CITY GUIDE

Buckeye, 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 Buckeye?

Thanks for grabbing this guide. Buckeye isn't just a city I work in, it's home. We moved here from Tempe in 2005 and raised both of our boys in Verrado, so I've watched Buckeye grow up around us: new neighborhoods, new trails, new places to eat, and a few favorites that have been here the whole time. I'm a third-generation Phoenix native with more than 12 years in Arizona real estate, and I know this area the way only a local can. This guide is the quick version of what I walk buyers through: how Buckeye is laid out, what the master-planned communities offer, what homes are selling for right now, and the things worth knowing before you make an offer. If a question comes up while you're reading, text me. That's what I'm here for.

Rebecca Medrano

BUCKEYE AT A GLANCE

$400K
Median sale price, June to August 2026 (Redfin)

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

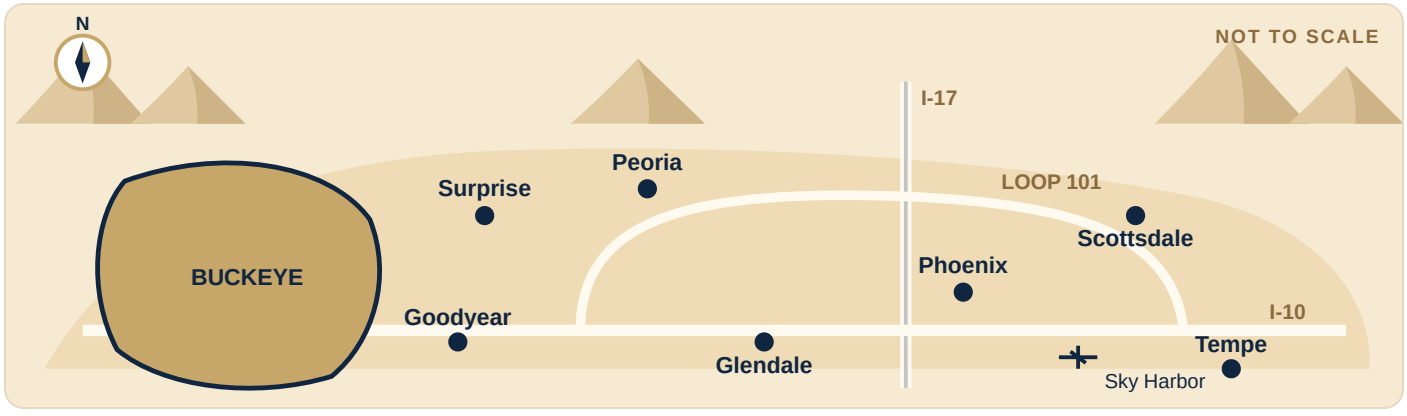
8,700
Acres at Skyline Regional Park, a city park in the White Tank Mountains

340
Railroad-tie steps on the Victory Steps trail in Verrado

36 holes
Of public golf at Verrado Golf Club's two courses

19 places
On the illustrated Buckeye map on page 5

WHERE BUCKEYE SITS IN THE VALLEY



Verrado and central Buckeye: master-planned neighborhoods at the base of the White Tank Mountains, north of I-10.

North Buckeye: Festival Ranch, Tartesso and Teravalis, along Sun Valley Parkway.

WHERE TO LIVE

Buckeye's master-planned communities

How Buckeye's best-known master-planned communities compare. Westpark and Sienna Hills are two more worth a look; ask me how they stack up.

Verrado

NORTH OF I-10 ALONG VERRADO WAY



Golf · Trails · Main Street · Includes a 55+ community

- An 8,800-acre master plan at the base of the White Tank Mountains, developed by DMB Associates.
- A walkable Main Street District, plus the new Verrado Marketplace at I-10.
- Verrado Golf Club's two public courses, Founders and Victory, and the 340-step Victory Steps trail.
- Victory at Verrado is an age-restricted (55+) community.

Festival Ranch

NORTH BUCKEYE



Golf · Includes a 55+ community

- A 10,105-acre master plan by Pulte Group.
- Includes Sun City Festival, a Del Webb 55+ community, and 27-hole Copper Canyon Golf Club.

Sundance

SOUTH OF I-10



Golf · City park

- Built around Sundance Golf Club, an 18-hole public course.
- Close to Sundance Park on Lower Buckeye Road.

