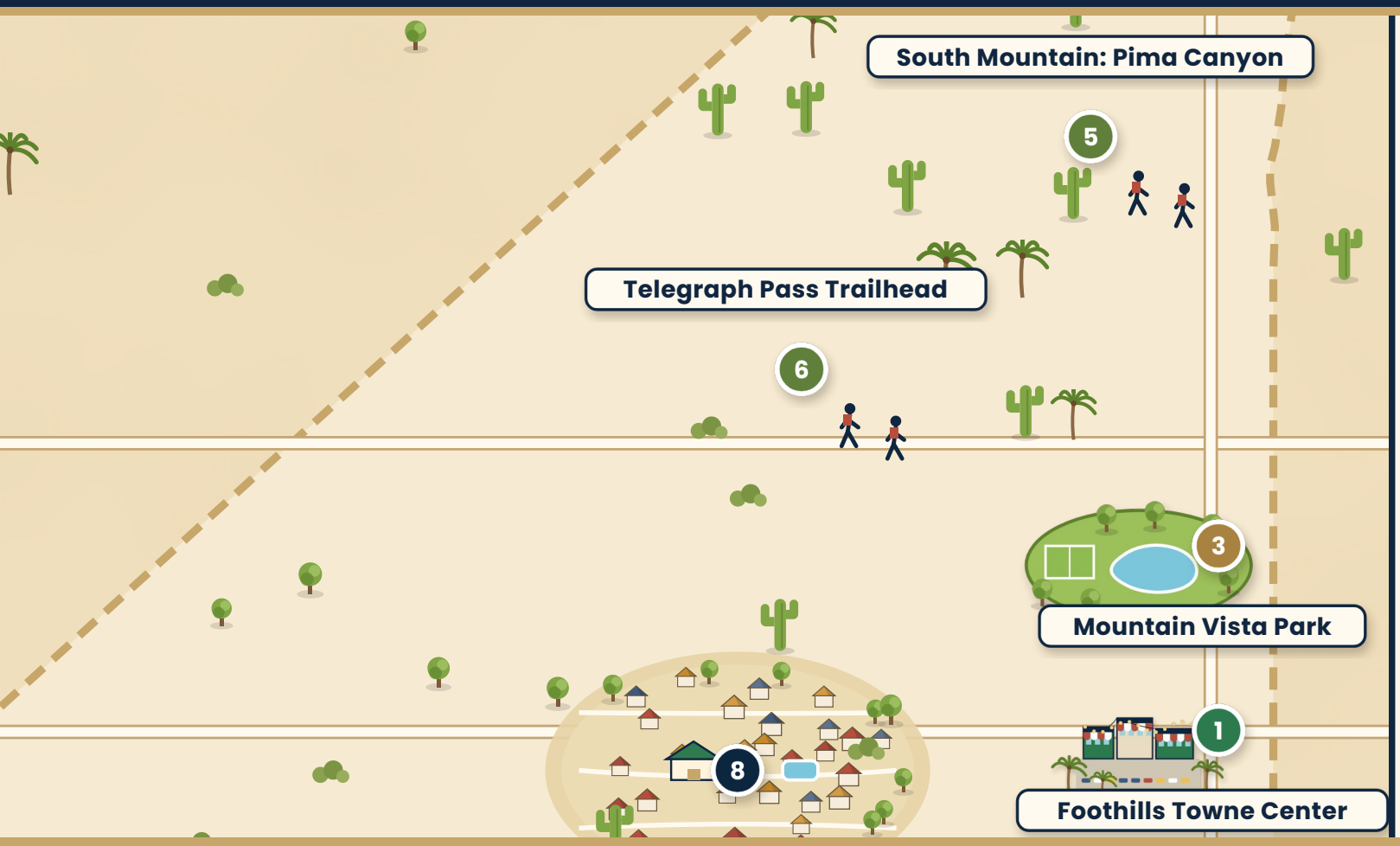
CITY GUIDE

Ahwatukee, AZ

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





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WELCOME

Thinking about Ahwatukee?

