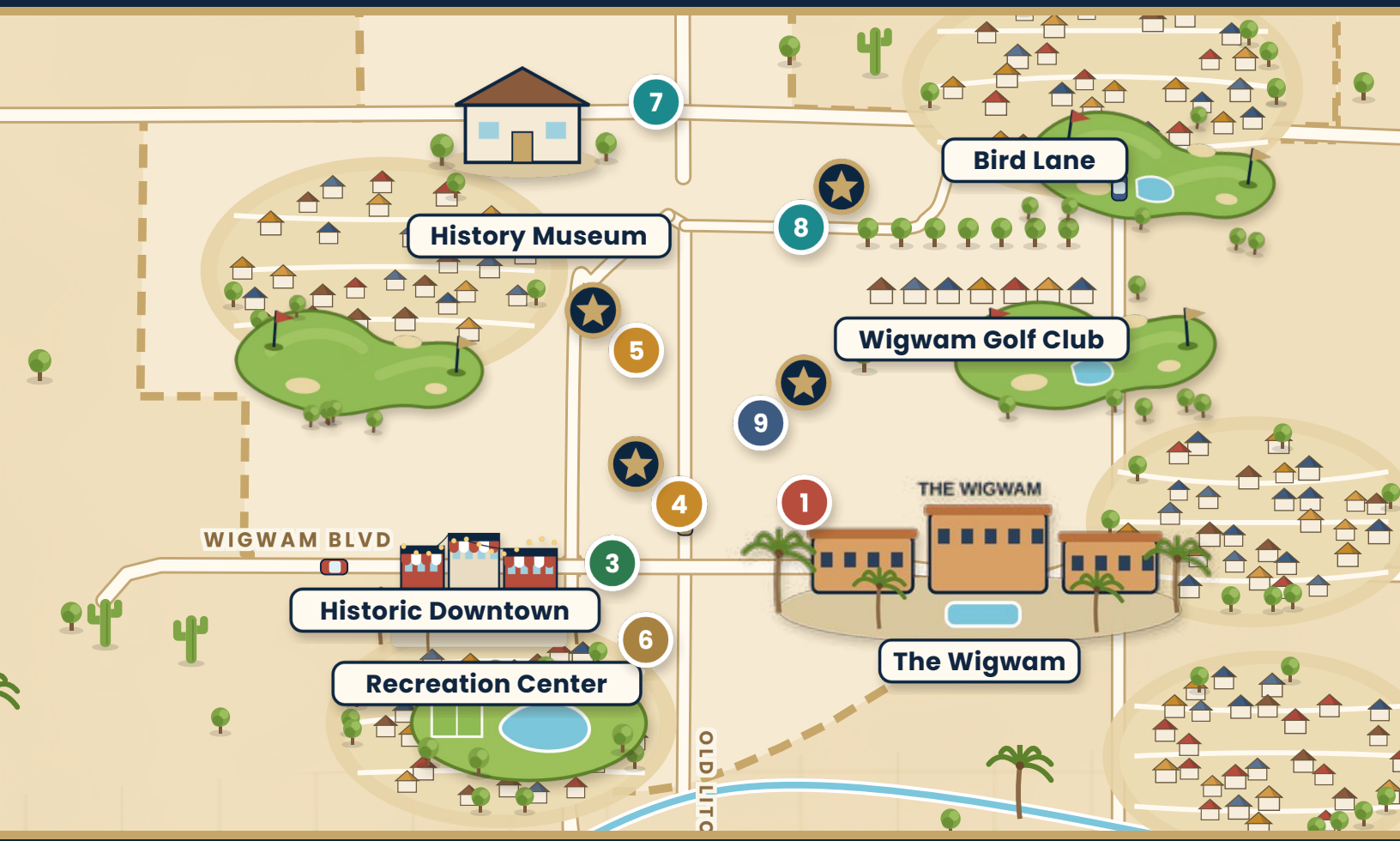
CITY GUIDE

Litchfield Park, 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 Litchfield Park?

