CITY GUIDE

Glendale, 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 Glendale?

Glendale is where our family goes for game days. My husband and kids are Dodger fans, so spring training at Camelback Ranch is a tradition, and we never pass up a steak at Arrowhead Grill. From Westgate and State Farm Stadium to the antique shops of Historic Downtown and the trails at Thunderbird Conservation Park, Glendale has a lot going on in every corner. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your place here.

Rebecca Medrano

GLENDALE AT A GLANCE

$434K
Median sale price, June to August 2026 (Redfin)

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

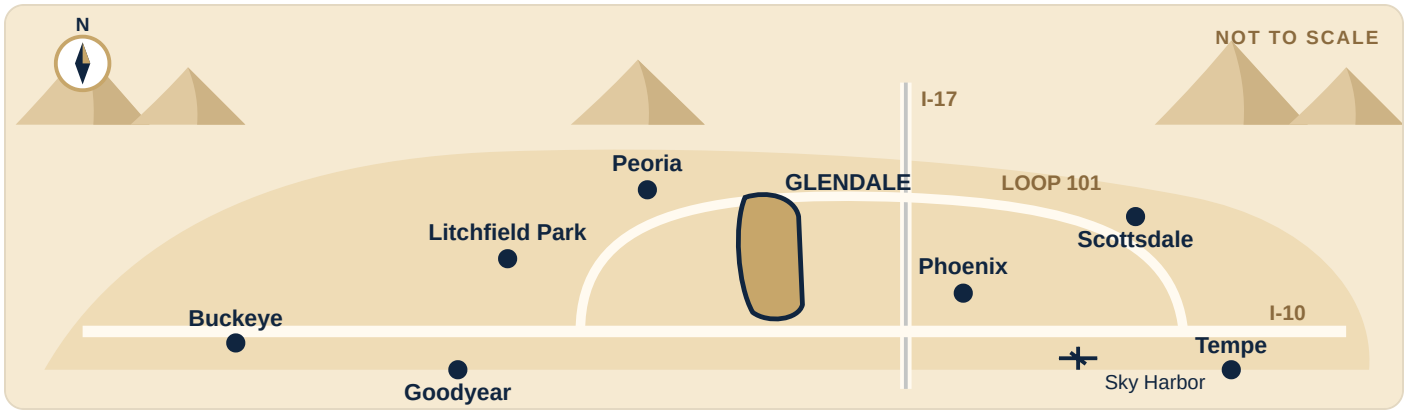
248,325
Residents at the 2020 Census

65 sq mi
Total city area (U.S. Census)

3
Super Bowls hosted at State Farm Stadium (2008, 2015, 2023)

19 places
On the illustrated Glendale map on page 5

WHERE GLENDALE SITS IN THE VALLEY



South Glendale: Historic Downtown, plus Westgate, State Farm Stadium and newer communities like Stonehaven toward Loop 101.

North Glendale: Arrowhead Ranch, Arrowhead Towne Center and Thunderbird Conservation Park, near Loop 101.

WHERE TO LIVE

Glendale's communities

How Glendale's best-known communities compare. Ask me about the other neighborhoods, too.

Arrowhead Ranch

NORTH GLENDALE, ALONG LOOP 101



Lakes · Golf · Trails

- Glendale's first master-planned community, built in phases including Arrowhead Lakes, Sierra Verde, the Highlands and Hearthstone.
- Lakes, parks and trails, with The Legend at Arrowhead and Arrowhead Country Club nearby.
- Thunderbird Conservation Park's 1,185 acres of desert trails sit along its northern edge.
- Close to Arrowhead Towne Center and Loop 101.

Stonehaven

CAMELBACK RD TO BETHANY HOME RD, 83RD TO 91ST AVE



New construction · Pool · Trails

- A master plan approved for 1,161 homes on 382 acres, with builders including Pulte and Taylor Morrison.
- A community pool, playground, basketball courts, walking trails and a butterfly garden.

Historic Downtown

OLD TOWNE AND CATLIN COURT



History · Walkable

- Catlin Court is a historic district of early-1900s bungalows, many now shops and cafes.
- Old Towne's walkable blocks of antique shops and local restaurants, home to Glendale Glitters each winter.

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: City of Glendale, John F. Long Properties, Taylor Morrison, ARMLS. Confirm amenities and HOA details with each community.

THE MARKET

What homes cost right now



Prices have held steady over the past year, and homes are taking about two months to sell.

