CITY GUIDE

Gilbert, 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 Gilbert?

Gilbert has so much to explore. My favorites: Caldwell County BBQ for the BBQ lovers, SanTan Village for some retail therapy, and the Riparian Preserve at Water Ranch for scenic photos in the East Valley. 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

GILBERT AT A GLANCE

$595K
Median sale price, June to August 2026 (Redfin)

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

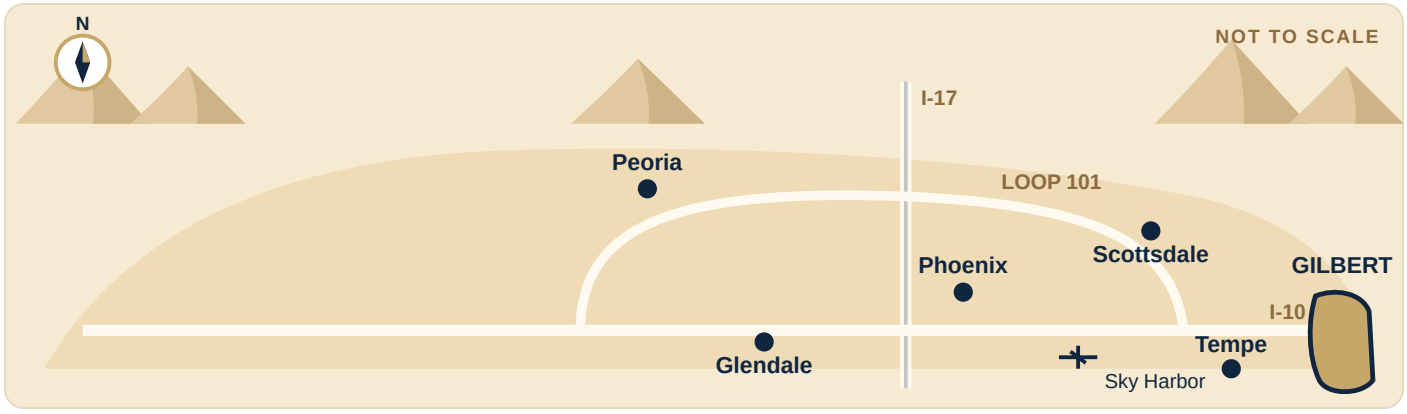
902
Homes sold in August 2026 (Redfin)

1902
The year land was given for the railroad line that started Gilbert

110 acres
Riparian Preserve at Water Ranch (Town of Gilbert)

24 places
On the illustrated Gilbert map on page 5

WHERE GILBERT SITS IN THE VALLEY



Downtown & central Gilbert: The Heritage District with Hale Centre Theatre, Joe's Real BBQ, Postino East and the Farmers Market, plus Freestone Park and the Riparian Preserve, with Agritopia and Morrison Ranch toward Higley Road.

South & east Gilbert: SanTan Village, Discovery District Park and Mercy Gilbert near the Loop 202, then Power Ranch and Trilogy toward the southeast.

WHERE TO LIVE

Gilbert's communities



Here's how Gilbert's best-known master-planned communities compare.

Agritopia

NW CORNER, HIGLEY & RAY RDS

Farm · Walkable streets · Dining

- A 166-acre community on the Johnston family hay farm, with an 11-acre organic farm.
- Front porches, narrow streets and Joe's Farm Grill.

Morrison Ranch

NEAR HIGLEY & ELLIOT RDS

Lakes · Parks · Trails

- Built on land from the Morrison family's farms, which once covered 3,000+ acres in Gilbert.
- Greenbelts, parks, paths and fishing lakes.

Power Ranch

POWER RD, NEAR QUEEN CREEK RD

Lakes · Parks · Trails

- A 1,414-acre plan on Gilbert's east edge.
- Two clubhouses, two lakes, three pools and about 26 miles of trails.

Val Vista Lakes

VAL VISTA DR, SOUTH OF BASELINE

Lakes · Pools

- A lake community with waterfront paths and a resort-style lagoon.
- Ask which neighborhood a home is in.

