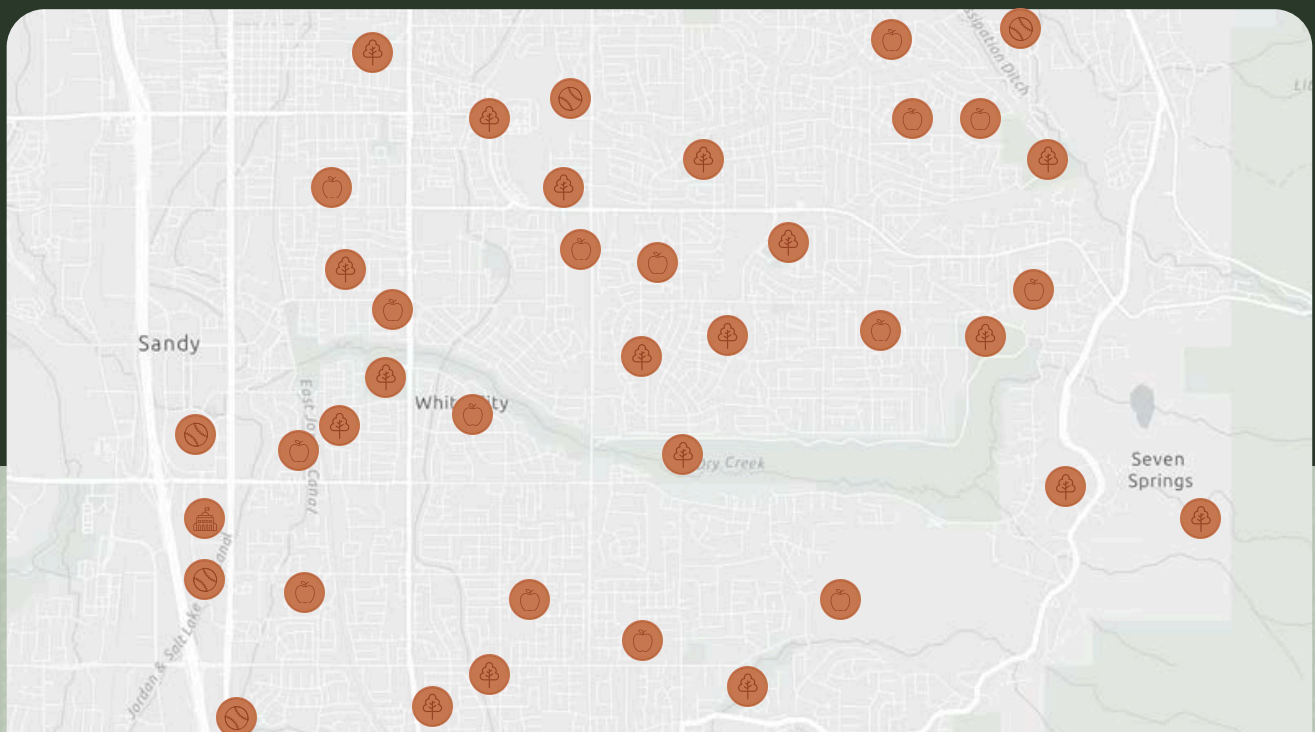
Median Home Price  
\$668,000



Average Income  
\$142,600



Total Population  
92K



CITY HALL



PARK



STADIUM



SCHOOL

## The Vibe

Sandy is a vibrant, family-friendly city with no shortage of things to do and places to gather. It's home to a remarkable 32 city parks, offering everything from playgrounds and splash pads to mountain trails and open green space; perfect for weekend picnics, soccer games, or evening strolls.

Sports and entertainment take center stage here, with the Real Salt Lake stadium (America First Field), the Sandy Amphitheater, the Mountain America Expo Center, and the new Utah Mammoth hockey practice facility all within city limits.

Whether you're catching a concert under the stars, cheering on your favorite team, or exploring local festivals and food truck rallies, Sandy offers a lively, connected lifestyle with something for everyone.



32  
Parks



10+  
Clinics



0.25  
acres  
Avg. Lot

## Sandy Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	92K	76%	24%	3.4%
DIRECTIONAL GROWTH	↑	↓	↑	↓



SANDY

## Restaurants

Looking for secluded fine-dining, or fast and healthy, Sandy has you covered. Here are some of our favorites (in no particular order):

**Sunday's Best, Slackwater, Tiburon, Localz Bistro**



SANDY

## Schools

Sandy public schools are in the Canyons School District; one of the top rated school districts in the state.

