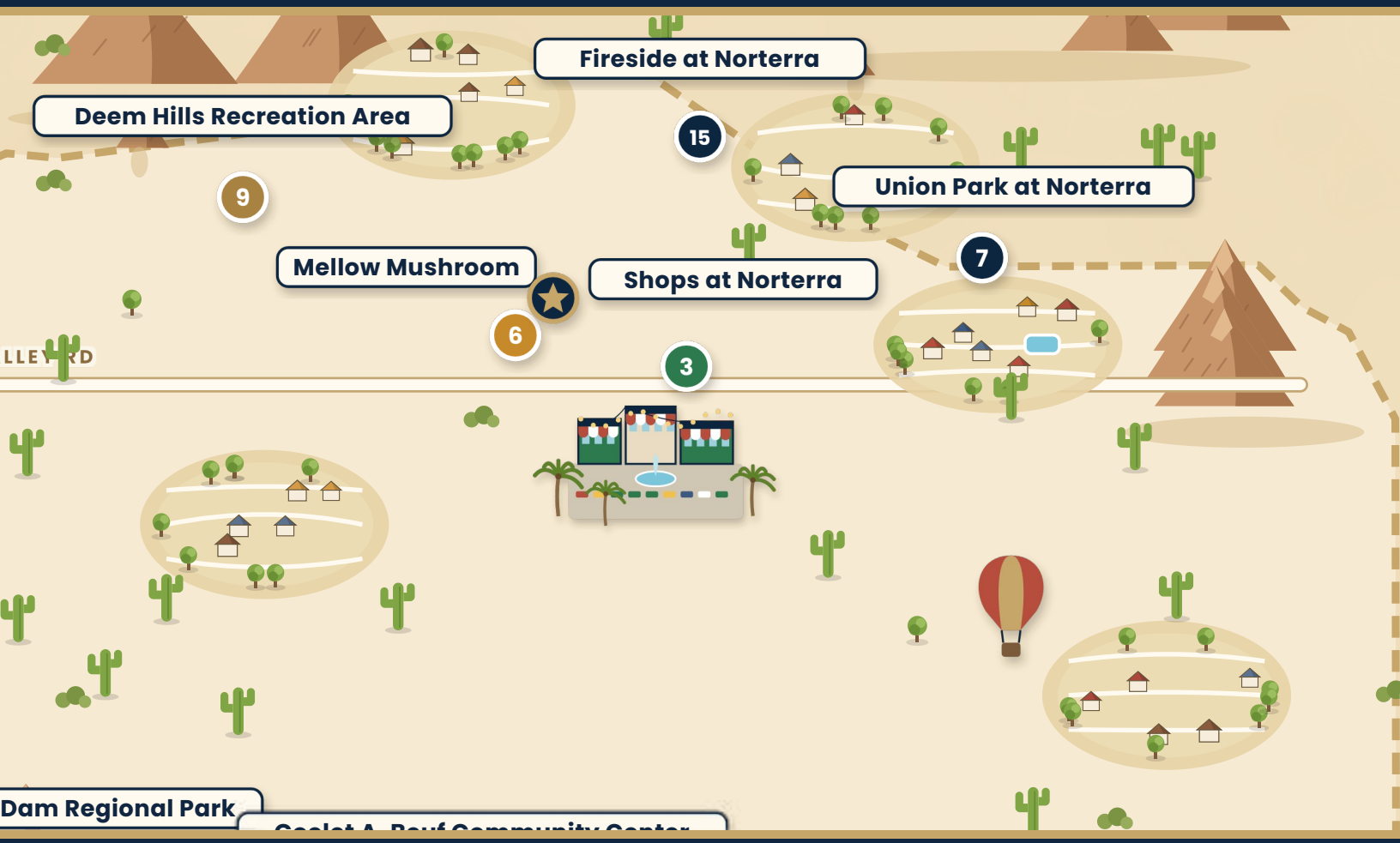
CITY GUIDE

Deer Valley & Norterra, 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 Deer Valley?