Trilogy at Power Ranch

QUEEN CREEK RD, NEAR POWER RD

Golf · Gated · 55+

- A gated 55+ community with pools, a fitness center, tennis and pickleball.
- Age requirements apply to residents.

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: Town of Gilbert, Wikipedia, ASU Morrison Institute, community and club websites. Confirm details with each HOA.

THE MARKET

What homes cost right now



Prices are up a little over the past year, and homes are taking about two months to sell.

$595K
Median sale price
+2.5% vs. last year

$282
Median price per sq. ft.
+0.1% vs. last year

55
Median days on market
2 days faster vs. last year

902
homes sold in August

3.4
months of supply

About 3.4 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, Gilbert, AZ, June to August 2026.

How Gilbert compares: median price per square foot

Tempe	**$303.35**
Chandler	**$288.80**
Phoenix	**$281.54**
Gilbert	**$281.24**
Mesa	**$265.64**
Queen Creek	**$260.55**

The Cromford Report, single-family detached homes, October 2026. Gilbert ranks 10th of 41 Valley cities and is down 0.6% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking about two 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?

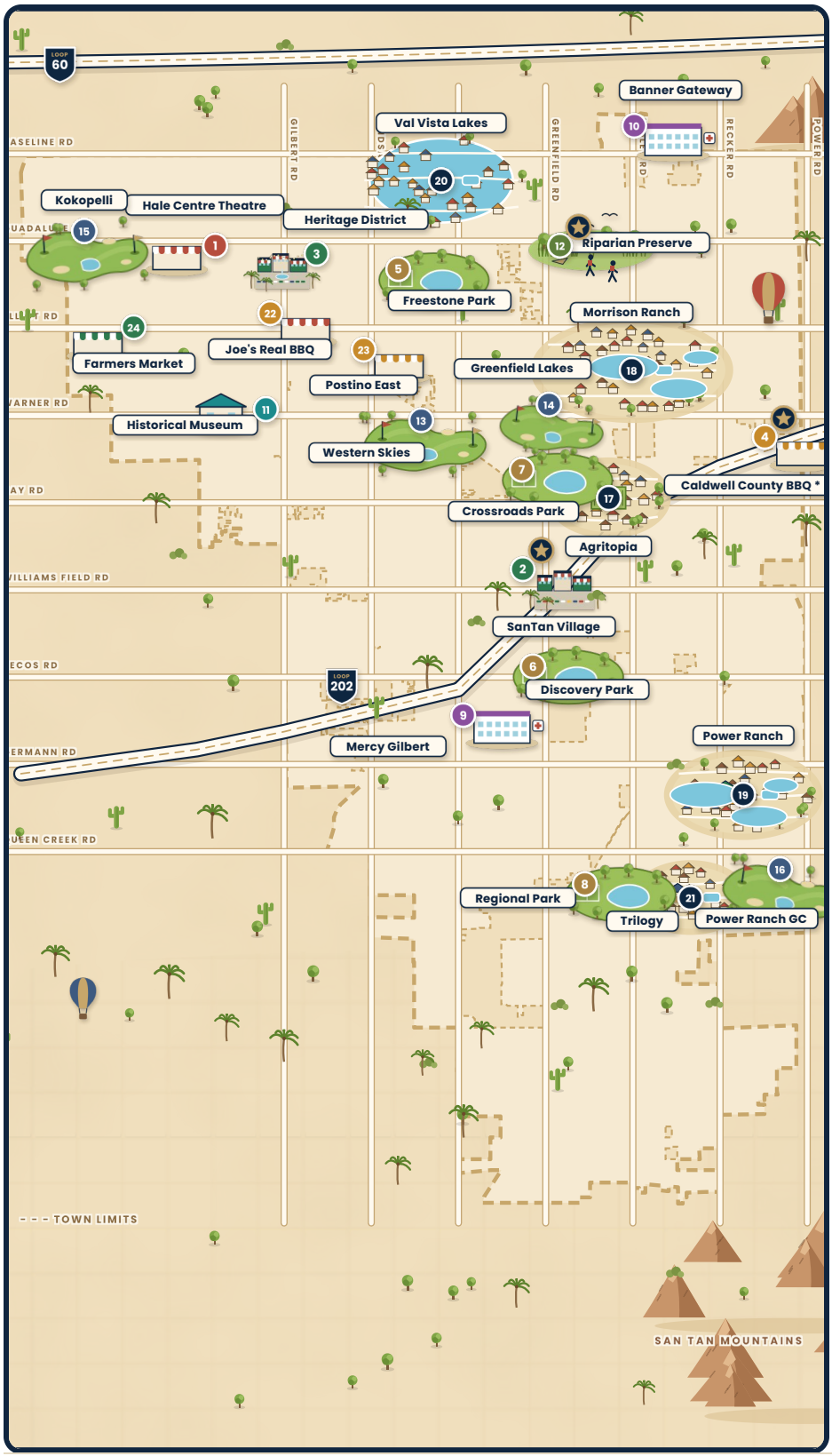
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**

