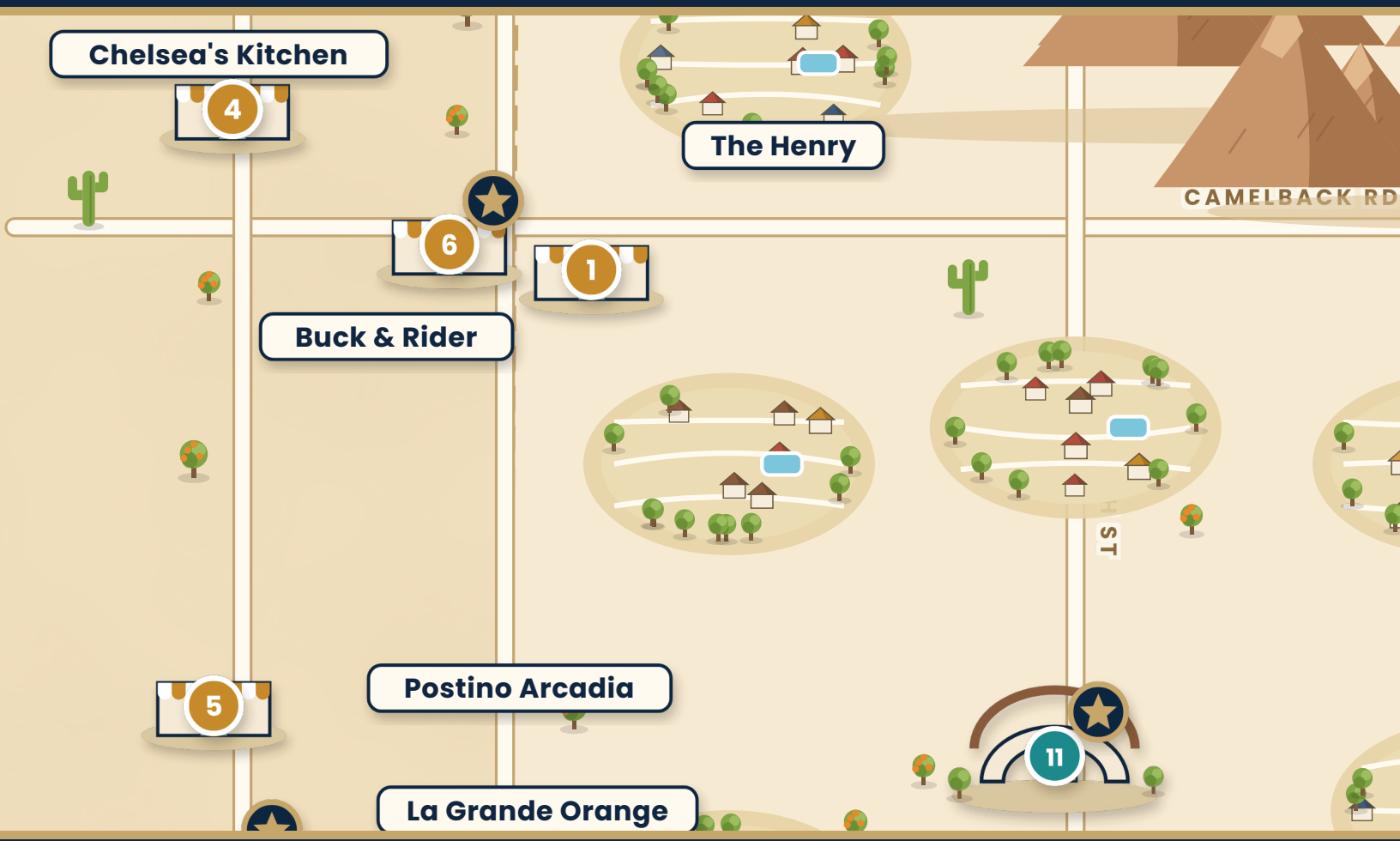
CITY GUIDE

Arcadia, 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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UPDATED OCTOBER 2026

WELCOME

Thinking about Arcadia?