**Elementary Schools:** Alta View, Altara, Brookwood, Crescent, East Sandy, Glacier Hills, Granite, Lone Peak, Park Lane, Peruvian Park, Sandy, Silver Mesa, Quail Hollow, Willow Canyon

**Middle School:** Albion, Crescent View, Eastmont, Indian Hills, Mount Jordan, Union

**High School:** Alta, Diamond Ridge, Jordan



SANDY

## Recreation

Home to the Sandy Amphitheater, Real Salt Lake, the Shops at South Town, and the Mountain America Expo Center, Sandy is a hub for arts, sports, and events. Not to mention the easy access to Little Cottonwood Canyon for outdoor adventure.



SANDY

## City & Utilities

Sandy Public Works, Rocky Mountain Power, Enbridge Gas, and the Cottonwood Improvement District all service Sandy residents.

**City information can be found at:**

[www.sandy.utah.gov](http://www.sandy.utah.gov)

**Instagram:** @sandycityutah

## *Annual Events*

Sandy City Balloon Festival: August

Sandy City Heritage Festival: Aug/Sept

Farmers Market: Weekly Apr-Oct

Food Truck Nights: Weekly Apr-Oct

Light up the Cairns: November





# WELCOME TO *Draper, Utah*



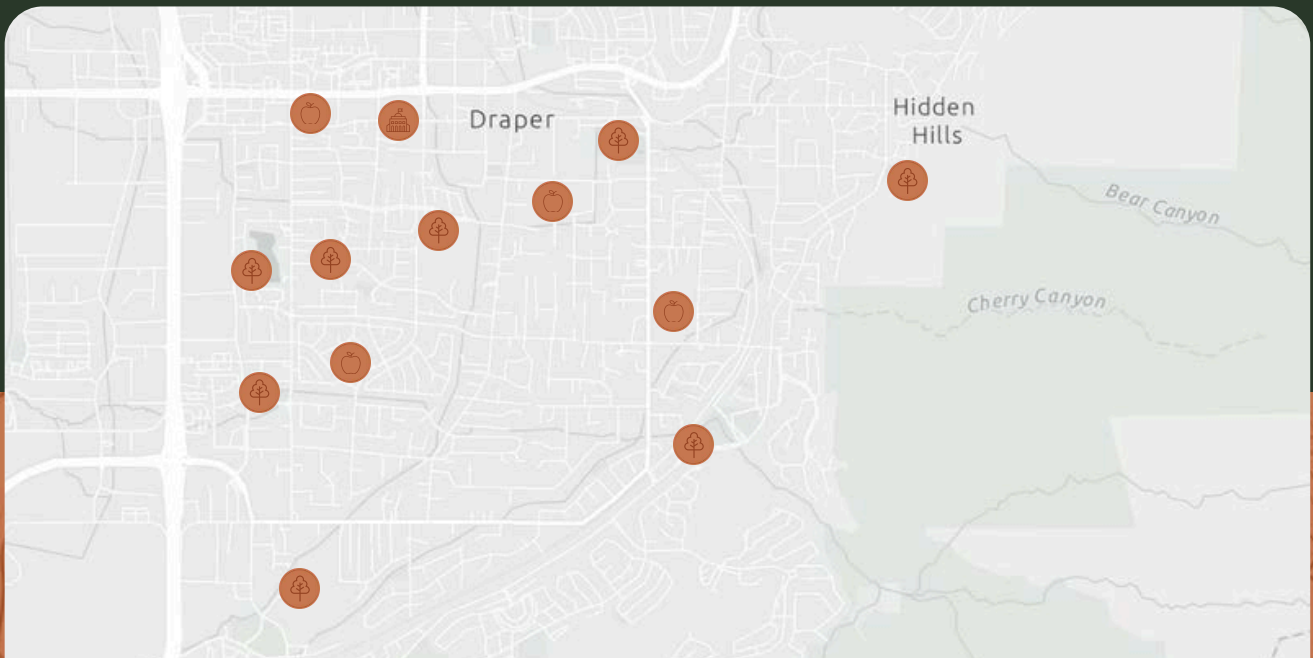
Median Home Price  
\$833,000



Average Income  
\$172,300



Total Population  
49K



CITY HALL



PARK



SCHOOL



## The Vibe

Draper is where upscale living meets outdoor adventure. Nestled along the east bench, it offers breathtaking views, miles of trails in Corner Canyon, and quick access to both mountain recreation and Silicon Slopes tech campuses.

The city has grown thoughtfully, with beautiful neighborhoods, high-performing schools, and a strong sense of community pride. You'll find locally loved restaurants, boutique shops, and community events that bring neighbors together; all just a short drive from Salt Lake or Utah County.

