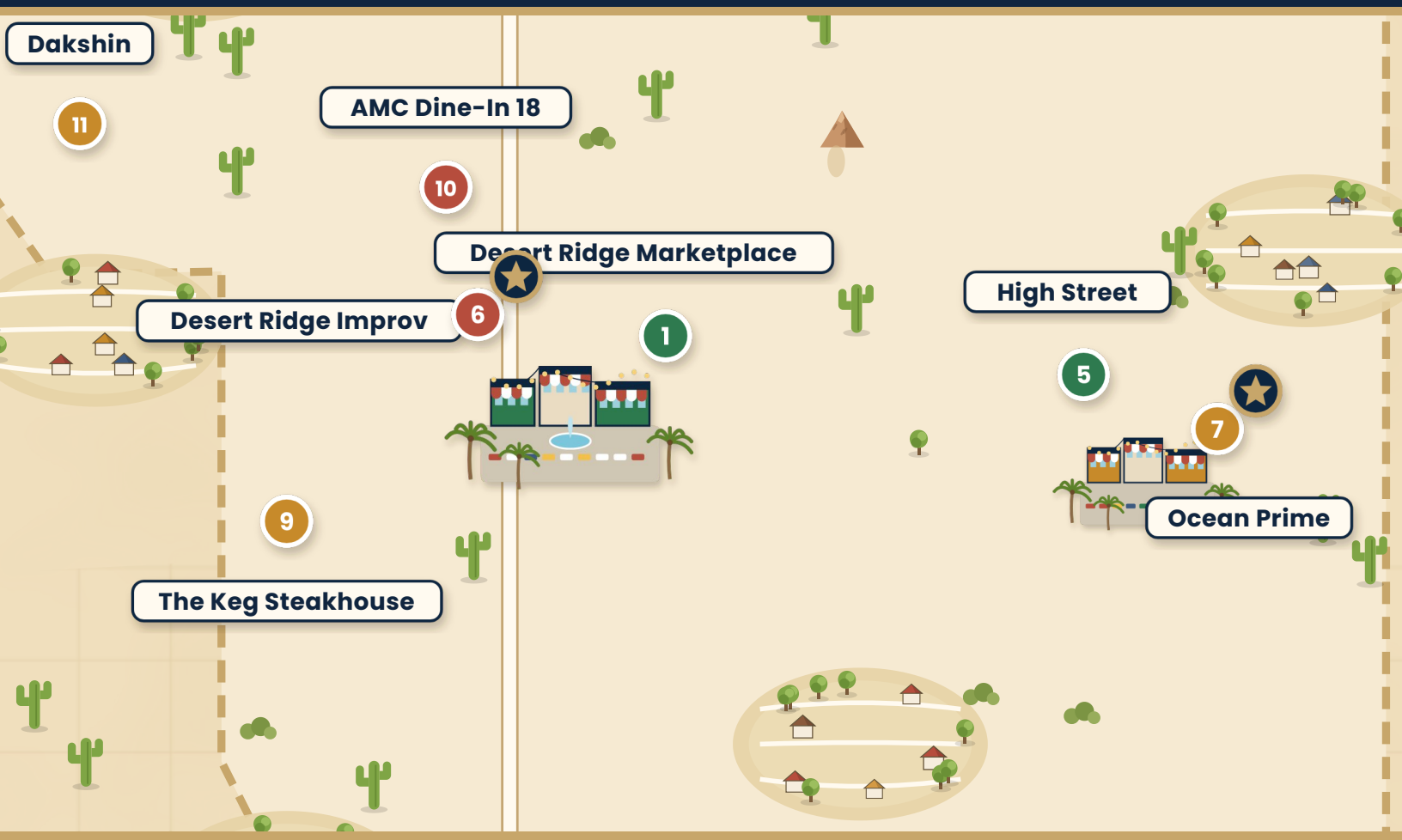
CITY GUIDE

Desert Ridge, 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

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UPDATED OCTOBER 2026

WELCOME

Thinking about Desert Ridge?

