CITY GUIDE

Avondale, Arizona

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





REBECCA MEDRANO

eXp Realty, Peoria office

(602) 509-1099 | medranoaz.com

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WELCOME

Thinking about Avondale?

Avondale is just down the road from our home in Verrado, and it's part of our family's life. It's where our youngest learned to golf, and where we head when we need carne asada or fresh tortillas. Between Phoenix Raceway, the murals and local shops along Western Avenue, and easy I-10 access, it's a city with real character. 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

AVONDALE AT A GLANCE

$415K
Median sale price, June to August 2026 (Redfin)

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

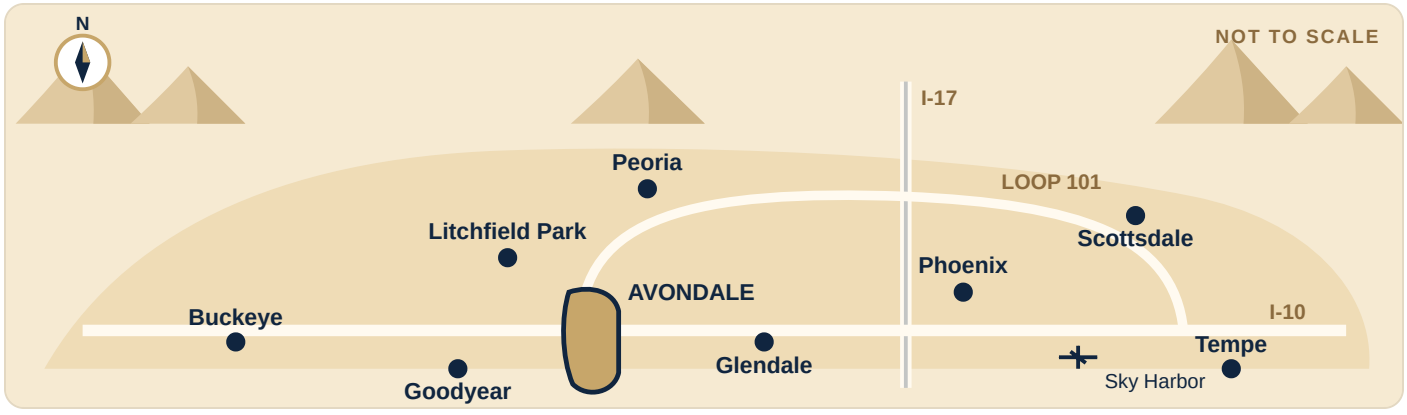
89,334
Residents at the 2020 Census

47.9 sq mi
Total city area (U.S. Census)

1964
The year Phoenix Raceway opened

21 places
On the illustrated Avondale map on page 5

WHERE AVONDALE SITS IN THE VALLEY



North of I-10: Garden Lakes, Rancho Santa Fe, Coldwater Springs and the shopping along McDowell Road, close to Loop 101.

South of I-10: Historic Avondale on Western Avenue, Alamar, and Phoenix Raceway, near where the Agua Fria, Salt and Gila rivers meet.

WHERE TO LIVE

Avondale's communities

How four of Avondale's best-known communities compare. Ask me about the other neighborhoods, too.

Alamar

SOUTH OF I-10, NEAR BROADWAY RD

New construction · Parks · Trails

- A 1,150-acre master plan by Brookfield Residential, with up to 3,695 home sites.
- About 20 neighborhood parks, three community parks and a resident pool.
- Home to the city's 40-acre Alamar Park, with a splash pad and a fishing lake.
- New homes from builders including Brookfield Residential and Lennar.

Coldwater Springs

NEAR AVONDALE BLVD AND I-10

Golf · Near the Civic Center

- Built around Coldwater Golf Club, a public 18-hole course.
- Next to the Avondale Civic Center campus, with City Hall, a library and an aquatic center.

Garden Lakes

INDIAN SCHOOL RD NEAR 111TH AVE

Lakes · Walking paths

- A lake community in north Avondale, along Garden Lakes Parkway.
- Quick access to Loop 101 and I-10.

Rancho Santa Fe

NEAR DYSART RD AND THOMAS RD

Parks · Shopping nearby

- Neighborhoods with playgrounds and walking paths, many built by Continental Homes.
- Shopping nearby on Rancho Santa Fe Blvd, including Fry's and Walmart.

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: Brookfield Residential, City of Avondale, KTAR News, ARMLS. Confirm amenities and HOA details with each community.

