CITY GUIDE

Fountain Hills, 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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WELCOME

Thinking about Fountain Hills?

Fountain Hills is a favorite of ours. The first time my kids saw the fountain, they were in awe, and whenever we're in town I grab a burrito from Sofrita. With the Fountain Festival of Fine Arts & Crafts every November and February and trails heading into the McDowell Mountains, it's a small town with a lot going on. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your spot here.

Rebecca Medrano

FOUNTAIN HILLS AT A GLANCE

$725K
Median sale price, June to August 2026 (Redfin)

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

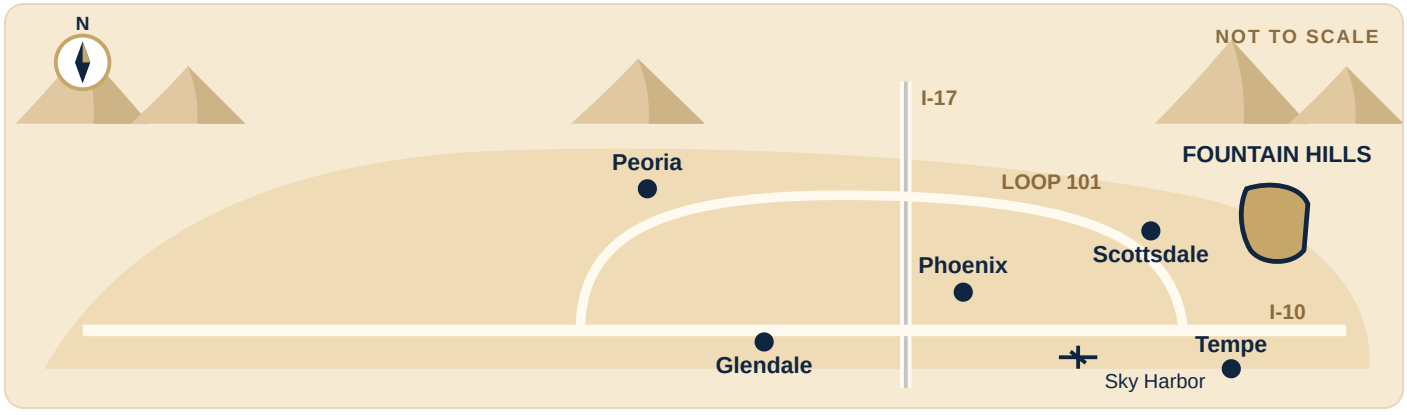
1970
The year the fountain was built

1989
The year Fountain Hills incorporated as a town

Since 1974
The Fountain Festival of Fine Arts & Crafts

20 places
On the illustrated Fountain Hills map on page 5

WHERE FOUNTAIN HILLS SITS IN THE VALLEY



Downtown and the fountain: Fountain Park, the Avenue of the Fountains, Sofrita, Georgie's, Alexander's Greek Kitchen, Town Hall and the River of Time Museum, all within a few blocks.

The hills: SunRidge Canyon, Eagle Mountain, FireRock and Adero Canyon toward the McDowell Mountains, with golf in each.

WHERE TO LIVE

Fountain Hills' communities

How Fountain Hills' best-known communities compare. Ask me about the in-town neighborhoods near Fountain Park, too.

FireRock

OFF SHEA BLVD



Gated · Private club

- A guard-gated community around FireRock Country Club's private course.
- Club membership is separate from buying a home; ask the club about joining.

Eagle Mountain

MCDOWELL FOOTHILLS, OFF SHEA



Gated · Public golf

- A gated community around Eagle Mountain Golf Club, a public course designed by Scott Miller.
- Hillside lots with valley and mountain views.

SunRidge Canyon

WEST FOUNTAIN HILLS



Golf · Hillside

- Homes set into the hills around SunRidge Canyon Golf Club, a public Keith Foster course.
- Close to the Adero Canyon Trailhead.

Adero Canyon

NORTHWEST, BY THE PRESERVE



Gated · Trails

- One of the town's newer gated communities, next to the Adero Canyon Trailhead.
- Trails lead into the Fountain Hills McDowell Mountain Preserve.