Desert Ridge is a master-planned community in northeast Phoenix, where Desert Ridge Marketplace, the JW Marriott resort, Mayo Clinic and the freeways are all close together. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

DESERT RIDGE AT A GLANCE

$726K
Median sale price, ZIP 85050, June to August 2026 (Redfin)

58 days
Median time on market, ZIP 85050, June to August 2026 (Redfin)

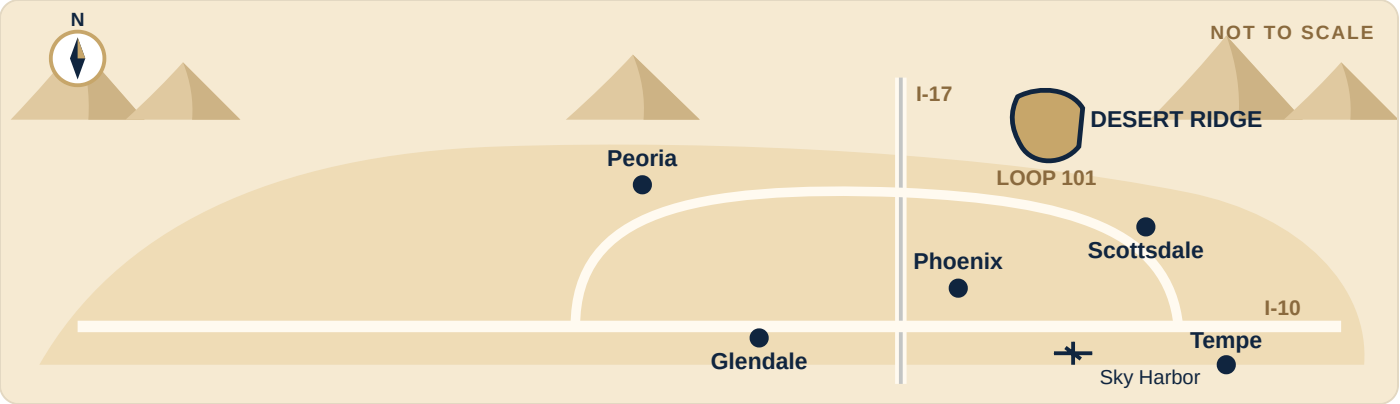
5,700 acres
Size of the Desert Ridge master-planned community

1.2M sq ft
Desert Ridge Marketplace shops, dining and entertainment

2 courses
At Wildfire Golf Club, at the JW Marriott resort

16 places
On the illustrated Desert Ridge map on page 5

WHERE DESERT RIDGE SITS IN THE VALLEY



Around Tatum Blvd & Loop 101: Desert Ridge Marketplace, High Street and the JW Marriott resort with Wildfire Golf Club sit close together.

Mayo Clinic Hospital and High Street: Mayo Clinic Hospital is at 5777 E Mayo Blvd, and High Street is at 5415 E High St.

WHERE TO LIVE

Living in Desert Ridge



Desert Ridge is a master-planned community guided by the Desert Ridge Specific Plan. Here are the sub-areas buyers ask about most.

Aviano

TOLL BROTHERS COMMUNITY

Toll Brothers | Community center

- Aviano was built by Toll Brothers and covers more than 536 acres within Desert Ridge.
- Its community center has resort-style pools, a fitness center, and tennis and basketball courts.
- Aviano has its own HOA, separate from the main Desert Ridge HOA.

Fireside

DESERT RIDGE SUB-AREA

Desert Ridge

- Fireside has a clubhouse with a resort pool, a community park with courts, and walking paths.

Sky Crossing

DESERT RIDGE SUB-AREA

Gated | Pulte | Taylor Morrison

- A gated community north of Deer Valley Rd, built by Pulte Homes and Taylor Morrison, just west of the Specific Plan outline.
- Listed amenities include a clubhouse with a fitness center, pools and a basketball court.