THE MARKET

What homes cost right now



Prices have held steady over the past year, and homes are taking about two months to sell.

$415K
Median sale price
-0.1% vs. last year

$219
Median price per sq. ft.
-1.8% vs. last year

59
Median days on market
6 days faster vs. last year

223
homes sold in August

4.5
months of supply

About 4.5 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, Avondale, AZ, June to August 2026.

How Avondale compares: median price per square foot

Phoenix	**$281.54**
Litchfield Park	**$232.95**
Goodyear	**$231.33**
Tolleson	**$223.73**
Avondale	**$222.29**
Buckeye	**$219.92**

The Cromford Report, single-family detached homes, October 2026. Avondale ranks 31st of 41 Valley cities and is down 0.8% 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.

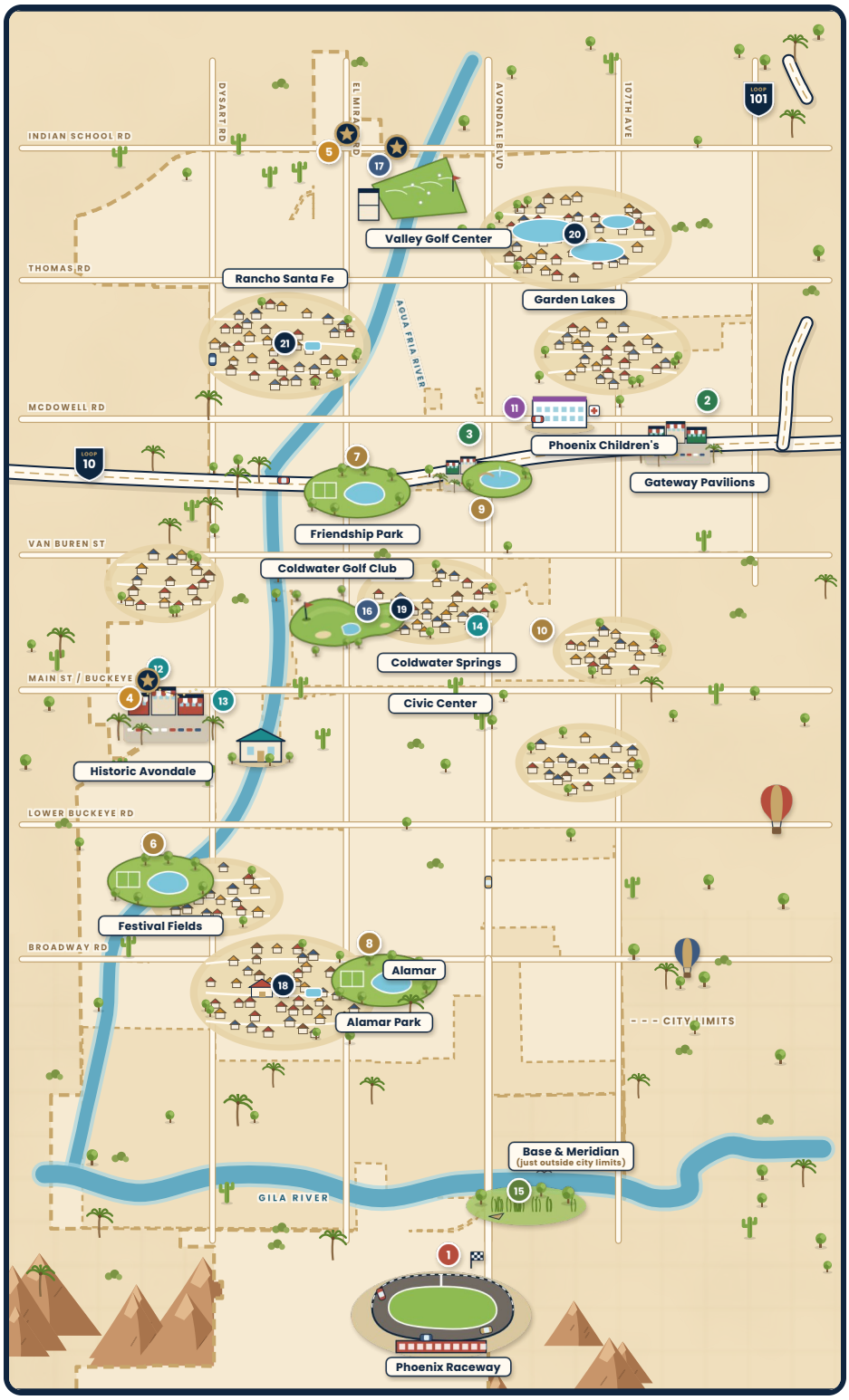
Want the numbers for one specific home?