Deer Valley is one of Phoenix's urban villages, in northwest Phoenix, where homes, business parks, Norterra shopping and desert open space share the I-17 and Loop 101 area. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

DEER VALLEY & NORTERRA AT A GLANCE

$375K
Median sale price, ZIP 85027, June to August 2026 (Redfin)

54 days
Median time on market, ZIP 85027, June to August 2026 (Redfin)

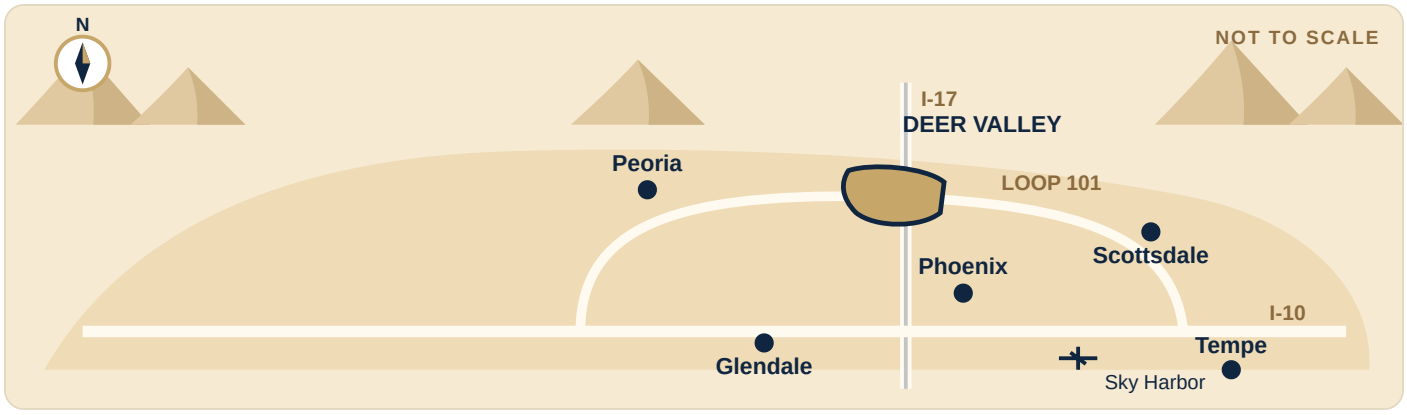
57 sq mi
Size of the Deer Valley village (City of Phoenix)

9.3M sq ft
Office space in the village (City of Phoenix village data)

11.9M sq ft
Industrial space in the village (City of Phoenix village data)

15 places
On the illustrated Deer Valley map on page 5

WHERE DEER VALLEY & NORTERRA SITS IN THE VALLEY



Near I-17 and Happy Valley Rd: Shops at Norterra is on Happy Valley Rd, and HonorHealth Deer Valley Medical Center is on 27th Ave.

Along Deer Valley Rd: Deer Valley Petroglyph Preserve and Phoenix Deer Valley Airport are both on Deer Valley Rd, and Adobe Dam Regional Park is off 43rd Ave.

WHERE TO LIVE

Living in Deer Valley



Deer Valley is one of Phoenix's urban villages. Here are three parts of it that buyers ask about.

Norterra and I-17

HAPPY VALLEY RD

Shops at Norterra | **Union Park** | **Fireside** | **ZIP 85085**

- Shops at Norterra is an open-air shopping and dining center on Happy Valley Rd.
- Union Park at Norterra is a master-planned community of about 400 acres at the northwest corner of 19th Ave and Happy Valley Rd.
- Fireside at Norterra is a Pulte community of about 1,425 homes at buildout, a short way north of the village outline.
- Norterra is in ZIP 85085, which is not part of the ZIP 85027 numbers in this guide.

