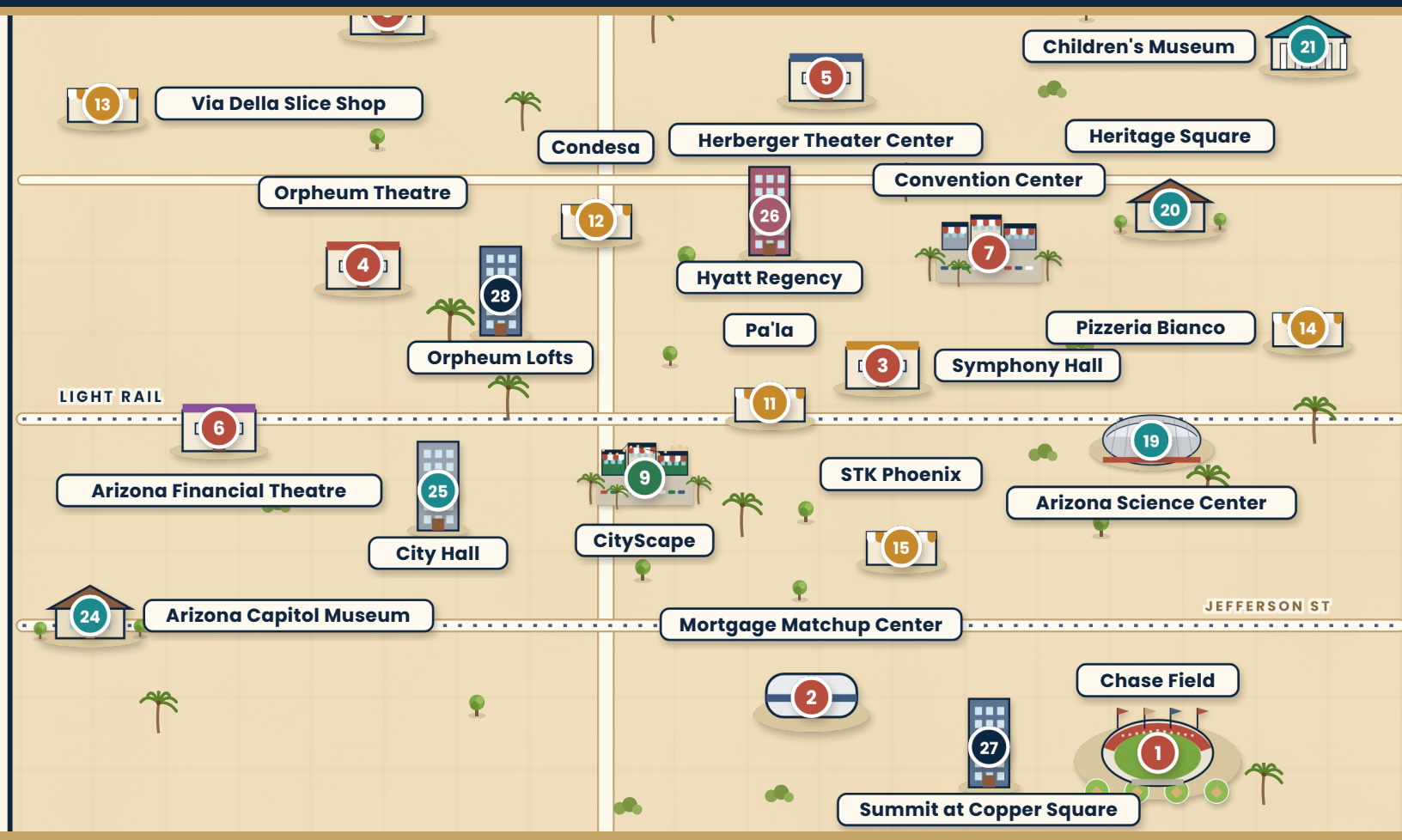
CITY GUIDE

Downtown Phoenix, AZ

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 Downtown Phoenix?