Touring a community? Ask these questions

- What's the HOA fee, and what does it cover?
- Is club membership required, optional, or separate?
- Are there rental or short-term rental rules?
- Is the lot on a hillside, and are there building limits?
- Is any new building planned nearby?
- Which schools are assigned to this address?

Sources: Town of Fountain Hills, the golf clubs, ARMLS. Confirm amenities, memberships and HOA details with each community.

THE MARKET

What homes cost right now



Prices are up sharply from last year, and homes are taking about two and a half months to sell.

$725K
Median sale price
+18.8% vs. last year

$335
Median price per sq. ft.
-0.8% vs. last year

72
Median days on market
17 days faster vs. last year

149
homes sold in August

5.0
months of supply

About 5.0 months of supply means it would take about five months to sell every home now listed, if no new homes came on the market.

Redfin, Fountain Hills, AZ, June to August 2026.

How Fountain Hills compares: median price per square foot

Paradise Valley	**$869.43**
Scottsdale	**$463.14**
Carefree	**$437.79**
Fountain Hills	**$361.11**
Cave Creek	**$360.30**
Phoenix	**$281.54**

The Cromford Report, single-family detached homes, October 2026. Fountain Hills ranks 5th of 41 Valley cities and is down 2.2% 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.

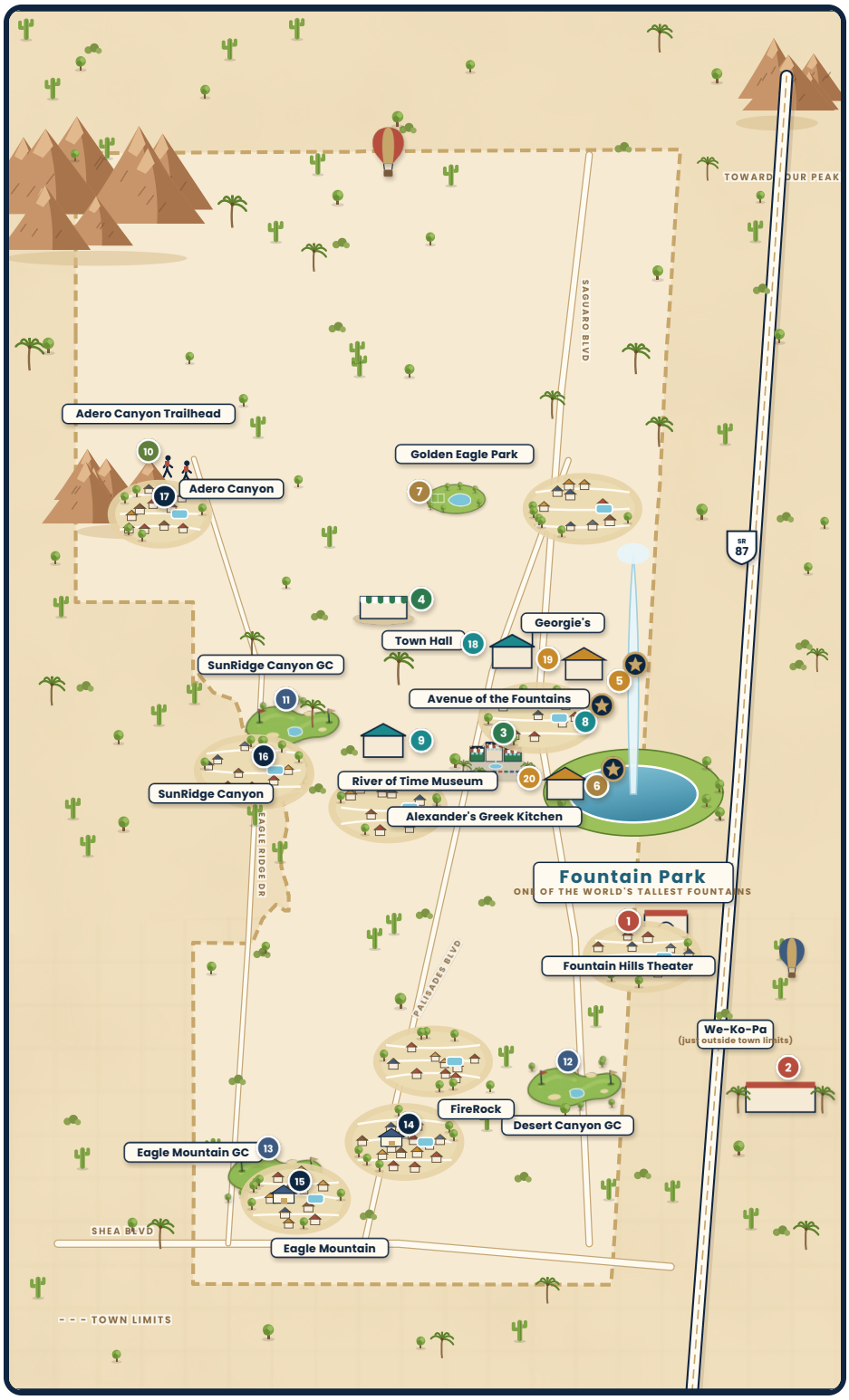
Want the numbers for one specific home?