Business areas and airport

THE VILLAGE CORE

Office | **Industrial** | **Airport**

- The village has about 9.3 million sq ft of office space and 11.9 million sq ft of industrial space.
- Phoenix Deer Valley Airport is one of the busiest general aviation airports in the country.

Parks and open space

WEST SIDE

Petroglyphs | **Adobe Dam**

- Deer Valley Petroglyph Preserve has a museum and a quarter-mile trail.
- Adobe Dam Regional Park is a 1,514-acre Maricopa County park.

Touring a community? Ask these questions

- Which school district and schools are assigned to this address?
- Is there an HOA, and what do the dues cover?
- How close is the home to the freeway, the airport or a busy road, and how does it sound at different times of day?
- How long is the drive to work at the time I would actually commute?
- How old are the roof, A/C and pool equipment?
- What have similar homes nearby sold for recently?

Sources: City of Phoenix, Wikipedia, ASU. Confirm details before you buy.

THE MARKET

What homes cost right now



Prices in ZIP 85027 are slightly lower than a year ago, and homes are taking about five days longer to sell.

$375K
Median sale price
-0.6% vs. last year

$268
Median price per sq. ft.
-2.5% vs. last year

54
Median days on market
5 days slower vs. last year

109
homes sold in August

2.8
months of supply

About 2.8 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 85027 (Deer Valley), June to August 2026. This ZIP covers part of the village; Shops at Norterra is in ZIP 85085, which is not included.

How Deer Valley & Norterra 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 Deer Valley 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 2.8 months of supply, be ready to move when you find the right home.
- 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.

If you're selling

- Prices are slightly lower than a year ago, 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.

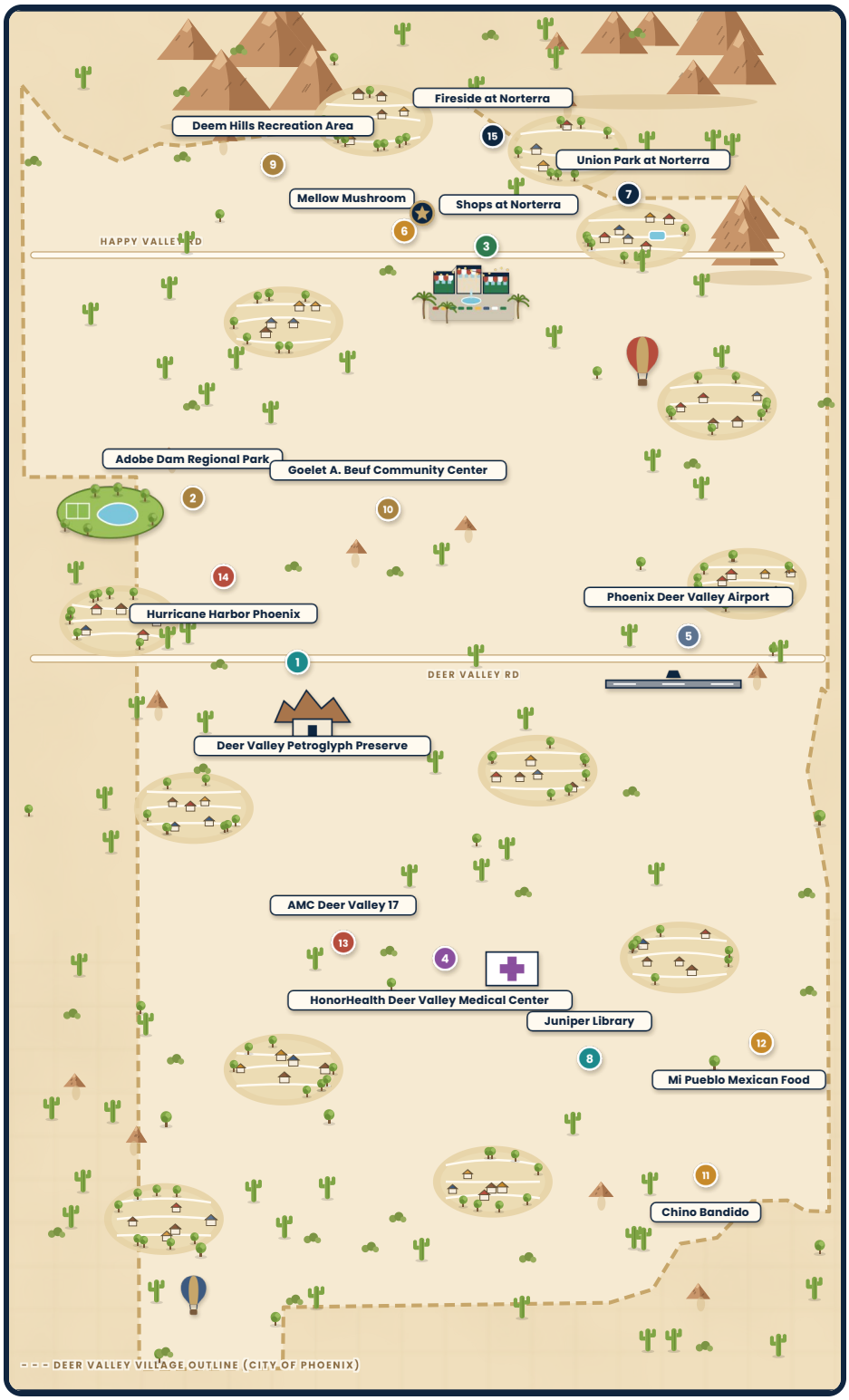
Want the numbers for one specific home?