Arcadia is a Phoenix neighborhood of mid-century ranch homes on large lots, lush landscaping and citrus trees, at the foot of Camelback Mountain. A few of my favorite stops are a sandwich or coffee at La Grande Orange, happy hour at Buck & Rider and the architecture of the David and Gladys Wright House. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

ARCADIA AT A GLANCE

$1.2M
Median sale price, ZIP 85018, June to August 2026 (Redfin)

72 days
Median time on market, ZIP 85018, June to August 2026 (Redfin)

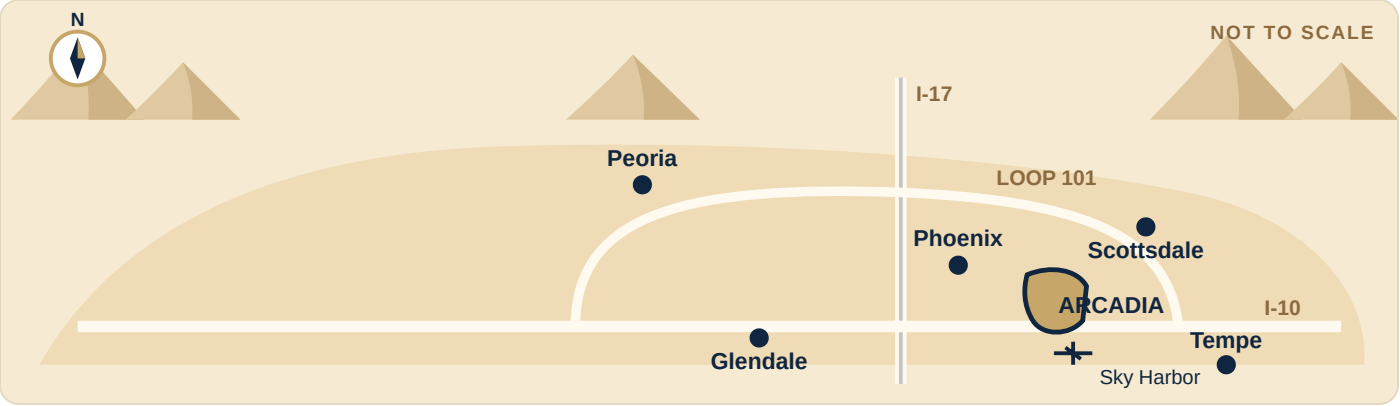
151
Homes sold, ZIP 85018, August 2026 (Redfin)

5.6 months
Months of supply, ZIP 85018, August 2026 (Redfin)

2,500
Households in the neighborhood association outline (City of Phoenix)

14 places
On the illustrated Arcadia map on page 5

WHERE ARCADIA SITS IN THE VALLEY



Camelback Mountain: The mountain rises along the north side of the outline. The Echo Canyon trailhead is just north of it, and the Cholla trailhead is on the east edge.

The Arizona Canal: The canal runs along the south edge, with Arizona Falls near 56th Street and O.H.S.O. Brewery on Indian School Road.

WHERE TO LIVE

Living in Arcadia

Arcadia is an established neighborhood rather than a master-planned community. Here is how it is organized and what surrounds it.

One neighborhood association

ARCADIA CAMELBACK MOUNTAIN

Formed 1988 | **About 2,500 households** | **Registered with the City**

- The association covers about 4 square miles, from 44th to 64th Street and from Indian School Road up toward Camelback Mountain.
- Subdivisions or buildings can have their own HOAs, so confirm for each address.

Flood irrigation

SRP SERVICE AREA

Some homes only | **Order water by schedule** | **Owner upkeep**

- SRP delivers flood irrigation to some Valley customers, typically about every 14 days in summer and 28 in winter.
- Owners maintain the private ditches, gates and berms, so ask whether the home has irrigation.

Arizona Country Club

JUST SOUTH OF THE OUTLINE

Private | **18 holes**

- A private club at 5668 E Orange Blossom Ln with an 18-hole course.
- Confirm membership terms with the club.

David and Gladys Wright House

5212 E EXETER BLVD

Built 1950 to 1952 | **Frank Lloyd Wright** | **National Register**

- A private home designed by Frank Lloyd Wright for his son and daughter-in-law, and listed on the National Register of Historic Places in 2022.
- It is not open to visitors, so please view it respectfully from the street.

Touring a community? Ask these questions

- Does this lot have SRP flood irrigation?
- Who maintains the ditches and gates?
- How old are the roof, A/C and plumbing?
- Is there an HOA, and what does it cover?
- Which schools serve this address?
- How is weekend traffic and parking?