Tartesso

WEST BUCKEYE



Parks · Newer homes

- Along Sun Valley Parkway, with I-10 access at Sun Valley Parkway and Miller Road.
- Home to the city's Tartesso Sports Park.

Teravalis

NORTHWEST BUCKEYE



New construction

- Arizona's largest master-planned community: nearly 37,000 acres, by Howard Hughes.
- Planned for about 100,000 homes over the coming decades; Floreo is its first village.

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: Verrado, Vestar, Pulte Group, Troon, Howard Hughes, City of Buckeye. Confirm amenities and HOA details with each community.

THE MARKET

What homes cost right now



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

$400K
Median sale price
-1.3% vs. last year

$218
Median price per sq. ft.
-2.9% vs. last year

76
Median days on market
3 days slower vs. last year

740
homes sold in August

4.4
months of supply

About 4.4 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, Buckeye, AZ, June to August 2026.

How Buckeye compares: median price per square foot

Phoenix	$281.54
Peoria	$258.18
Goodyear	$231.33
Surprise	$223.31
Avondale	$222.29
Buckeye	$219.92

The Cromford Report, single-family detached homes, October 2026. Buckeye ranks 34th of 41 Valley cities and is down 2.0% 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 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.

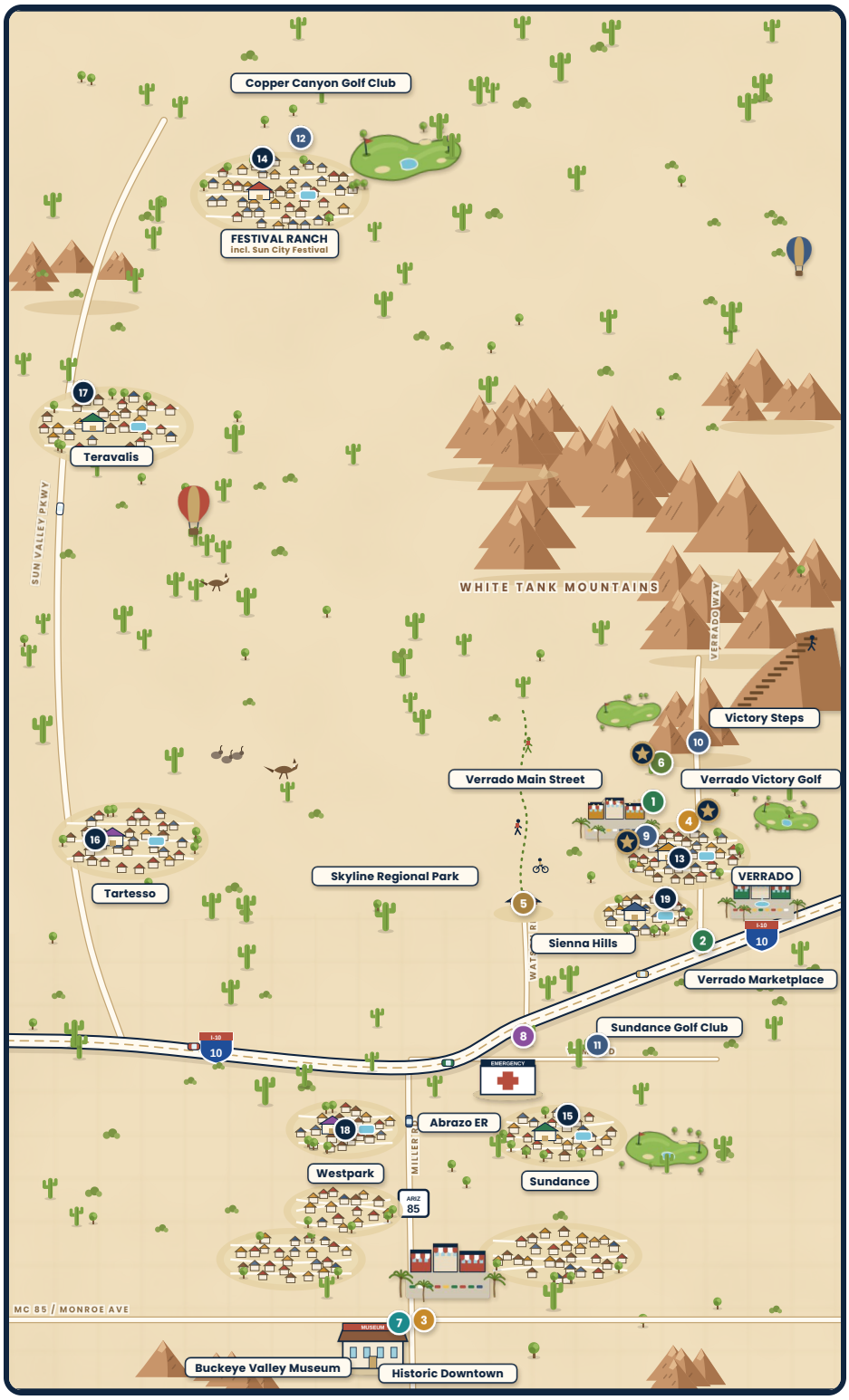
Want the numbers for one specific home?