$434K
Median sale price
-0.5% vs. last year

$238
Median price per sq. ft.
-1.6% vs. last year

57
Median days on market
Same as last year

621
homes sold in August

3.5
months of supply

About 3.5 months of supply means it would take about four months to sell every home now listed, if no new homes came on the market.

Redfin, Glendale, AZ, June to August 2026.

How Glendale compares: median price per square foot

Phoenix	**$281.54**
Peoria	**$258.18**
Glendale	**$248.42**
Litchfield Park	**$232.95**
Goodyear	**$231.33**
Surprise	**$223.31**

The Cromford Report, single-family detached homes, October 2026. Glendale ranks 21st of 41 Valley cities and is down 1.8% 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.

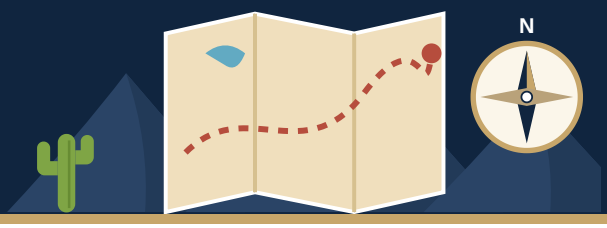
Want the numbers for one specific home?

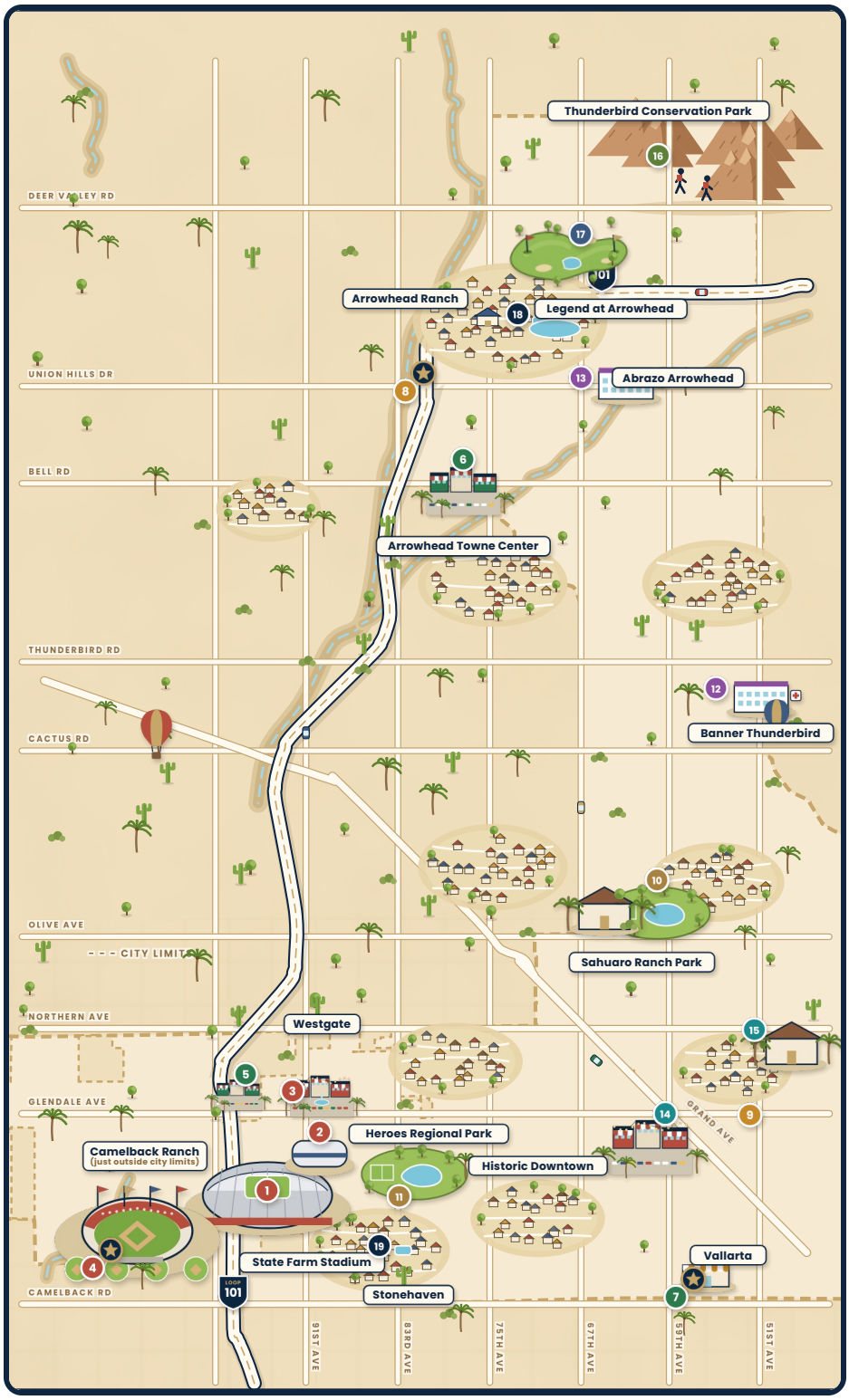
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Glendale, illustrated