Ahwatukee sits against South Mountain Park & Preserve, one of the largest city-managed parks in the country, with master-planned neighborhoods, golf and trails close to home. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your place here.

Rebecca Medrano

AHWATUKEE AT A GLANCE

$560K
Median sale price, June to August 2026 (Redfin, ZIP 85048)

67 days
Median time on market, June to August 2026 (Redfin, ZIP 85048)

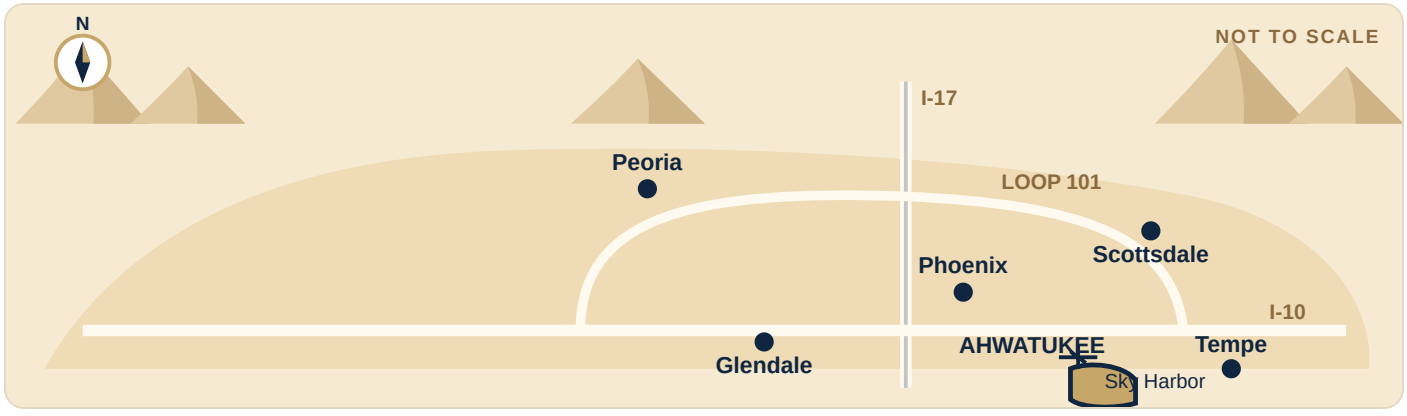
126
Homes sold in August 2026 (Redfin, ZIP 85048)

2.7 months
Months of supply, August 2026 (Redfin, ZIP 85048)

16,000+ acres
South Mountain Park & Preserve, next to Ahwatukee

12 places
On the illustrated Ahwatukee map on page 5

WHERE AHWATUKEE SITS IN THE VALLEY



The mountain edge: Pima Canyon and Telegraph Pass trailheads on South Mountain Park & Preserve, with Mountain Park Ranch and Club West along Chandler Blvd.

Around Ray Rd & 48th St: Foothills Towne Center, Mountain Vista Park, Pecos Park, WhereUBean Coffee, Cupz N' Crepes, Ironwood Library and the Dignity Health emergency room on the east side of the village.

WHERE TO LIVE

Ahwatukee's communities

Ahwatukee isn't one community. It's several master-planned ones, each with its own amenities.

Mountain Park Ranch



CHANDLER BLVD TO KNOX RD

Pools **Courts** **Trails**

- About 2,700 acres and nearly 4,000 homes in 9 sub-communities.
- Pools, tennis and pickleball courts, playgrounds, greenbelts and walking paths.

Club West



CHANDLER BLVD, WEST AHWATUKEE

Golf-course community

- Homes built around Club West Golf Club, which opened in 1993.
- Ownership of the course has been changing, so ask about its current status and any club dues.

Across the village



MASTER-PLANNED NEIGHBORHOODS

Low-rise **Single-family** **Mountain views**

- The City of Phoenix describes the village as quiet, master-planned, single-family neighborhoods in a mostly low-rise setting.
- Other communities include The Foothills and Lakewood. Ask me which one fits your budget, lot size and commute.