Thanks for grabbing this guide. Litchfield Park has a special place in our family's story. We spent so much time at The Wigwam with our boys, from Native American art shows to golf tournaments to casual lunches at Red's, and it's always been a wonderful community. If you ever get the chance, take a walk down Bird Lane. You'll see what I mean. I'm a third-generation Phoenix native with more than 12 years in Arizona real estate, and I know this corner of the West Valley well. This guide is the quick version of what I walk buyers through: how Litchfield Park is laid out, what homes are selling for right now, and the things worth knowing before you make an offer. If a question comes up while you're reading, text me. That's what I'm here for.

Rebecca Medrano

LITCHFIELD PARK AT A GLANCE

$794K
Median sale price, June to August 2026 (Redfin; 29 sales in August)

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

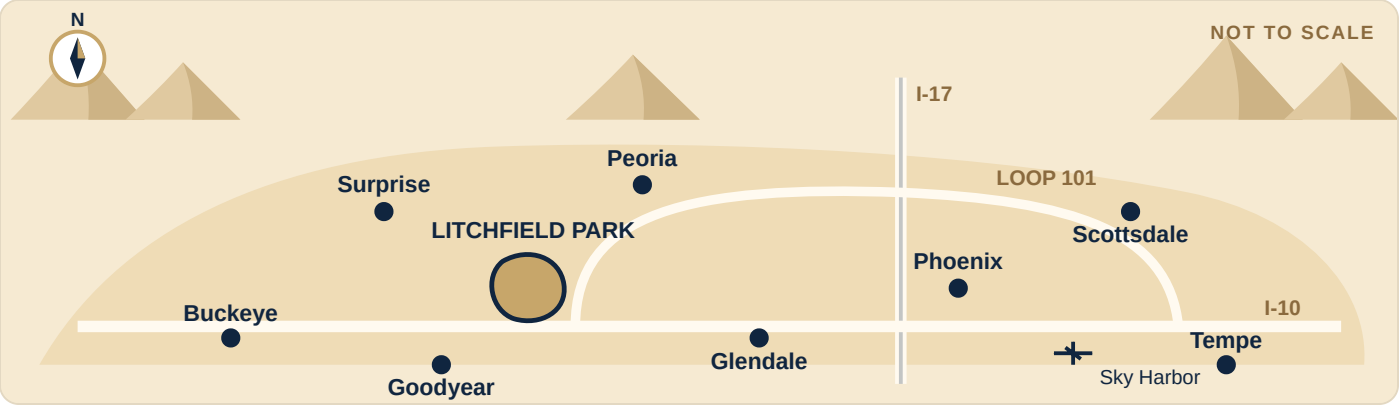
6,847
Residents at the 2020 Census

1929
The year The Wigwam first opened as a guest ranch

54 holes
Of championship golf at Wigwam Golf Club

9 places
On the illustrated Litchfield Park map on page 5

WHERE LITCHFIELD PARK SITS IN THE VALLEY



Historic Litchfield Park: the original town around The Wigwam, with tree-lined streets and a walkable downtown.

Location: West Valley, bordered by Goodyear and Avondale, close to Luke Air Force Base.

WHERE TO LIVE

Living in Litchfield Park

Litchfield Park doesn't have big master-planned communities. Its charm is the original town itself.

Historic Litchfield Park

THE ORIGINAL TOWN AROUND THE WIGWAM



History · Golf · Walkable downtown

- Founded by Goodyear Tire & Rubber to grow cotton for tires, and named for company leader Paul W. Litchfield.
- Tree-lined streets like Bird Lane, across from the Wigwam Golf Club's Gold Course.
- A small, walkable downtown along Old Litchfield Road with local shops and patio restaurants.

The Wigwam

300 E WIGWAM BLVD



Resort · Golf

- A 440-acre historic resort that first opened as a guest ranch in 1929.
- 54 holes of championship golf, Red's Bar & Grill, Litchfield's and public events.

A small city

3.3 SQUARE MILES



Small-town feel

- About 6,847 residents at the 2020 Census.
- Its own city government, recreation center and history museum.

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 Litchfield Park, U.S. Census, The Wigwam, Litchfield Park Historical Society.