With its blend of natural beauty and modern convenience, Draper is ideal for those who want both space to roam and a place to grow.



40+  
Parks



2+  
Clinics



0.4  
acres  
Avg. Lot

## Draper Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	49K	72%	28%	3.5%
DIRECTIONAL GROWTH	↑	↓	↑	↓



DRAPER

## Restaurants

With a strong emphasis on open spaces and family, Draper is a little more limited in restaurant selection than some of the other cities in the valley. Here are few we've enjoyed:

**Cultivate Craft Kitchen, The Cliff, Gourmandise, The Pines**



DRAPER

## Schools

Draper is served by both Canyons and Alpine school districts as it crosses the line between Salt Lake and Utah counties.

**Elementary Schools:** Draper, Draper Park, Oak Hollow, Willow Springs

**Middle School:** Draper Park

**High School:** Corner Canyon



DRAPER

## Recreation

Draper Parks and Rec take pride in the quality of their facilities, from the Suspension Bridge to the Splash Pad there are outdoor activities for all ages and abilities. We can't forget about the Loveland Living Aquarium either, another venue that's always a hit and continues to grow with the exhibits.



DRAPER

## City & Utilities

Draper City owns and operates water and waste management services for residents. Rocky Mountain Power and Enbridge Gas also provide utility services.

**City information can be found at:**  
[www.draperutah.gov](http://www.draperutah.gov)

**Instagram:** @drapercity

## Annual Events

Arbor Day Program: April

Cinco de Mayo Festival: May

Draper Days: July

International Arts & Crafts Festival:  
September

Holiday Market: December





# WELCOME TO *South Jordan, Utah*



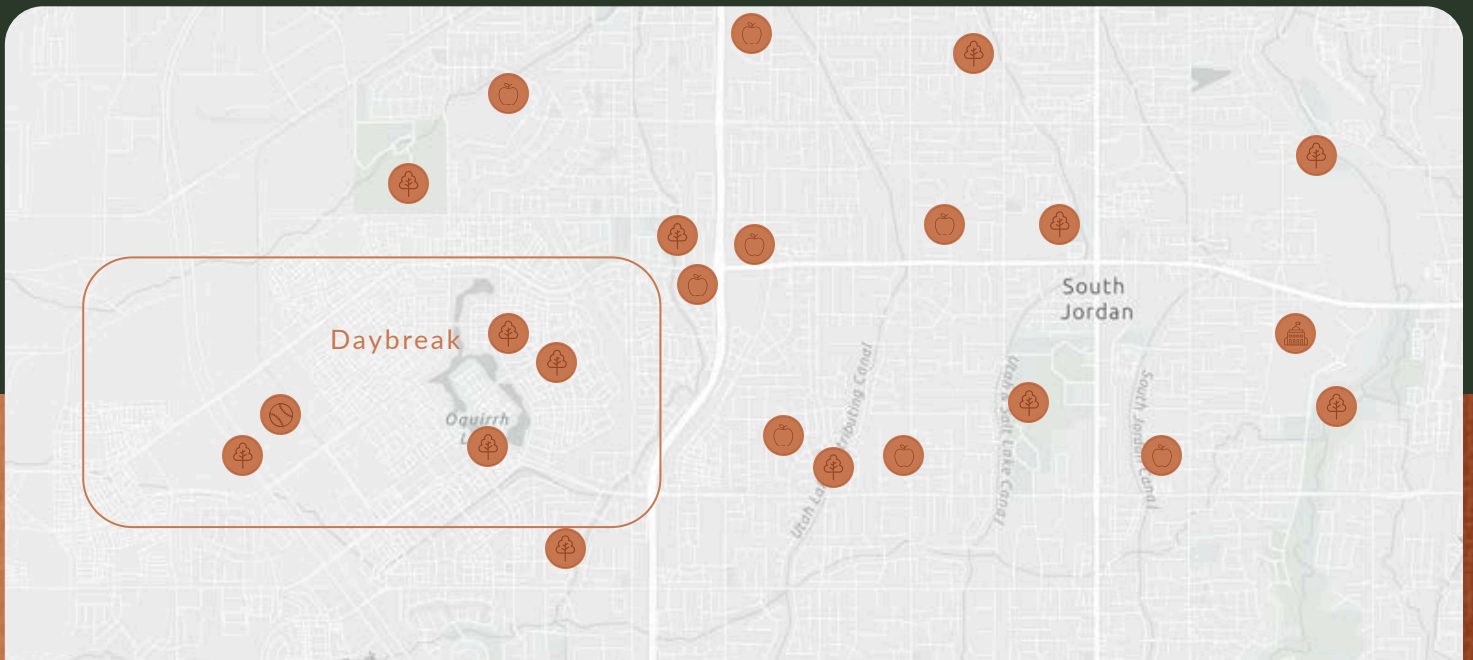
Median Home Price  
\$635,000



Average Income  
\$154,300



Total Population  
84K



CITY HALL



PARK



STADIUM



SCHOOL



## The Vibe

South Jordan is a thoughtfully planned, fast-growing city where community and connection are built right into the design.