Downtown Phoenix puts a ballpark, an arena, theaters, museums and light rail within a few blocks of each other. A few of my favorite stops are tacos on homemade tortillas at Condesa, live music at Pa'la and the new Dorrance DOME at the Arizona Science Center. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

DOWNTOWN PHOENIX AT A GLANCE

$395K
Median sale price, ZIP 85004, June to August 2026 (Redfin)

123 days
Median time on market, ZIP 85004, June to August 2026 (Redfin)

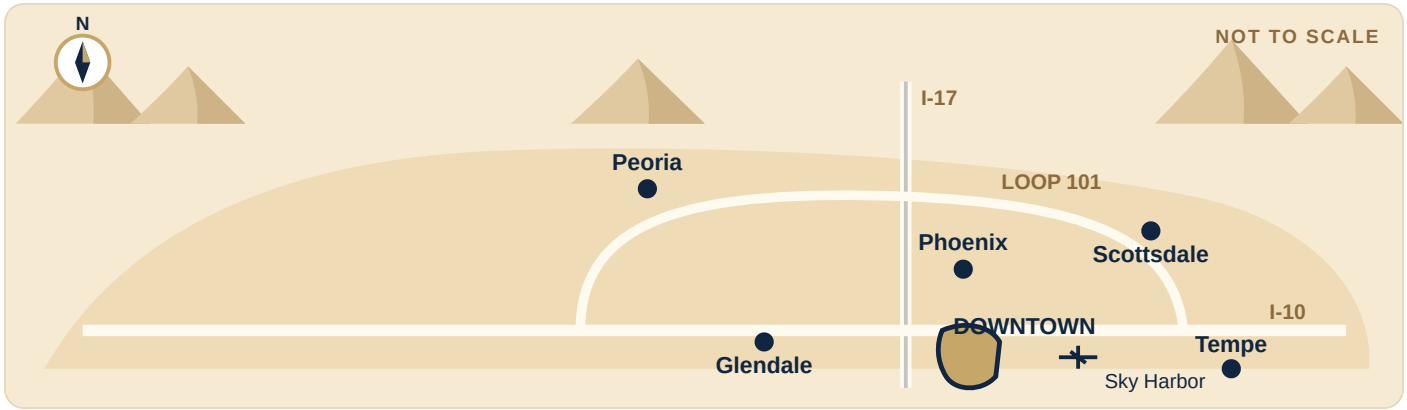
19
Homes sold, ZIP 85004, August 2026 (Redfin)

8.0 months
Months of supply, ZIP 85004, August 2026 (Redfin)

32 acres
Margaret T. Hance Park, built over the I-10 tunnel

29 places
On the illustrated Downtown Phoenix map on page 5

WHERE DOWNTOWN PHOENIX SITS IN THE VALLEY



Around Central Ave & Washington St: CityScape, the Phoenix Convention Center, Chase Field and Mortgage Matchup Center sit within a few blocks of each other.

North along Central Avenue: Hance Park and Burton Barr Central Library sit just north of the core, and the Heard Museum and Phoenix Art Museum are a short light-rail ride beyond.

WHERE TO LIVE

Living in Downtown Phoenix



Downtown living is mostly condo and loft buildings and historic neighborhoods, rather than master-planned communities.

Summit at Copper Square

310 S 4TH ST

165 homes | **Built 2007** | **Pool & spa**

- A condo building in Copper Square near Chase Field and the light rail.
- Listed amenities include a heated pool, spa, sauna, exercise room and rooftop party room.

Orpheum Lofts

114 W ADAMS ST

90 lofts | **1930s landmark**

- Loft condos in an 11-story building from the early 1930s, turned into homes in 2005.
- Close to the Orpheum Theatre, a 1929 landmark that reopened in 1997 after a restoration.

Portland on the Park

200 W PORTLAND ST

About 170 homes | **Opened 2014**

- A mix of true lofts and finished condos in the Roosevelt arts district.
- Close to Margaret T. Hance Park and the light rail.

Historic neighborhoods nearby

GARFIELD, ROOSEVELT & MORE

Bungalows | **Historic districts**

- The Garfield Historic District (Roosevelt St to Van Buren St, 7th to 16th Streets) has early-1900s bungalows on smaller single-family lots.
- Exterior changes in a historic district generally go through the City of Phoenix Historic Preservation Office, so ask before you plan a renovation.

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 parking space or garage level comes with the home?
- Is the home in a historic district, and what exterior changes need city approval?
- How does the home sound on game and event nights?
- How far is the walk to the nearest light-rail stop?

Sources: City of Phoenix, Wikipedia, Dwell Arizona. Confirm HOA details before you buy.

THE MARKET

What homes cost right now



Downtown Phoenix had 19 sales in ZIP 85004 in August. Redfin reported no reliable year-over-year change, so treat this as a snapshot.

