CITY GUIDE

Anthem, Arizona

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 Anthem?

Anthem is a master-planned community at the base of Daisy Mountain, with parks, shopping and plenty of room to spend time outdoors. Outlets North Phoenix is one of our favorite places to visit during the holidays, and after shopping we love stopping at Nara Thai Cafe for Thai food. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

ANTHEM AT A GLANCE

$595K
Median sale price, June to August 2026 (Redfin)

73 days
Median time on market, June to August 2026 (Redfin)

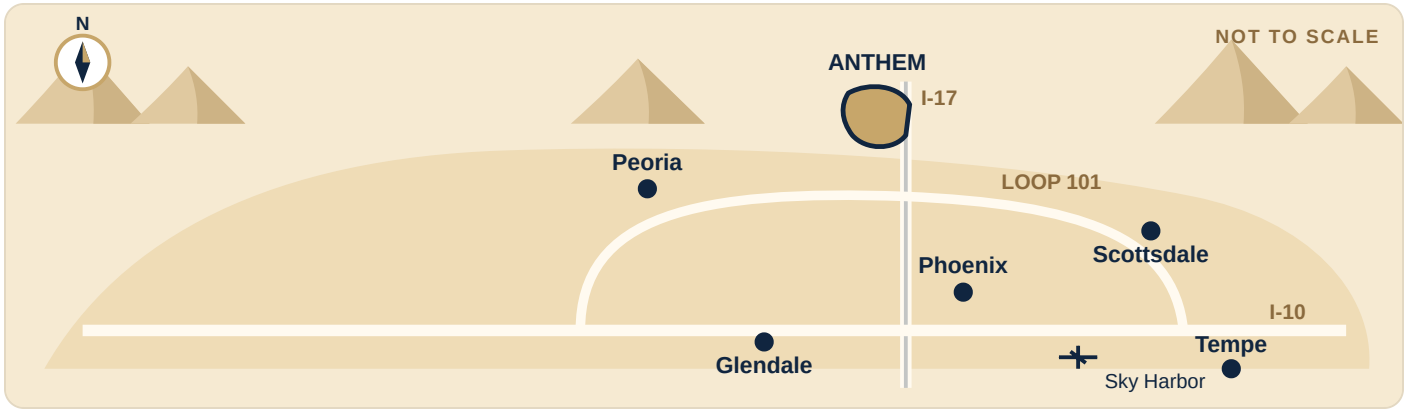
23,190
Residents in the Anthem census area, 2020 Census

1998
The year Del Webb began developing Anthem

63 acres
At Anthem Community Park, run by the Anthem Community Council

10 places
On the illustrated Anthem map on page 5

WHERE ANTHEM SITS IN THE VALLEY



Around town: Gavilan Peak Parkway runs north to south past the Community Park and the library, with Anthem Way and Anthem Marketplace near I-17.

Across the freeway: Outlets North Phoenix is just west of I-17 on Anthem Way, and Anthem Golf & Country Club sits to the east.

WHERE TO LIVE

Living in Anthem



Anthem is a master-planned community with shared amenities, separate neighborhood associations and homes on both sides of I-17. Here's what that means when you buy.

The Anthem Community Council

SHARED AMENITIES

Civic league **Parks** **Community Center**

- The Council is a civic league, not an HOA. It owns and maintains community-wide amenities, paid for by assessments on owners.
- Community Park is open to the public. The Community Center and the dog park require a membership.
- Anthem Golf & Country Club is a private club with its own dues.

Neighborhood associations

AROUND THE COUNCIL

Parkside **Country Club** **Gated**

- Individual neighborhoods have their own HOAs, including Parkside and the gated Country Club.
- Ask for both the Council's and the HOA's fees and rules.

Both sides of I-17

WHO SERVES THE HOME

County **City of Phoenix**

- Homes east of I-17 are served by Maricopa County, and homes west of it by the City of Phoenix.
- Ask which agency covers an address for police, fire, water and sewer.

Touring a community? Ask these questions

- Which HOA governs this home, and what are the fees?
- Is the home in the gated Country Club neighborhood?
- Is the home east or west of I-17, and who provides police, fire, water and sewer?
- Which memberships (Community Center, dog park, golf) will I want, and what do they cost?
- What is the drive to work like at rush hour?
- Which schools are assigned to this address?