From the lakeside charm of Daybreak, with its splash pads, walking trails, and farmers markets, to the city's dozens of parks, recreation centers, and community events, South Jordan offers an active, family-focused lifestyle.

It's also a hub for new growth, with modern homes, top-rated schools, and easy access to shopping, dining, and the Mountain View Corridor.

Whether you're attending a summer concert, grabbing coffee with a neighbor, or biking around Oquirrh Lake, life in South Jordan feels vibrant, welcoming, and full of possibility.



35+  
Parks



10+  
Clinics



0.4  
acres  
Avg. Lot

## South Jordan Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	84K	84%	16%	3.0%
DIRECTIONAL GROWTH	↑	↓	↑	↓





## SOUTH JORDAN Restaurants

The developments of Daybreak and The Districts are bringing lots of fresh cuisine to South Jordan. Here are some of our favorites:

**Tushar Brazillian Express, Kenny J's, Land of a Thousand Hills Coffee**



## SOUTH JORDAN Schools

South Jordan schools are governed by the Jordan School District and provide a mix of academic achievements, arts and sports opportunities for students.

**Elementary Schools:** Aspen, Daybreak, Eastlake, Elk Meadows, Golden Fields, Jordan Ridge, Monte Vista, South Jordan, Welby

**Middle School:** Copper Mountain, Elk Ridge, Mountain Creek, South Jordan

**High School:** Bingham, Valley



## SOUTH JORDAN Recreation

Development in South Jordan has been centered around America First Square in Daybreak bringing the new ballpark and a plethora of shops, events and entertainment. This all adds on to the already thriving scene filled with park events throughout the year.



## SOUTH JORDAN City & Utilities

South Jordan is serviced by Rocky Mountain Power, Enbridge Gas, South Jordan Water & Trash, and South Valley Sewer

**City information can be found at:**  
[www.sjc.utah.gov](http://www.sjc.utah.gov)

**Instagram:** @southjordancity & @downtowndaybreak

## *Annual Events*

Art in the Park: May

SoJo Summer Fest: June

Celebrating the People Powwow:  
August

Halloween Fun Run 5K: October

NEW - Holiday Festival: December







# WELCOME TO *Riverton, Utah*

“Peace, Progress, and Tradition”