Touring a community? Ask these questions

- What's the HOA fee, and what does it cover?
- Are there rental or short-term rental rules?
- Which amenities are included, and which cost extra?
- Is there any new building planned nearby?
- Are there special assessments or district taxes on the tax bill?
- Which schools are assigned to this address?

Sources: City of Phoenix, Arizona Regional MLS. Confirm HOA and club details before you buy.

THE MARKET

What homes cost right now



Prices in ZIP 85048 are down from a year ago, and homes are taking about two months to sell.

$560K
Median sale price
-7.7% vs. last year

$289
Median price per sq. ft.
-1.1% vs. last year

67
Median days on market
2 days slower vs. last year

126
homes sold in August

2.7
months of supply

About 2.7 months of supply means it would take about three months to sell every home now listed, if no new homes came on the market.

Redfin, ZIP 85048 (Ahwatukee), June to August 2026. These numbers cover one of Ahwatukee's three ZIP codes. Monthly median prices in this ZIP were about $618K in March and $560K in August.

How Ahwatukee compares: median price per square foot

Scottsdale	**$463.14**
Tempe	**$303.35**
Chandler	**$288.80**
Phoenix	**$281.54**
Gilbert	**$281.24**
Mesa	**$265.64**

The Cromford Report, single-family detached homes, October 2026. Cromford reports Phoenix as one city, so Ahwatukee isn't broken out. Phoenix ranks 9th of 41 Valley cities and is down 1.2% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking about two months to sell, there's usually room to compare options and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- I'll pull recent sales for any home you're serious about, so you know what it's really worth.

If you're selling

- Buyers are comparing, so pricing it right from day one matters most.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

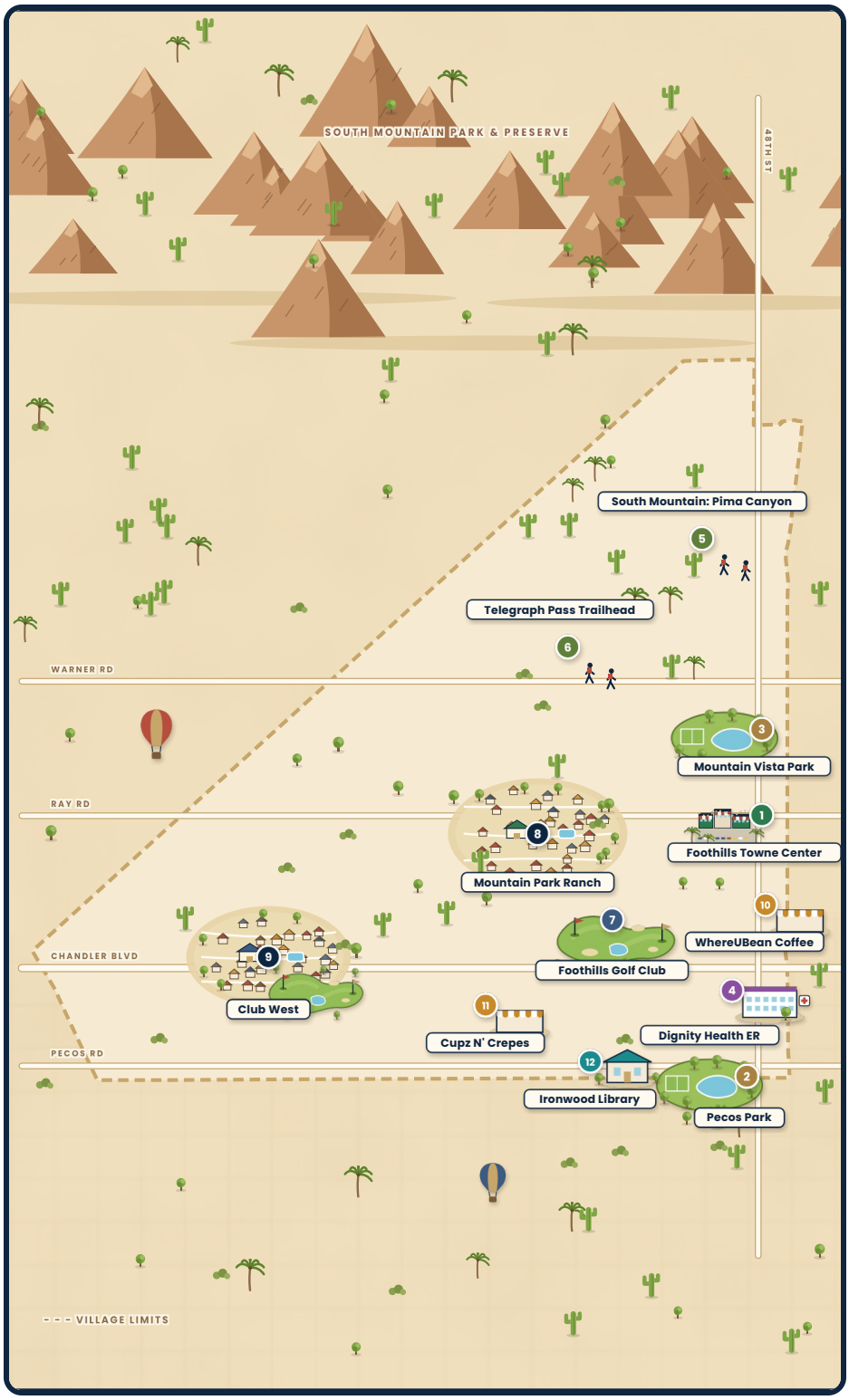
Want the numbers for one specific home?

Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Ahwatukee, illustrated



SHOPPING

1. Ahwatukee Foothills Towne Center

DINING

10. WhereUBean Coffee
11. Cupz N' Crepes

PARKS & RECREATION

2. Pecos Park & Community Center
3. Mountain Vista Park

HEALTHCARE

4. Dignity Health Arizona General ER

CULTURE & HISTORY

12. Ironwood Library

TRAILS & PRESERVES

5. South Mountain Park & Preserve (Pima Canyon)
6. Telegraph Pass Trailhead

GOLF

7. Foothills Golf Club

COMMUNITIES

8. Mountain Park Ranch
9. Club West

Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Ahwatukee

South Mountain Park & Preserve

More than 16,000 acres and over 100 miles of trails for hiking, biking and horseback riding, with trailheads on the Ahwatukee side.

Dobbins Lookout

At 2,330 feet, the highest point in the park that's open to the public, reached by trail or by Summit Road.

Pecos Park

A 67-acre regional park with a community center on 48th Street.

Mountain Vista Park

A 43-acre community park on 50th Street.

Foothills Golf Club

An 18-hole public course with lakes and desert terrain at the foot of South Mountain.

Ahwatukee Foothills Towne Center

The village's main shopping center, on Ray Road near I-10.

Dignity Health Arizona General ER

A 24-hour emergency room on Chandler Boulevard at 44th Street.

Sources: City of Phoenix, venue and community websites. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Ahwatukee



HOAs and CC&Rs

Most master-planned communities have an HOA. Before you commit, review the fees, what they cover, and the CC&Rs, including any rules on rentals, parking and exterior changes.

Which community?

Each community has its own HOA, amenities and club. Ask for each one's documents before you tour.

Schools

Ahwatukee is served by the Kyrene Elementary and Tempe Union High School districts. Confirm the assigned schools for a specific address.

Getting around

Loop 202 (the South Mountain Freeway), I-10 and Chandler Blvd are the main routes. Ask me for an honest average drive time for any address.

Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

Mountain edge homes

Homes that back to South Mountain may have washes, slopes and wildlife nearby. Ask about lot setbacks, drainage and fencing.

Wondering which part of Ahwatukee fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

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Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.