Sources: Anthem Community Council, U.S. Census Bureau. Confirm fees, rules and services before you buy.

THE MARKET

What homes cost right now



Prices are up from last year, though price per square foot is down, and homes are taking about two and a half months to sell.

$595K
Median sale price
+4.3% vs. last year

$255
Median price per sq. ft.
-6.1% vs. last year

73
Median days on market
3 days faster vs. last year

113
homes sold in August

4.2
months of supply

About 4.2 months of supply means it would take about four months to sell every home now listed, if no new homes came on the market.

Redfin, Anthem, AZ, June to August 2026.

How Anthem compares: median price per square foot

Scottsdale	**$463.14**
Cave Creek	**$360.30**
Phoenix	**$281.54**
New River	**$272.37**
Anthem	**$269.15**
Peoria	**$258.18**

The Cromford Report, single-family detached homes, October 2026. Anthem ranks 13th of 41 Valley cities and is down 2.7% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking about two and a half months to sell, there's usually time to compare and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- Ask about HOA fees and club memberships, which vary by neighborhood, so your monthly cost is clear before you offer.

If you're selling

- Price carefully from true comparables, because the numbers vary by neighborhood and side of I-17.
- 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.

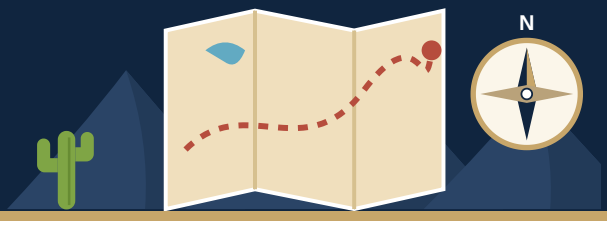
Want the numbers for one specific home?

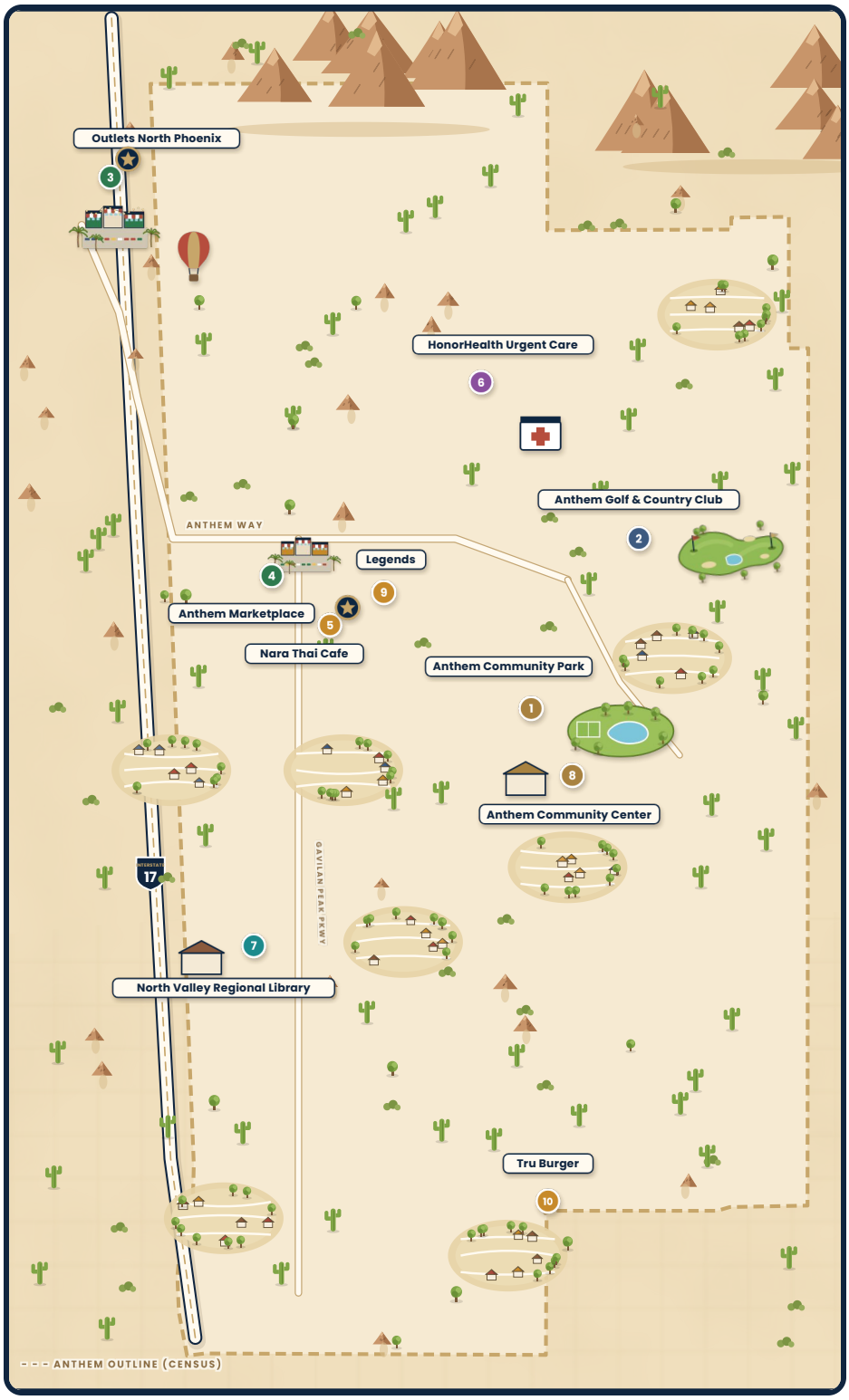
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Anthem, illustrated