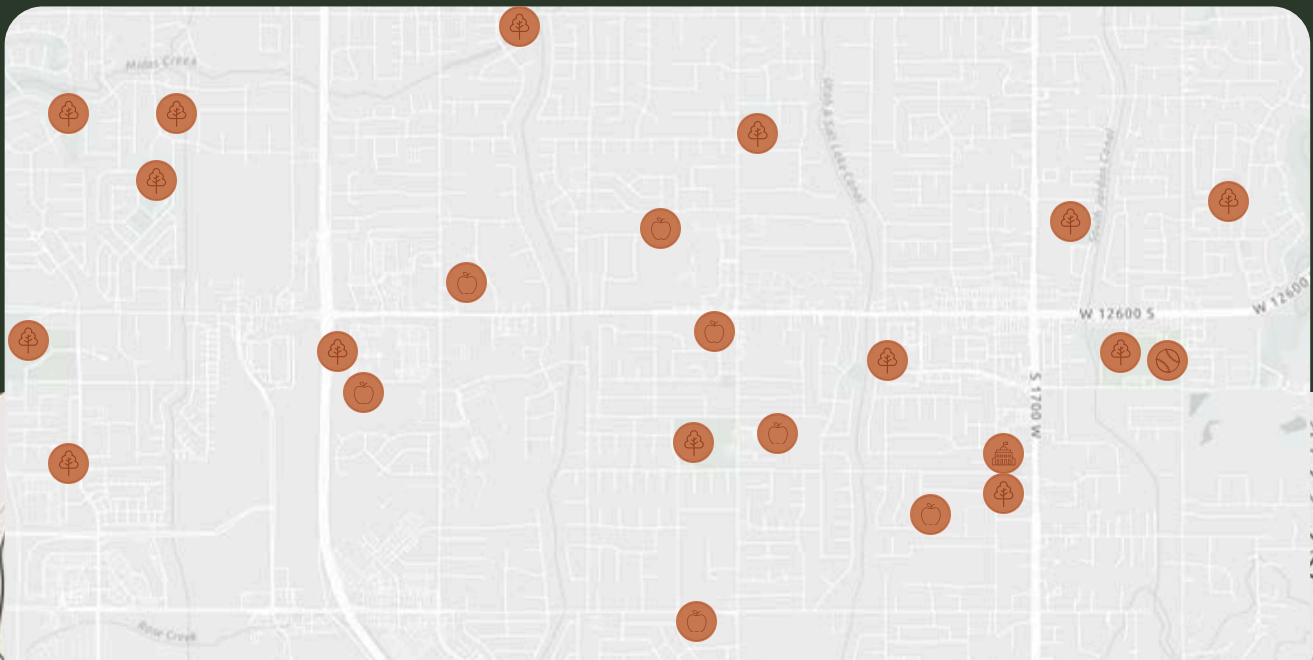
Median Home Price  
\$615,000



Average Income  
\$137,800



Total Population  
45K



CITY HALL



PARK



STADIUM



SCHOOL



# The Vibe

Riverton blends small-town tradition with steady growth, creating a community that feels both rooted and forward-moving.

With the city motto “Peace, Progress & Tradition,” you’ll find a strong sense of pride in its past alongside a commitment to thoughtful development.

Life here moves at a gentler pace: neighbors know each other, local businesses are supported, and families gather for hometown events like Riverton’s beloved summer rodeo, a community favorite that brings the whole valley together.

With well-kept parks, quality schools, and a family-first feel, Riverton offers a peaceful place to settle in without losing touch with the energy of the South Valley.



33  
Parks



1  
Clinic



0.5  
acre  
Avg. Lot

## Riverton Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	45K	87%	13%	3.0%
DIRECTIONAL GROWTH	↑	↑	↓	↑



## RIVERTON

### Restaurants

Mountain View Village provides a hub for shopping and restaurants to the community of Riverton providing a range of dining choices from fine dining to fast food. Here are a couple favorites:

**Kona Grill, Panera Bread** (one of the only ones around), and **Stack 571**



## RIVERTON

### Schools

Riverton public schools are in the Jordan School District; one of the largest school districts in the state.

**Elementary Schools:** Foothills, Midas Creek, Riverton, Rosamond, Rose Creek, Southland

**Middle School:** Oquirrh, South Hills

**High School:** Riverton



## RIVERTON

### Recreation

The city of Riverton has events every month throughout the year to bring the community together. They also maintain 33 city parks across 540 acres of open green space; but the coup de gras is their annual Rodeo held every summer.



## RIVERTON

### City & Utilities

Riverton City provides water, trash, and sewer services for residents. Rocky Mountain Power, Enbridge Gas, and a variety of internet providers can all be accessed in the city.

**City information can be found at:**

[www.rivertonutah.gov](http://www.rivertonutah.gov)

**Instagram:** @rivertonutahgov

## Annual Events

Riverton Hope Walk: March

Bunny Hop: April

Arbor Day Workshop: April

Riverton Town Days Rodeo: June

Riverton Town Days Parade: July

Monsters After Dark: October

Christmas Night of Music: December







# WELCOME TO *Herriman, Utah*

"Herriman City is dedicated to providing courteous and efficient service to the public, preserving community identity, and promoting a high quality of life."