Home value: **medranoaz.com/sell.html**

THE MAP

Gilbert, illustrated



SPORTS & ENTERTAINMENT

1. Hale Centre Theatre

SHOPPING

2. SanTan Village
3. Heritage District
24. Heritage District Farmers Market

DINING

4. Caldwell County BBQ *
22. Joe's Real BBQ
23. Postino East

PARKS & RECREATION

5. Freestone District Park
6. Discovery District Park
7. Crossroads District Park
8. Gilbert Regional Park

HEALTHCARE

9. Mercy Gilbert Medical Center
10. Banner Gateway Medical Center

CULTURE & HISTORY

11. Gilbert Historical Museum

TRAILS & PRESERVES

12. Riparian Preserve at Water Ranch

GOLF

13. Western Skies Golf Club
14. Greenfield Lakes Golf Course
15. Kokopelli Golf Club
16. Power Ranch Golf Club

COMMUNITIES

17. Agritopia
18. Morrison Ranch
19. Power Ranch
20. Val Vista Lakes
21. Trilogy at Power Ranch

REBECCA'S PICKS

- ★ Caldwell County BBQ *
- ★ SanTan Village
- ★ Riparian Preserve at Water Ranch

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

THINGS TO DO

Weekends in Gilbert

Heritage District

Downtown Gilbert's dining and shops around Water Tower Plaza, with the Hale Centre Theatre and a Saturday farmers market.

Riparian Preserve at Water Ranch

110 acres of ponds and 4.5 miles of flat trails for birding and walks, with the Gilbert Rotary Centennial Observatory on the grounds.

SanTan Village

An open-air shopping center with more than 100 stores and a 16-screen Harkins theater near the Loop 202.

Caldwell County BBQ

Texas-style barbecue smoked over mesquite and pecan, just outside town limits on Power Rd.

Freestone District Park

An 88-acre park with a miniature train, an antique carousel, a mini Ferris wheel and a skate park.

Discovery District Park

A 48-acre park with two stocked fishing lakes, a butterfly garden, multi-use fields and a network of trails.

Gilbert Historical Museum

Local history inside the original Gilbert Elementary School, built in 1913 and listed on the National Register of Historic Places.

Golf

Western Skies, Greenfield Lakes, Kokopelli and Power Ranch Golf Club are public.

Rebecca's picks

Caldwell County BBQ 18324 E Nunneley Rd	*"A must visit for all my BBQ lovers. Food is delish and the location is such a vibe!"*
SanTan Village 2218 E Williams Field Rd	*"For some retail therapy, STV is a must visit!"*
Riparian Preserve at Water Ranch 2757 E Guadalupe Rd	*"Such a scenic place for pics in the East Valley. Go check it out!"*

Sources: Town of Gilbert, Discover Gilbert, Caldwell County BBQ, Macerich (SanTan Village), Wikipedia. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Gilbert



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

Trilogy at Power Ranch is a 55+ community, and age requirements apply to residents. Ask me how they work.

Schools

More than one district serves Gilbert, including Gilbert Public Schools and Higley Unified. Boundaries don't follow town lines, so confirm assigned schools by address.

Getting around

The Loop 202 Santan Freeway runs through Gilbert, and US 60 is near the north end of town. Ask me for an honest average drive time for any address.

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 Gilbert 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.