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

Avondale, illustrated



RACING & ENTERTAINMENT
1. Phoenix Raceway

SHOPPING
2. Gateway Pavilions
3. Avondale Commons

DINING
4. Super Carniceria Mi Ranchito
5. Eric's Family BBQ

PARKS & RECREATION
6. Festival Fields Park
7. Friendship Park
8. Alamar Park
9. Park Avenue Plaza
10. Civic Center Park

HEALTHCARE
11. Phoenix Children's Avondale

HISTORIC AVONDALE & CULTURE
12. Historic Avondale
13. Sam Garcia Library
14. Avondale Civic Center

TRAILS & PRESERVES
15. Base & Meridian (outside city limits)

GOLF
16. Coldwater Golf Club
17. Valley Golf Center

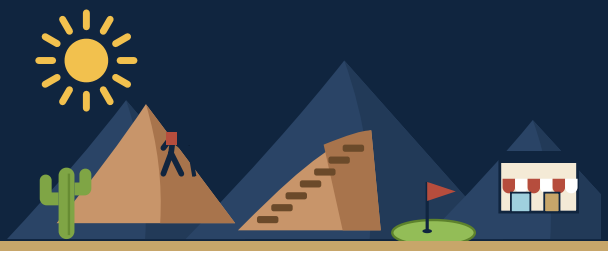
COMMUNITIES
18. Alamar
19. Coldwater Springs
20. Garden Lakes
21. Rancho Santa Fe

REBECCA'S PICKS
- Super Carniceria Mi Ranchito
- Eric's Family BBQ
- Valley Golf Center

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

THINGS TO DO

Weekends in Avondale



Phoenix Raceway

A one-mile, low-banked tri-oval at the base of the Estrella Mountains, with NASCAR race weekends in March and November.

Historic Avondale

The city's original downtown along Western Avenue, with murals, public art, and independent shops and restaurants.

Festival Fields Park

A skate park and bike pump track, splash pad, fishing lake, Little League fields, and pickleball and basketball courts.

Splash pads

Four city splash pads, at Friendship Park, Festival Fields, Alamar Park and Park Avenue Plaza, open daily from Memorial Day to Labor Day.

Base & Meridian Wildlife Area

About 198 acres along the Gila River, just outside city limits, with a walking path, fishing areas and a kayak launch.

Golf

Coldwater Golf Club is a public 18-hole course, and Valley Golf Center has a two-level driving range, lessons and a golf shop.

Pediatric emergency care

Phoenix Children's Avondale Campus has a pediatric emergency department and a multispecialty clinic at Avondale Blvd and McDowell Rd.

★ Rebecca's picks

Super Carniceria Mi Ranchito 19 E Western Ave	*"When the family needs carne asada or fresh tortillas, this is where we go! The carne is amazing!"*
Eric's Family BBQ 12345 W Indian School Rd	*"My husband and kiddos love Eric's BBQ. The staff is always awesome as well. Go hungry, leave stuffed!"*
Valley Golf Center 12247 W Indian School Rd	*"Our youngest learned how to play golf here: endless hours at this golf driving range and just an overall good place to learn the game."*

Sources: City of Avondale, Visit Arizona, Visit Phoenix, Arizona Game and Fish, Phoenix Children's, Golf Range Association of America. Check hours before you go.

BEFORE YOU BUY

Know before you buy in Avondale



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.

New construction

A builder's sales rep represents the builder, not you. Bring your own agent from the first visit; many builders pay the buyer's agent, and I'll confirm that up front.

Race weekends

Phoenix Raceway hosts NASCAR race weekends in March and November. If you're looking at homes in south Avondale, ask me what race week is like nearby.

Schools

Several districts serve Avondale, including Avondale Elementary, Litchfield Elementary, Agua Fria Union High and Tolleson Union High. Confirm the assigned schools for any address with the district.

Getting around

I-10 runs through north Avondale, with exits from Dysart Road to 99th Avenue, and Loop 101 meets I-10 at the city's northeast edge.

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 which part of Avondale 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

Text or call: **(602) 509-1099**

Email: **rebecca@medranoaz.com**

Web: **medranoaz.com**

Rebecca Medrano, eXp Realty | 16165 N 83rd Ave, Ste 200, Peoria, AZ 85382 | AZ License #SA652445000 | Equal Housing Opportunity.

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.