~Herriman City



Median Home Price

\$599,000



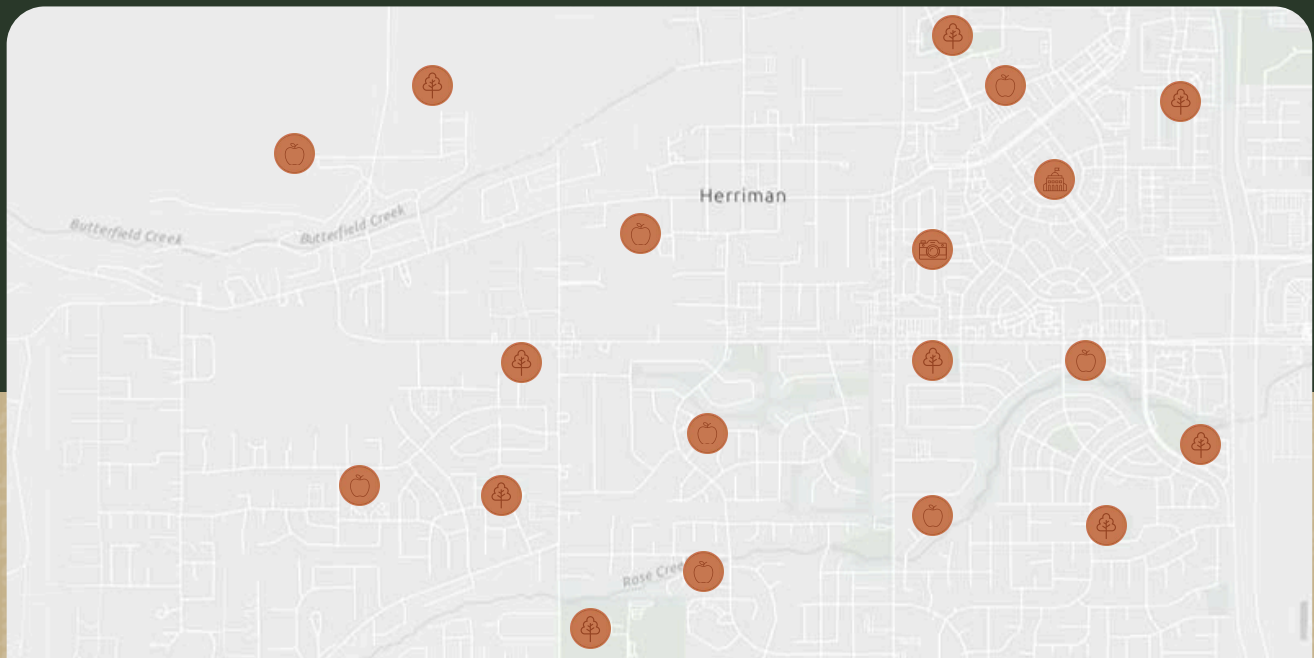
Average Income

\$118,900



Total Population

60K



CITY HALL



PARK



ATTRACTION



SCHOOL

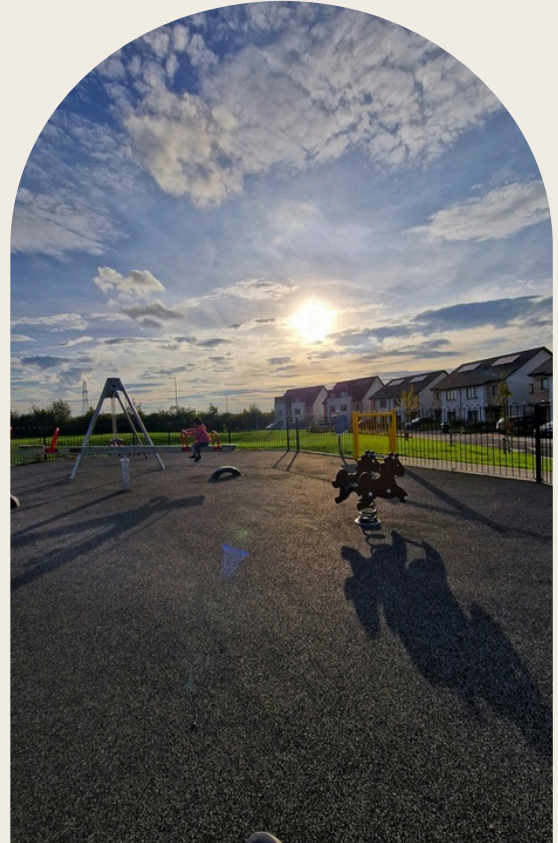


## The Vibe

Herriman is one of the South Valley's fastest-growing cities, with new development transforming the landscape at a rapid pace. From master-planned communities with HOA amenities to rows of brand-new townhomes and single-family houses on smaller lots, the city is designed for modern living with efficiency and access in mind.

While much of Herriman's charm comes from its youthful energy and family-friendly focus, there's also a strong sense of community rooted in shared spaces: parks, sports complexes, splash pads, and city-run events that bring neighbors together.

For those seeking a newer home and an active lifestyle, Herriman offers a fresh start with plenty of momentum.



10  
Parks



4  
Clinic



0.2  
acre  
Avg. Lot

## Herriman Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	60K	82%	18%	3.0%
DIRECTIONAL GROWTH	↑	↑	↓	↑



## HERRIMAN Restaurants

New restaurants are popping up in Herriman frequently as the city expands its reach. The well-planned Towne Center neighborhood has lots of franchise restaurants surrounding City Hall. One stop on our go-to list: **Garage Grill & Salt Flats Bar**



## HERRIMAN Schools

Herriman public schools are in the Jordan School District.