SHOPPING

- 3 Outlets North Phoenix *
- 4 Anthem Marketplace

DINING

- 5 Nara Thai Cafe
- 9 Legends Bar & Grill
- 10 Tru Burger Co.

PARKS & RECREATION

- 1 Anthem Community Park
- 8 Anthem Community Center

HEALTHCARE

- 6 HonorHealth Urgent Care

CULTURE & HISTORY

- 7 North Valley Regional Library

GOLF

- 2 Anthem Golf & Country Club

REBECCA'S PICKS

- ★ Outlets North Phoenix
- ★ Nara Thai Cafe

* Just outside the Anthem community boundary. Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Anthem



Anthem Community Park

A 63-acre park with a fishing pond, a splash pad, an amphitheater and the Anthem Veterans Memorial.

Outlets North Phoenix

An outlet center beside I-17, formerly the Outlets at Anthem, and one of Rebecca's holiday favorites.

Nara Thai Cafe

Thai food in Anthem Marketplace, a stop Rebecca makes after shopping.

Anthem Marketplace

A shopping center at Anthem Way and Gavilan Peak Parkway with Safeway and several restaurants.

Anthem Golf & Country Club

Two championship courses, Persimmon and Ironwood, at a member club.

North Valley Regional Library

A Maricopa County library on the Boulder Creek High School campus.

Legends Bar & Grill

A neighborhood bar and grill in Anthem Marketplace.

Tru Burger Co.

A family-owned burger spot with a full bar on Daisy Mountain Drive.

★ Rebecca's picks

Outlets North Phoenix
4250 W Anthem Way
“One of our fave places to visit during the holidays!”

Nara Thai Cafe
3655 W Anthem Way
“After shopping we love our Thai food, so we stop here! Delish!!”

Sources: Anthem Community Council, Maricopa County Library District, Anthem Golf & Country Club, Outlets North Phoenix. Check hours and event dates before you go.

BEFORE YOU BUY

Know before you buy in Anthem



HOAs and the Council

Anthem has the Community Council plus separate neighborhood HOAs. Ask for the fees and rules of each before you make an offer.

Memberships and dues

The Community Center, dog park and golf club have their own memberships and dues. Ask what comes with the home.

Both sides of I-17

Homes east of I-17 are served by Maricopa County and homes west of it by the City of Phoenix. Confirm which applies to the address.

Schools

Anthem is in the Deer Valley Unified School District. Confirm the assigned schools for any address with the district.

Getting around

I-17 is the main route south, about 30 miles to downtown Phoenix. Try the drive at the hours you would actually travel.

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.

Wondering whether Anthem 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.