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

Buckeye, illustrated



SHOPPING

1. Verrado Main Street
2. Verrado Marketplace

DINING

3. Historic Downtown Buckeye
4. Ciao Grazie Pizzeria & Wine Bar

PARKS & RECREATION

5. Skyline Regional Park

TRAILS & PRESERVES

6. Victory Steps at Verrado

CULTURE & HISTORY

7. Buckeye Valley Museum

HEALTHCARE

8. Abrazo Buckeye Emergency Center

GOLF

9. Verrado Founders Course
10. Verrado Victory Course
11. Sundance Golf Club
12. Copper Canyon Golf Club

COMMUNITIES

13. Verrado
14. Festival Ranch
15. Sundance
16. Tartesso
17. Teravalis
18. Westpark
19. Sienna Hills

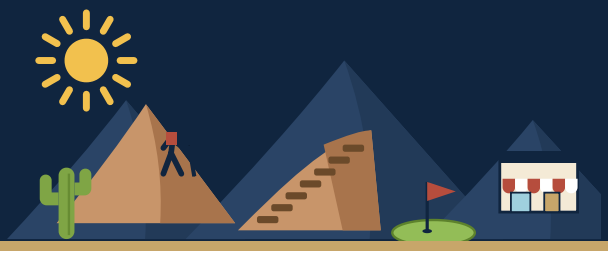
REBECCA'S PICKS

- Victory Steps at Verrado
- Ciao Grazie Pizzeria & Wine Bar
- Verrado Founders Course

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

THINGS TO DO

Weekends in Buckeye



Skyline Regional Park

An 8,700-acre city park in the southern White Tank Mountains, with about 20 miles of trails, ramadas and dry camping. Free entry.

Victory Steps at Verrado

340 railroad-tie steps climbing nearly 200 feet off Verrado Way, with big views at the top. No dogs on the trail.

Verrado Main Street

Verrado's walkable town center, with local spots like Ciao Grazie, Tempo Urban Bistro and Rosie's Taco Shop.

Verrado Marketplace

Open-air shopping at I-10 and Verrado Way, anchored by Target, Safeway and a Harkins BackLot, with more than 50 shops and restaurants planned.

Historic Downtown Buckeye

Early-1900s buildings along Monroe Avenue and 4th Street, plus the free Buckeye Valley Museum, open Wednesdays and Fridays.

Sundance Park

A city park on Lower Buckeye Road with fishing and a dog park.

Golf

Verrado's Founders and Victory courses, Sundance Golf Club, and 27-hole Copper Canyon at Sun City Festival are all open to the public.

Emergency care

Abrazo Buckeye Emergency Center is a freestanding ER at I-10 and Watson Road. Banner Health and Abrazo have both announced full hospitals near I-10 and Verrado Way.

★ Rebecca's picks

Victory Steps at Verrado N Verrado Way & Granite Bluff Dr	*“Looking for a killer workout? Go here! Good luck… you'll need it!”*
Ciao Grazie Pizzeria & Wine Bar 21051 W Main St, Verrado	*“A Verrado mainstay. We've been going here since we moved to Verrado in 2005.”*
Verrado Golf Club, Founders Course 4242 N Golf Dr	*“Our golfer boys were raised on this course. It's so beautiful!”*

Sources: City of Buckeye, White Tank Mountains Conservancy, Vestar, Verrado Golf Club, Troon, Abrazo Health. Check hours before you go.

BEFORE YOU BUY

Know before you buy in Buckeye



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.

Age-restricted communities

Victory at Verrado and Sun City Festival are 55+ communities, and age requirements apply to residents. Ask me how they work before you tour.

Schools

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

Getting around

I-10 is the main route east toward Phoenix. North Buckeye connects by Sun Valley Parkway, and State Route 85 heads south from I-10.

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 Buckeye 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.