**Elementary Schools:** Bastian, Blackridge, Butterfield, Herriman, Oak Leaf, Providence Hall, Silver Crest

**Middle School:** Copper Mountain, Fort Herriman

**High School:** Herriman, Mountain Ridge



## HERRIMAN Recreation

The Herriman Yeti is a central figure in the community making appearances at sporting events, holiday gatherings and business openings. As the city continues to grow there is a large emphasis on making sports and entertainment more accessible.



## HERRIMAN City & Utilities

Herriman City controls both drinking water and secondary water for landscaping. The city partners with Rocky Mountain Power, Enbridge Gas and South Valley Sewer for other residential services.

**City information can be found at:**  
[www.herriman.gov](http://www.herriman.gov)

**Instagram:** @herrimancity

## *Annual Events*

Yeti Hunt: January - February

Fort Herriman Rodeo: June

Fort Herriman Towne Days: July

Herriman Howl: October

Night of Lights: December







# WELCOME TO *Bluffdale, Utah*

“Life Connected”



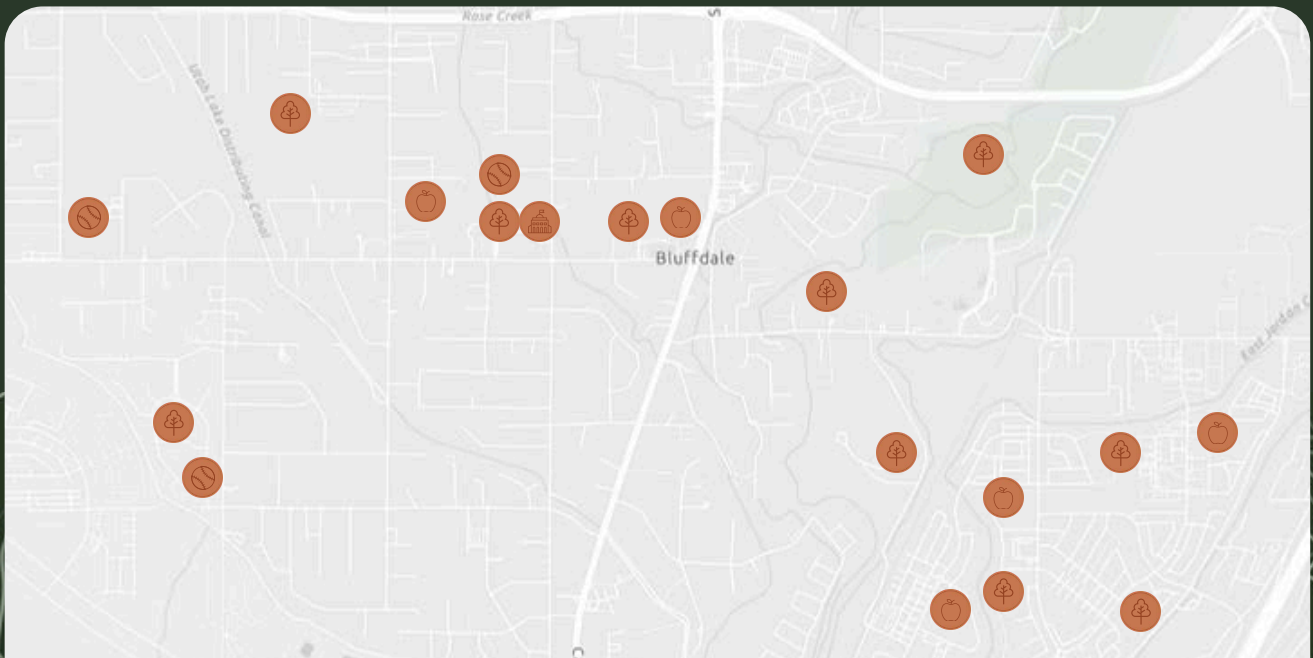
Median Home Price  
\$639,900



Average Income  
\$122,900



Total Population  
19K



CITY HALL



PARK



STADIUM



SCHOOL

## The Vibe

Bluffdale offers a quieter, more spacious feel compared to its bustling neighbors; perfect for those craving a little more land and breathing room.

Known for its semi-rural charm, you'll find larger lots, horse properties, and newer homes tucked along quiet roads and open fields. While it's one of the smaller cities in the South Valley, Bluffdale has seen rapid growth in recent years, blending its agricultural roots with thoughtfully designed neighborhoods and family-focused developments.