$395K
Median sale price
19 sales

$331
Median price per sq. ft.
No reliable year-over-year

123
Median days on market
About four months

19
homes sold in August

8.0
months of supply

About 8.0 months of supply means it would take about eight months to sell every home now listed, if no new homes came on the market.

Redfin, ZIP 85004 (Downtown Phoenix), June to August 2026. This ZIP does not match the map outline exactly.

How Downtown Phoenix 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 Downtown Phoenix 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 8.0 months of supply, you can take time to compare buildings.
- Get pre-approved first so you know your real budget before you tour.
- Compare HOA fees and rental rules building by building.

If you're selling

- Price from true comparables, since a downtown condo, a loft and a historic bungalow are very different homes.
- 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.

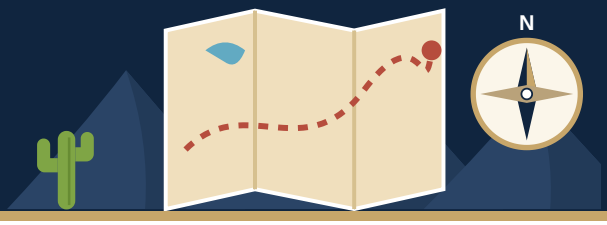
Want the numbers for one specific home?

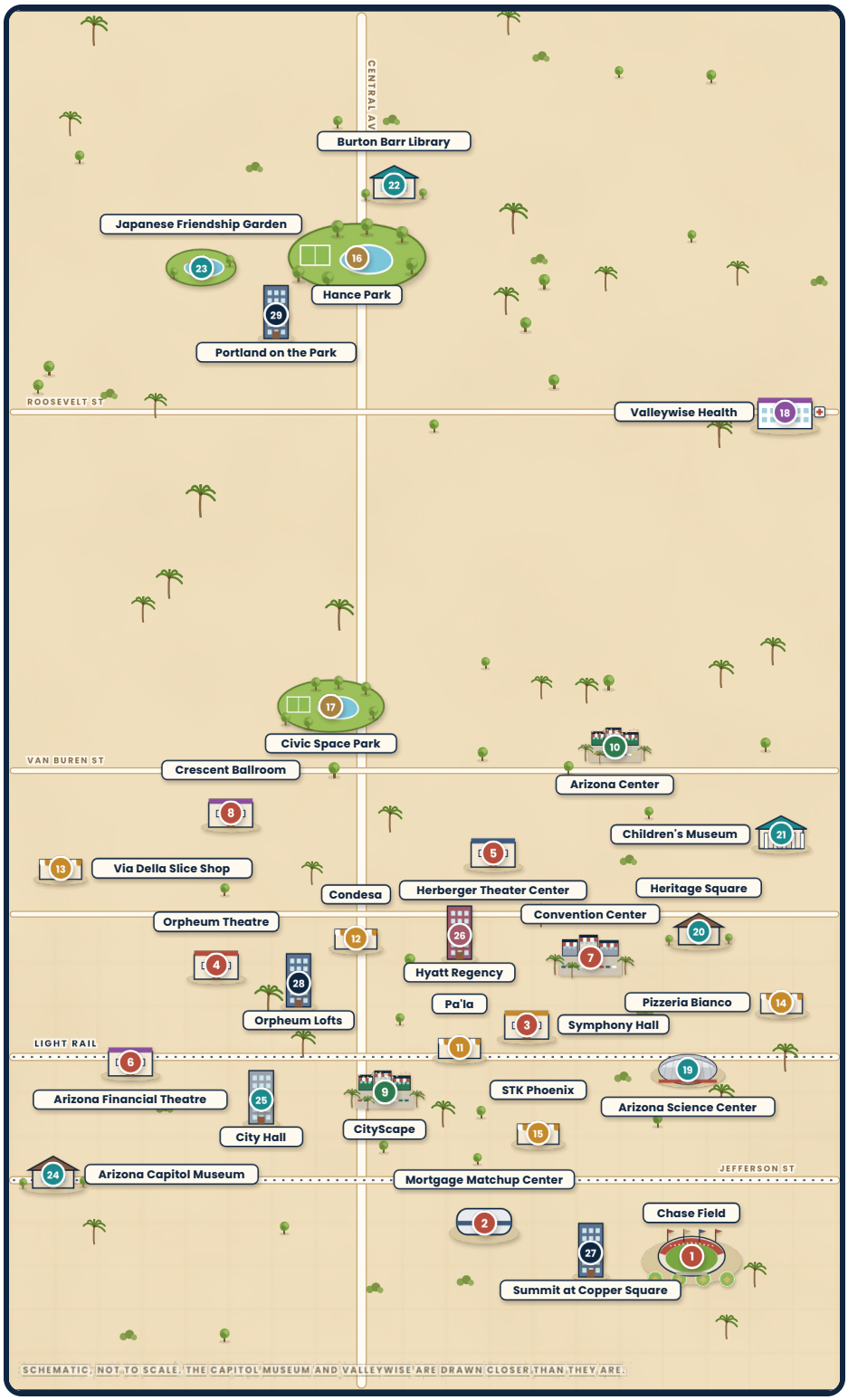
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Downtown Phoenix, illustrated