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

Deer Valley, illustrated



SHOPPING

- 3 Shops at Norterra

DINING

- 6 Mellow Mushroom
- 11 Chino Bandido
- 12 Mi Pueblo Mexican Food

PARKS & RECREATION

- 2 Adobe Dam Regional Park
- 9 Deem Hills Recreation Area
- 10 Goelet A. Beuf Community Center

CULTURE & HISTORY

- 1 Deer Valley Petroglyph Preserve
- 8 Juniper Library

HEALTHCARE

- 4 HonorHealth Deer Valley Medical Center

AIRPORT

- 5 Phoenix Deer Valley Airport

COMMUNITIES

- 7 Union Park at Norterra
- 15 Fireside at Norterra

SPORTS & ENTERTAINMENT

- 13 AMC Deer Valley 17
- 14 Six Flags Hurricane Harbor Phoenix

REBECCA'S PICKS

- ★ Mellow Mushroom

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

THINGS TO DO

Weekends in Deer Valley



Deer Valley Petroglyph Preserve

A museum and roughly quarter-mile graveled trail at 3711 W Deer Valley Rd. Closed in June and July.

Adobe Dam Regional Park

A 1,514-acre Maricopa County park at 23280 N 43rd Ave.

Shops at Norterra

An open-air shopping and dining center at 2460 W Happy Valley Rd.

Phoenix Deer Valley Airport

A general aviation airport at 702 W Deer Valley Rd, one of the busiest in the country.

★ Rebecca's picks

Mellow Mushroom
2490 W Happy Valley Rd

“Have great memories with our kids and fam here. Always delish pizza!”

Sources: Deer Valley Petroglyph Preserve (ASU), Maricopa County, City of Phoenix. Check hours before you go.

BEFORE YOU BUY

Know before you buy in Deer Valley



Airport and traffic

Check how close a home is to the airport, the freeway or a busy road, and visit at different times of day.

Neighborhoods differ

Home types and ages vary across the village, so compare streets, not just the village name.

HOAs

Some areas have a homeowners association. Ask whether the home has one, what the dues cover and what the rules are before you offer.

Schools

School districts can differ by address. Confirm the assigned district and schools for any home with the district.

Pools and A/C

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

Wondering whether Deer Valley 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.