With easy access to both Salt Lake and Utah Counties, it's a peaceful, well-connected place to put down roots and enjoy a slower, more intentional pace of life.



13  
Parks



0  
Clinic



1  
acre  
Avg. Lot

## Bluffdale Growth Stats

TIME	POPUL.	OWNER OCCUPIED	RENTALS	UNEMPLOY- MENT RATE
2023 CENSUS	19K	78%	22%	2.2%
DIRECTIONAL GROWTH	↑	↑	↓	↑



## BLUFFDALE Restaurants

From upscale Asian-fusion, to down-home American Diner, Cottonwood Heights has food for every palette. Here are some of our favorites (in no particular order):

**Root'd, Cottonwood Heights Cafe, Eight Settlers Distillery, Hog Wallow Pub, Porcupine Pub & Grill**



## BLUFFDALE Schools

Cottonwood Heights public schools are in the Canyons School District; one of the top rated school districts in the state.

**Elementary Schools:** Bella Vista, Butler, Canyon View, Oakdale, Ridgecrest

**Middle School:** Butler

**High School:** Brighton



## BLUFFDALE Recreation

Easy access to hiking trails, Big Cottonwood Canyon resorts (Brighton & Solitude), 8 kid-friendly parks and playgrounds, and a world-class recreation center make Cottonwood Heights ideal for active residents.



## BLUFFDALE City & Utilities

Cottonwood Heights Improvement District, Water and Dominion Energy all service the community.

**City information can be found at:**  
[www.cottonwoodheights.utah.gov](http://www.cottonwoodheights.utah.gov)

**Instagram:** @cottonwoodheights

## *Annual Events*

Beat the Winter Blues Festival:  
February

Miss Bluffdale Pageant: March

Badlands 5K/10K: July

Bluffdale Old West Days: July-August

Santa and the Lights: December





# South Valley Cities



CITY	COTTONWOOD HEIGHTS	SANDY	DRAPER
POPULATION	32K	92K	49K
YOY GROWTH	-1.4%	-1.8%	-0.9%
AVG INCOME	\$149,700	\$142,600	\$172,300
MEDIAN PRICE	\$759,000	\$668,000	\$833,000
AVG LOT SIZE	0.3	0.25	0.4
OWNER OCC.	71%	76%	72%
RENTER OCC.	29%	24%	28%
ELEM SCHOOLS	3	29	12
PARKS	7	32	40+
CLINICS	3	10+	2



# Side-by-Side



SOUTH  
JORDAN

RIVERTON

HERRIMAN

BLUFFDALE

84K

45K

60K

19K

2.53%

-

2.09%

2.92%

\$154,300

\$137,800

\$118,900

\$122,900

\$635,000

\$615,000

\$599,000

\$639,900

0.4

0.5

0.2

1

84%

87%

82%

78%

16%

13%

18%

22%

18

12

10

7

35+

33

10

13

10+

1

4

0

# Things to Consider



Each city in the South Valley has its own unique rhythm, amenities, and personality. Choosing where to plant roots is about more than just home prices; it's about how a place feels, how it supports your lifestyle, and what kind of future you want to grow into.

Here are a few things to reflect on as you explore:

## ○ Lifestyle & Priorities

- Do I want a walkable, amenity-rich neighborhood or more space and privacy?
- Is proximity to the freeway/public transit important to my commute/travel habits?
- Am I drawn to a newer, planned community? Or do I prefer established neighborhoods with mature trees and more character?
- Do I value larger lot sizes? Or am I comfortable with a smaller footprint in exchange for lower maintenance or access to shared amenities?
- Would I enjoy being part of a neighborhood HOA with included services and community events?

## ○ Family & Community

- What kind of school options do I want for my kids (public, charter, proximity, ratings)?
- How important is being near parks, trails, or family activities?
- Do I want to live in a place that hosts city events like parades, concerts, or farmers markets?
- What kind of community involvement am I looking for (volunteering, sports, arts, local business)?

## ○ Work & Lifestyle

- What's my current commute, and would moving shorten or lengthen it?
- Am I planning to work from home, and if so, what kind of space do I need?
- Do I need access to coworking spaces, coffee shops, or fitness studios?



# Reflect & Write

What does “home” mean to you right now?

What kind of environment helps you feel grounded, connected, and supported in this season of life?

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Describe a typical weekend in your ideal neighborhood.

Are you out on the trails? Meeting friends at the park? Hosting neighbors for dinner? What do you want life to feel like?

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# Nurture Lane

REALTY

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**CENTURY 21.**  
Everest