Sources: City of Phoenix, Wikipedia, SRP, Golf Digest. Confirm details before you buy.

THE MARKET

What homes cost right now



Arcadia had 151 sales in ZIP 85018 in August, with the median price down 7.5% from a year ago.

$1.2M
Median sale price
-7.5% vs. last year

$517
Median price per sq. ft.
-1.5% vs. last year

72
Median days on market
4 days faster vs. last year

151
homes sold in August

5.6
months of supply

About 5.6 months of supply means it would take about six months to sell every home now listed, if no new homes came on the market.

Redfin, ZIP 85018, June to August 2026. This ZIP does not match the map outline exactly.

How Arcadia compares: median price per square foot

Scottsdale	**$463.14**
Tempe	**$303.35**
Chandler	**$288.80**
Phoenix	**$281.54**
Gilbert	**$281.24**
Peoria	**$258.18**

The Cromford Report, single-family detached homes, October 2026. Cromford reports Phoenix as one city, so Arcadia 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 about 5.6 months of supply, you have time to compare homes before you decide.
- The median is above conforming loan limits, so ask a lender early about jumbo financing.
- Lots, updates and streets vary a lot, so compare recent sales of similar homes.

If you're selling

- Price from true comparables, since an original ranch and an updated home sell very differently.
- Large lots and mature landscaping show best with professional photography.
- I'll give you a real number based on what just sold nearby, not an algorithm.

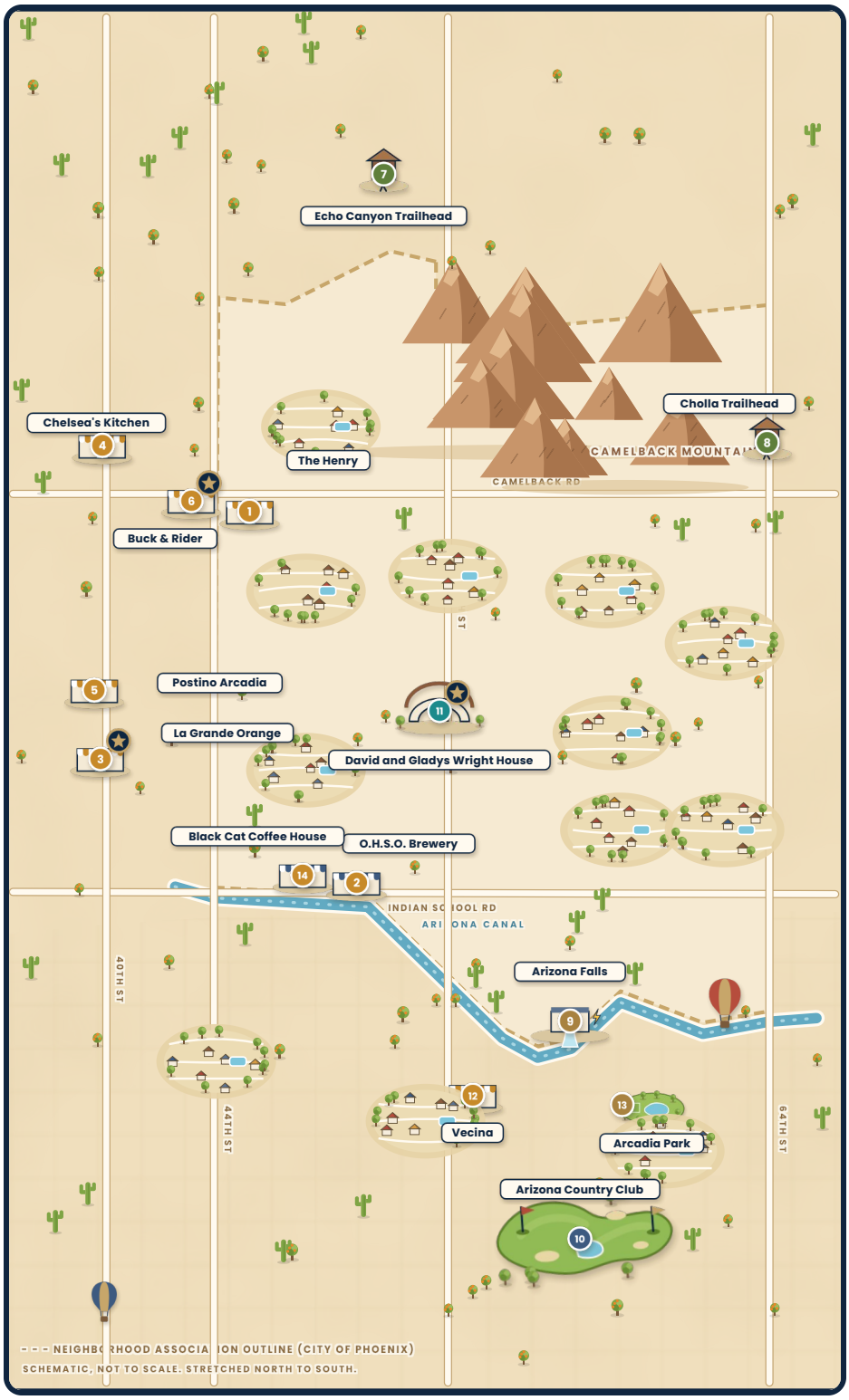
Want the numbers for one specific home?