SPORTS & ENTERTAINMENT

1. State Farm Stadium
2. Desert Diamond Arena
3. Westgate Entertainment District
4. Camelback Ranch (outside city limits)

SHOPPING

5. Tanger Outlets Phoenix
6. Arrowhead Towne Center
7. Vallarta Supermarkets

DINING

8. Arrowhead Grill
9. Cerreta Candy Co.

PARKS & RECREATION

10. Sahuaro Ranch Park
11. Glendale Heroes Regional Park

HEALTHCARE

12. Banner Thunderbird Medical Ctr.
13. Abrazo Arrowhead Campus

CULTURE & HISTORY

14. Historic Downtown Glendale
15. Manistee Ranch

TRAILS & PRESERVES

16. Thunderbird Conservation Park

GOLF

17. The Legend at Arrowhead

COMMUNITIES

18. Arrowhead Ranch
19. Stonehaven

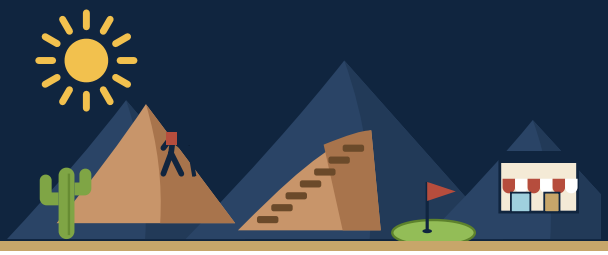
REBECCA'S PICKS

- Camelback Ranch
- Vallarta Supermarkets
- Arrowhead Grill

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

THINGS TO DO

Weekends in Glendale



State Farm Stadium & Westgate

Cardinals games and big events at the stadium, with Westgate's restaurants, fountain and Tanger Outlets next door.

Spring training

The Dodgers and White Sox train at Camelback Ranch each spring, in a Glendale-owned ballpark just over the Phoenix line.

Historic Downtown

Antique shops and cafes in Old Towne and Catlin Court, and the Glendale Glitters holiday lights each winter.

Sahuaro Ranch Park

A historic ranch with rose gardens, free-roaming peacocks, picnic areas and preserved ranch buildings.

Thunderbird Conservation Park

A 1,185-acre preserve in the Hedgpeth Hills with trails for hiking, biking and horseback riding.

Cerreta Candy Co.

A family-owned chocolate maker in Glendale offering guided factory tours.

Golf

The Legend at Arrowhead, now part of the private Clubs at Arrowhead, is an Arnold Palmer-designed 18-hole course in north Glendale; its Water's Edge Icehouse is open to the public.

Shopping

Arrowhead Towne Center in north Glendale, Tanger Outlets Phoenix, and Vallarta, the chain's first Arizona store.

★ Rebecca's picks

Camelback Ranch
10710 W Camelback Rd
“Love me some spring training baseball! My hubs and kids are Dodger fans, me not so much, but the park is awesome!”

Vallarta Supermarkets
5836 W Camelback Rd
“This place is HEAVEN! The produce is amazing, and they have all the Aguas and delicious snacks you could ever want! Willy Wonka would be jealous of this place.”

Arrowhead Grill
8280 W Union Hills Dr
“Arrowhead Grill is an amazing place for a steak, one of our faves for sure!”

Sources: City of Glendale, Experience Glendale, Camelback Ranch, State Farm Stadium, Vallarta Supermarkets. Check hours and event schedules before you go.

BEFORE YOU BUY

Know before you buy in Glendale



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.

Game and event days

State Farm Stadium and Desert Diamond Arena host big events year-round. If you're looking near Westgate, ask me what event days are like nearby.

Schools

Several school districts serve Glendale, and boundaries don't follow city lines. Confirm the assigned schools for any address with the district.

Getting around

Loop 101 runs through the city, I-17 is just east, and Grand Avenue (US 60) runs diagonally toward downtown Phoenix.

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 Glendale 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.