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

Fountain Hills, illustrated



SPORTS & ENTERTAINMENT

1. Fountain Hills Theater
2. We-Ko-Pa Casino Resort *

SHOPPING

3. Avenue of the Fountains
4. Fountain Hills Plaza

DINING

5. Sofrita
19. Georgie's
20. Alexander's Greek Kitchen

PARKS & RECREATION

6. Fountain Park
7. Golden Eagle Park

CULTURE & HISTORY

8. Fountain Festival of Fine Arts
9. River of Time Museum
18. Fountain Hills Town Hall

TRAILS & PRESERVES

10. Adero Canyon Trailhead

GOLF

11. SunRidge Canyon Golf Club
12. Desert Canyon Golf Club
13. Eagle Mountain Golf Club

COMMUNITIES

14. FireRock
15. Eagle Mountain
16. SunRidge Canyon
17. Adero Canyon

REBECCA'S PICKS

- Sofrita
- Fountain Festival of Fine Arts
- Fountain Park

* Just outside town limits. Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Fountain Hills



The fountain

Built in 1970, it runs for 15 minutes at the top of each hour from 9 a.m. to 9 p.m., usually about 330 feet high.

Fountain Festival

Hundreds of artists line the Avenue of the Fountains each November and February, a tradition since 1974.

Avenue of the Fountains

Downtown shops, galleries and patios, plus much of the town's public art collection.

Adero Canyon Trailhead

The town's trailhead into its McDowell Mountain Preserve, with trails that connect toward Scottsdale's preserve.

Golf

Three public courses: SunRidge Canyon, Eagle Mountain and Desert Canyon, the town's first, opened in 1971.

River of Time Museum

Local history exhibits at the Community Center complex on La Montana Drive.

Fountain Hills Theater

Community theater with plays and musicals on Saguaro Boulevard.

We-Ko-Pa

Just outside town on the Fort McDowell Yavapai Nation: a casino resort and two golf courses.

★ Rebecca's picks

Sofrita 16848 E Avenue of the Fountains	*"When we're in Fountain Hills, I always grab me a burrito from Sofrita!"*
Fountain Festival of Fine Arts & Crafts Avenue of the Fountains, November & February	*"Such an awesome show with lots of amazing artist, lots of snacks and just a good time for the whole family."*
Fountain Park 12925 N Saguaro Blvd	*"The fountain is something else. The first time my kids saw it, they were in awe!"*

Sources: Town of Fountain Hills, Fountain Hills Chamber of Commerce, Experience Fountain Hills, the golf clubs, We-Ko-Pa Casino Resort. Check hours and event dates before you go.

BEFORE YOU BUY

Know before you buy in Fountain Hills



HOAs and CC&Rs

Gated communities have HOAs, and some have more than one. Review the fees, what they cover, and the CC&Rs, including any rules on rentals and exterior changes.

Golf clubs

Buying in a golf community doesn't always include club membership. Ask whether membership is required, optional or separate, and what it costs.

Schools

Fountain Hills Unified serves the town. Confirm the assigned schools for any address with the district.

Getting around

Shea Boulevard connects west to Scottsdale and Loop 101, and SR 87 (the Beeline) runs along the town's east side toward Mesa.

Hillside lots

Many lots sit on slopes with big views. Ask about drainage, retaining walls and any hillside building rules before you plan changes.

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 Fountain Hills 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.