THE MARKET

What homes cost right now



Litchfield Park is small, so only a few dozen homes sell each season and prices swing more than in bigger cities. Homes are taking close to three months to sell.

$794K
Median sale price
29 homes sold in August

$296
Median price per sq. ft.
No reliable year-over-year

82
Median days on market
Close to three months

29	4.2	
homes sold in August	months of supply	About 4.2 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, Litchfield Park, AZ, June to August 2026. Too few sales for a reliable year-over-year comparison.

How Litchfield Park compares: median price per square foot

Phoenix	$281.54
Peoria	$258.18
Litchfield Park	$232.95
Goodyear	$231.33
Avondale	$222.29
Buckeye	$219.92

The Cromford Report, single-family detached homes, October 2026. Litchfield Park ranks 23rd of 41 Valley cities and is down 0.8% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking close to three 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.

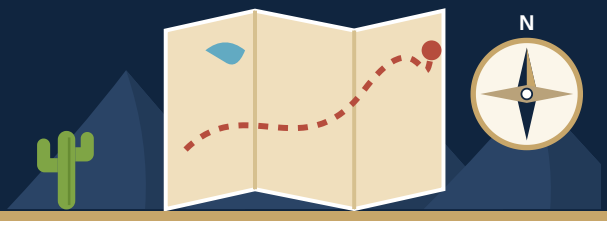
Want the numbers for one specific home?

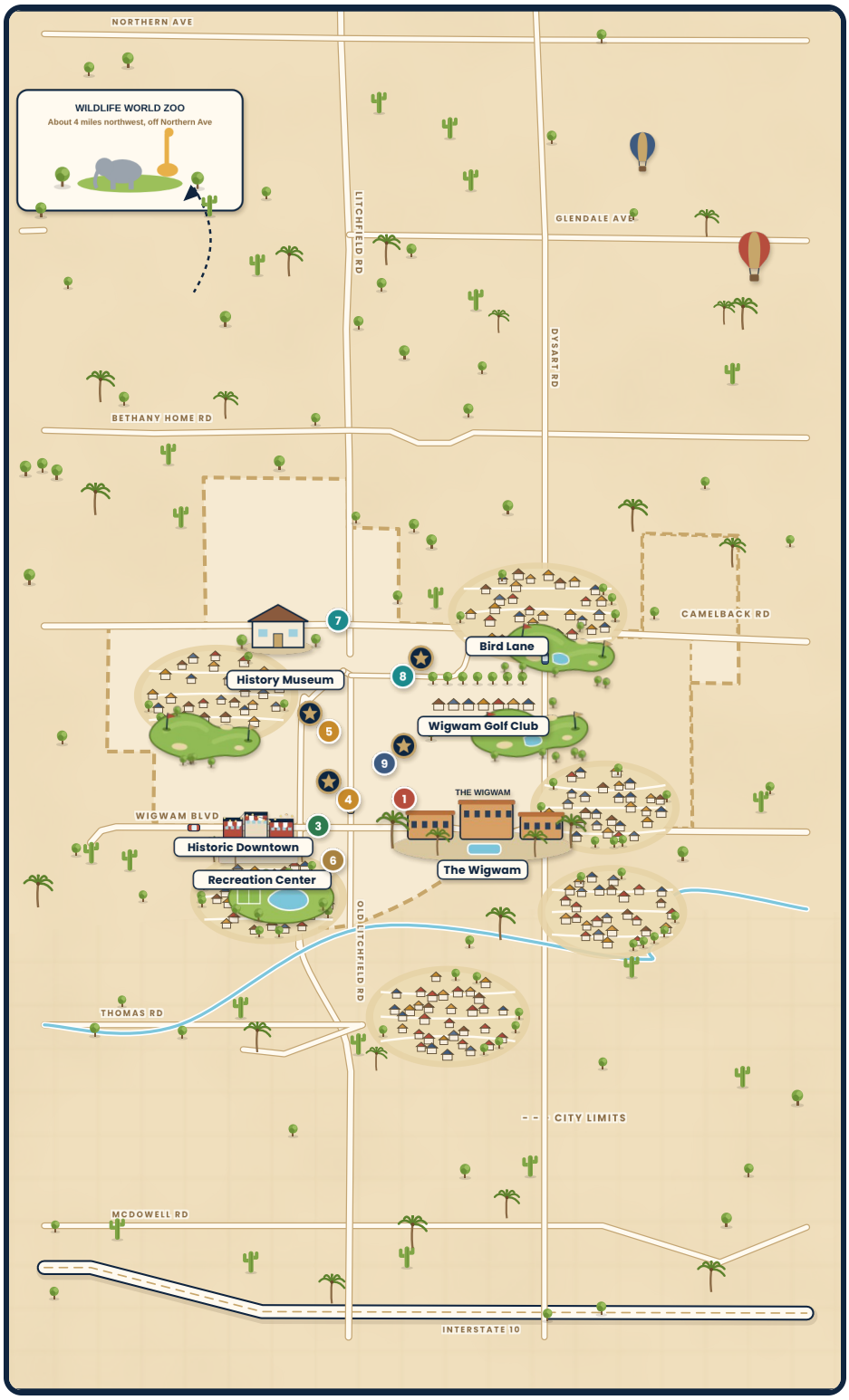
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Litchfield Park, illustrated