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

Arcadia, illustrated



DINING

1. The Henry
2. O.H.S.O. Brewery
3. La Grande Orange
4. Chelsea's Kitchen
5. Postino Arcadia
6. Buck & Rider
12. Vecina
14. Black Cat Coffee House

TRAILS & PRESERVES

7. Echo Canyon Trailhead
8. Cholla Trailhead

PARKS & RECREATION

9. Arizona Falls
13. Arcadia Park

GOLF

10. Arizona Country Club

CULTURE & HISTORY

11. David and Gladys Wright House

REBECCA'S PICKS

- Buck & Rider
- La Grande Orange
- David and Gladys Wright House

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

THINGS TO DO

Weekends in Arcadia



Echo Canyon Trail

A Camelback Mountain climb from 4925 E McDonald Dr. The City lists it at 1.14 miles out and back and rates it extremely difficult.

Cholla Trail

Starts at 5150 N Invergordon Rd. The City lists it at 1.5 miles and extremely difficult, with limited parking.

Arizona Falls

A 20-foot waterfall on the Arizona Canal with a small SRP hydroelectric plant, at 5802 E Indian School Rd. Open 24 hours a day.

La Grande Orange

A bakery, market, café and pizzeria with a coffee bar at 4410 N 40th St.

The Henry

A Gatsby-era-style restaurant at 4455 E Camelback Rd with a coffee bar and weekend brunch.

O.H.S.O. Brewery

A dog-friendly nano-brewery and distillery at 4900 E Indian School Rd, with a weekend beer brunch.

Buck & Rider

A raw bar at 4225 E Camelback Rd with Camelback Mountain views and a patio.

David and Gladys Wright House

A Frank Lloyd Wright home at 5212 E Exeter Blvd, built 1950 to 1952. It is a private residence, so view it from the street.

★ Rebecca's picks

Buck & Rider 4225 E Camelback Rd	*“Love it! They have one of the best happy hours!”*
La Grande Orange 4410 N 40th St	*“A PHX staple. Go for a sandwich or coffee, always a vibe!”*
David and Gladys Wright House 5212 E Exeter Blvd	*“One of the greatest pieces of architecture in PHX, AZ. Go check it out!”*

Sources: City of Phoenix, SRP, Wikipedia, Visit Phoenix. Check hours and conditions before you go.

BEFORE YOU BUY

Know before you buy in Arcadia



Association and HOAs

The neighborhood association's stated goal is preserving the neighborhood, and subdivisions or buildings can have their own HOAs. Ask whether the home has one.

Flood irrigation

Only some homes have SRP flood irrigation. Ask what the schedule is and who maintains the ditches, gates and berms.

Older homes

Arcadia was built out with ranch homes starting in the mid-1950s. Ask about the age of the roof, plumbing, electrical and A/C, and get a full inspection.

Jumbo financing

With a median price around $1.2M, many homes are above conforming loan limits. Ask a lender early what your options are.

Trailhead traffic

Camelback trailhead parking is limited, and the City tows illegally parked cars. Visit a home on a weekend morning to see the traffic.

Schools

Assigned schools depend on the address. Confirm with the district.

Wondering whether Arcadia 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.