SPORTS & ENTERTAINMENT

1. Chase Field
2. Mortgage Matchup Center
3. Phoenix Symphony Hall
4. Orpheum Theatre
5. Herberger Theater Center
6. Arizona Financial Theatre
7. Phoenix Convention Center
8. Crescent Ballroom

SHOPPING

9. CityScape
10. Arizona Center

DINING

11. Pa'la
12. Condesa
13. Via Della Slice Shop
14. Pizzeria Bianco
15. STK Phoenix

PARKS & RECREATION

16. Margaret T. Hance Park
17. Civic Space Park

HEALTHCARE

18. Valleywise Health Medical Center

CULTURE & HISTORY

19. Arizona Science Center
20. Heritage Square
21. Children's Museum of Phoenix
22. Burton Barr Central Library
23. Japanese Friendship Garden
24. Arizona Capitol Museum
25. Phoenix City Hall

HOTELS & RESORTS

26. Hyatt Regency Phoenix

COMMUNITIES

27. Summit at Copper Square
28. Orpheum Lofts
29. Portland on the Park

REBECCA'S PICKS

- Pa'la
- Arizona Science Center
- Condesa
- Via Della Slice Shop

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

THINGS TO DO

Weekends in Downtown Phoenix



Chase Field

Home of the Arizona Diamondbacks, at 401 E Jefferson St in the heart of downtown.

Arizona Science Center

A hands-on science museum at 600 E Washington St with the Dorrance DOME, an 8K LED dome that opened in October 2025.

Heritage Square

The last residential block of the original Phoenix townsite, with the Rosson House museum at 113 N 6th St.

Margaret T. Hance Park

A 32-acre park built over the I-10 tunnel, near the Japanese Friendship Garden and Burton Barr Central Library.

Pa'la

A downtown restaurant at 132 E Washington St with live jazz Thursday through Saturday nights.

Condesa

Mexican food and tacos on homemade tortillas at 130 N Central Ave, above Valley Bar.

Via Della Slice Shop

Pizza by the slice at 222 N 5th Ave, including a Grandma pepperoni slice.

Burton Barr Central Library

The city's five-story central library at 1221 N Central Ave, open since 1995.

★ Rebecca's picks

Pa'la 132 E Washington St	*"Beautiful restaurant in downtown PHX, live music on the weekends and the food is so so good!"*
Arizona Science Center 600 E Washington St	*"Always putting on wonderful events, and their new Dorrance Dome is something everyone needs to experience!"*
Condesa 130 N Central Ave	*"Small, vibey Mexican spot with fantastic tacos on homemade tortillas! Love it!"*
Via Della Slice Shop 222 N 5th Ave	*"Do yourself a favor, go grab a Grandma's slice with pepperoni. Yum!"*

Sources: City of Phoenix, Arizona Science Center, Downtown Phoenix Inc., venue websites. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Downtown Phoenix



HOAs and building rules

HOA fees, what they cover and rental rules vary widely from one condo or loft building to the next. Compare them alongside price.

Historic districts

In a City of Phoenix historic district such as Garfield, exterior changes generally go through the Historic Preservation Office. Ask early.

Game and event nights

Chase Field, Mortgage Matchup Center and the Convention Center bring crowds and parking limits. Visit a home on an event night.

New building nearby

Several downtown sites are still being redeveloped. Check what is planned near any address.

Parking

Ask which parking space or garage level comes with the home, and how guest parking works.

Schools

Confirm the assigned schools for any address with the district.

Wondering which part of Downtown Phoenix 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.