RESORT, ZOO & EVENTS

1. The Wigwam
2. Wildlife World Zoo (outside city limits)

SHOPPING & DINING DISTRICT

3. Historic Downtown Litchfield Park

DINING

4. Park Café
5. Red's Bar & Grill at The Wigwam

PARKS & RECREATION

6. Litchfield Park Recreation Center

CULTURE & HISTORY

7. Historical Society Museum
8. Bird Lane

GOLF

9. Wigwam Golf Club

REBECCA'S PICKS

- ★ Park Café
- ★ Red's Bar & Grill
- ★ Wigwam Golf Club
- ★ Bird Lane

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

THINGS TO DO

Weekends in Litchfield Park

The Wigwam

The historic resort's restaurants, bar and public events, from art shows to live music, are open to locals, not just guests.

Wigwam Golf Club

Three 18-hole championship courses, including the Gold Course designed by Robert Trent Jones Sr.

Historic downtown

Patio breakfasts at Park Café, brick-oven pizza at Papa Paul's and local spots like Old Pueblo Cafe along Old Litchfield Road.

Red's Bar & Grill

Casual burgers and local craft beer overlooking The Wigwam's palms and golf courses.

Recreation Center

The city's recreation center at 100 S Old Litchfield Road, near downtown.

History museum

Free museum in historic “Aunt Mary's House” on Camelback Road, open Wednesday to Friday from Labor Day through Memorial Day.

Bird Lane

A tree-lined historic street across from the Gold Course. One of the prettiest walks in town.

Wildlife World Zoo

A zoo and aquarium about 4 miles northwest, just outside the city limits, off Northern Avenue.

★ Rebecca's picks

Park Café 44 N Old Litchfield Rd	*“Has always been a family fave!”*
Red's Bar & Grill at The Wigwam 451 N Old Litchfield Rd	*“Great food and vibes. We spent lots of time here after our son's golf tourneys.”*
Wigwam Golf Club 451 N Old Litchfield Rd	*“Lots of wonderful memories at this place. Just a fun, cool course.”*
Bird Lane Historic Litchfield Park	*“If you ever get a chance to walk around Bird Lane, please do so!”*

Sources: City of Litchfield Park, The Wigwam, Litchfield Park Historical Society, Wildlife World Zoo. Check hours before you go.

BEFORE YOU BUY

Know before you buy in Litchfield Park



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.

Older homes

Some homes in historic Litchfield Park are decades old. A thorough inspection of the roof, plumbing and electrical is worth it.

Luke Air Force Base

Luke Air Force Base is nearby, so parts of the area hear jet noise. Ask about military airport disclosures and visit at different times of day.

Schools

Litchfield Park is served by the Litchfield Elementary and Agua Fria Union High school districts. Always confirm the assigned schools for a specific address with the district.

Getting around

I-10 is just south of town via Litchfield Road, and Loop 303 is a few miles west.

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 if Litchfield Park 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.