Talinn

DESERT RIDGE SUB-AREA

D.R. Horton

- Listed by D.R. Horton as Talinn at Desert Ridge. Ask me about current homes here.

Touring a community? Ask these questions

- Which sub-area and HOA does the home belong to, and what do the dues cover?
- What are the HOA rules on parking, rentals and exterior changes?
- How old are the roof, A/C and pool equipment?
- How long is the drive to work at the time I would actually commute?
- Is the home close to a busy road or the freeway, and how does it sound at different times of day?
- Which schools are assigned to this address?

Sources: City of Phoenix, Sibbach Realty, Pro Builder. Confirm details before you buy.

THE MARKET

What homes cost right now



Prices in ZIP 85050 are up from a year ago, and homes are selling in about the same time.

$726K
Median sale price
+17.1% vs. last year

$335
Median price per sq. ft.
+1.9% vs. last year

58
Median days on market
Same as last year

123
homes sold in August

2.9
months of supply

About 2.9 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 85050 (Desert Ridge), June to August 2026. This ZIP is not the same area as the Desert Ridge master-planned community.

How Desert Ridge 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 Desert Ridge 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 2.9 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 up from a year ago, but pricing it right still 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.

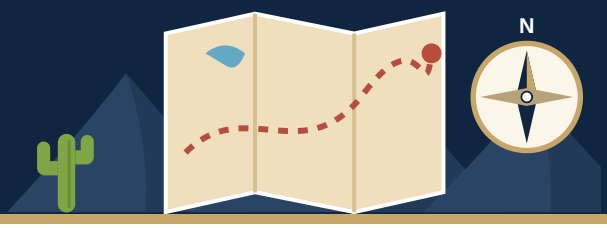
Want the numbers for one specific home?

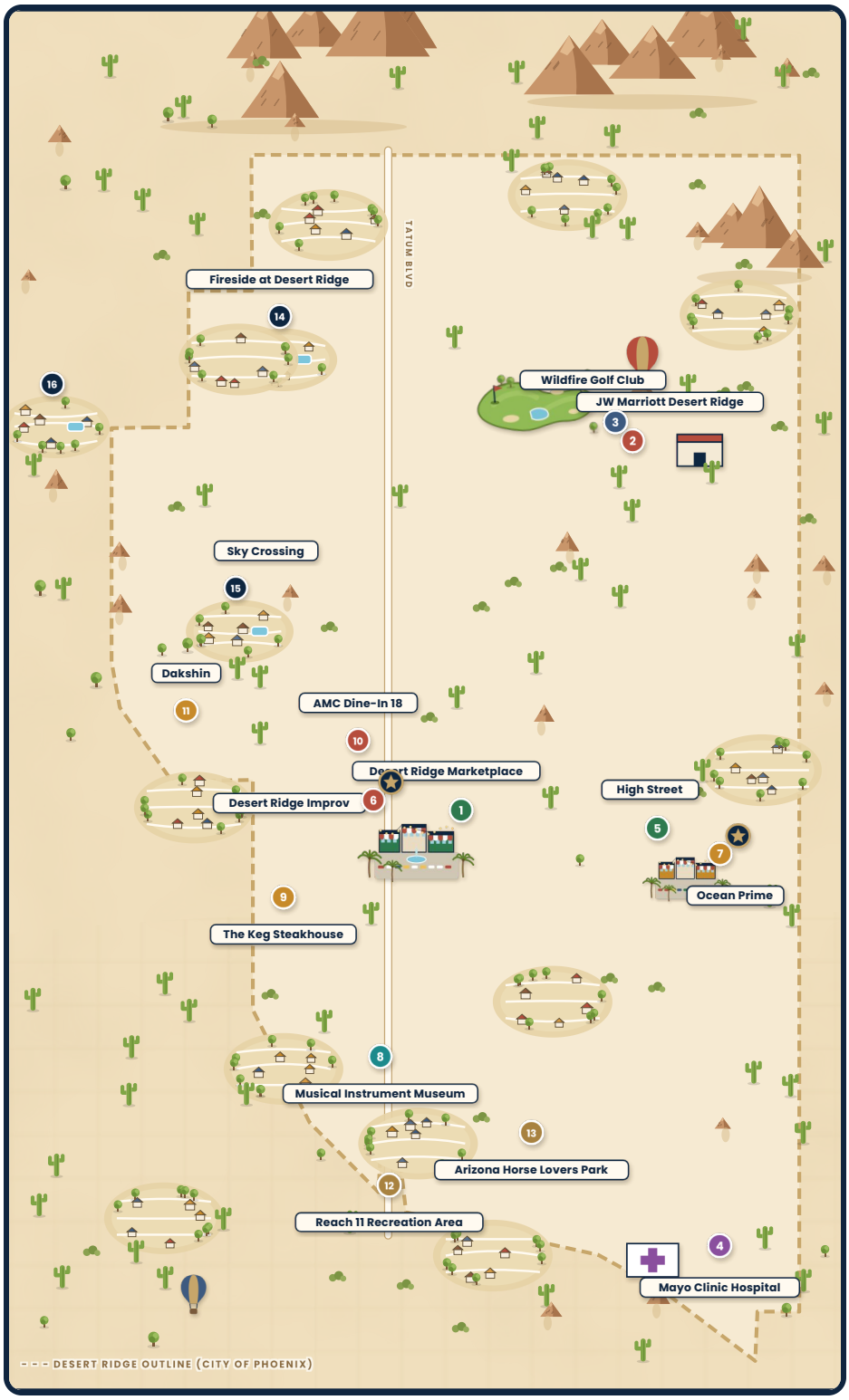
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Desert Ridge, illustrated





SHOPPING

1. Desert Ridge Marketplace
5. High Street

DINING

7. Ocean Prime
9. The Keg Steakhouse + Bar
11. Dakshin

SPORTS & ENTERTAINMENT

2. JW Marriott Desert Ridge
6. Desert Ridge Improv
10. AMC Dine-In Desert Ridge 18

GOLF

3. Wildfire Golf Club

HEALTHCARE

4. Mayo Clinic Hospital

CULTURE & HISTORY

8. Musical Instrument Museum

PARKS & RECREATION

12. Reach 11 Recreation Area
13. Arizona Horse Lovers Park

COMMUNITIES

14. Aviano
15. Fireside at Desert Ridge
16. Sky Crossing

REBECCA'S PICKS

- Desert Ridge Improv
- Ocean Prime

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

THINGS TO DO

Weekends in Desert Ridge



Desert Ridge Marketplace

A 1,200,000-square-foot center for shopping, dining and entertainment at 21001 N Tatum Blvd.

JW Marriott Desert Ridge

A resort and spa that opened in 2002, with Wildfire Golf Club at the resort.

Wildfire Golf Club

Two courses, the Arnold Palmer Signature Course and the Nick Faldo Championship Course, with public tee times.

High Street

Dining and shopping at 5415 E High St, near the resort and the marketplace.

★ Rebecca's picks

Desert Ridge Improv
21001 N Tatum Blvd
“One of our faves to catch a comedy show and a drink.”

Ocean Prime
5455 E High St
“Upscale meal at High Street, food is great but be prepared to spend $!”

Sources: City of Phoenix, Desert Ridge Marketplace, Wildfire Golf Club. Check hours and tee times before you go.

BEFORE YOU BUY

Know before you buy in Desert Ridge



HOAs

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

Sub-areas differ

Builders, home types and ages vary by sub-area, so compare streets, not just the neighborhood name.

Freeway and traffic

Check how close a home is to a busy road, and test your commute at the time you would drive it.

Schools

Desert Ridge is in the Paradise Valley Unified School District. Confirm the assigned schools for any address 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 Desert Ridge 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.