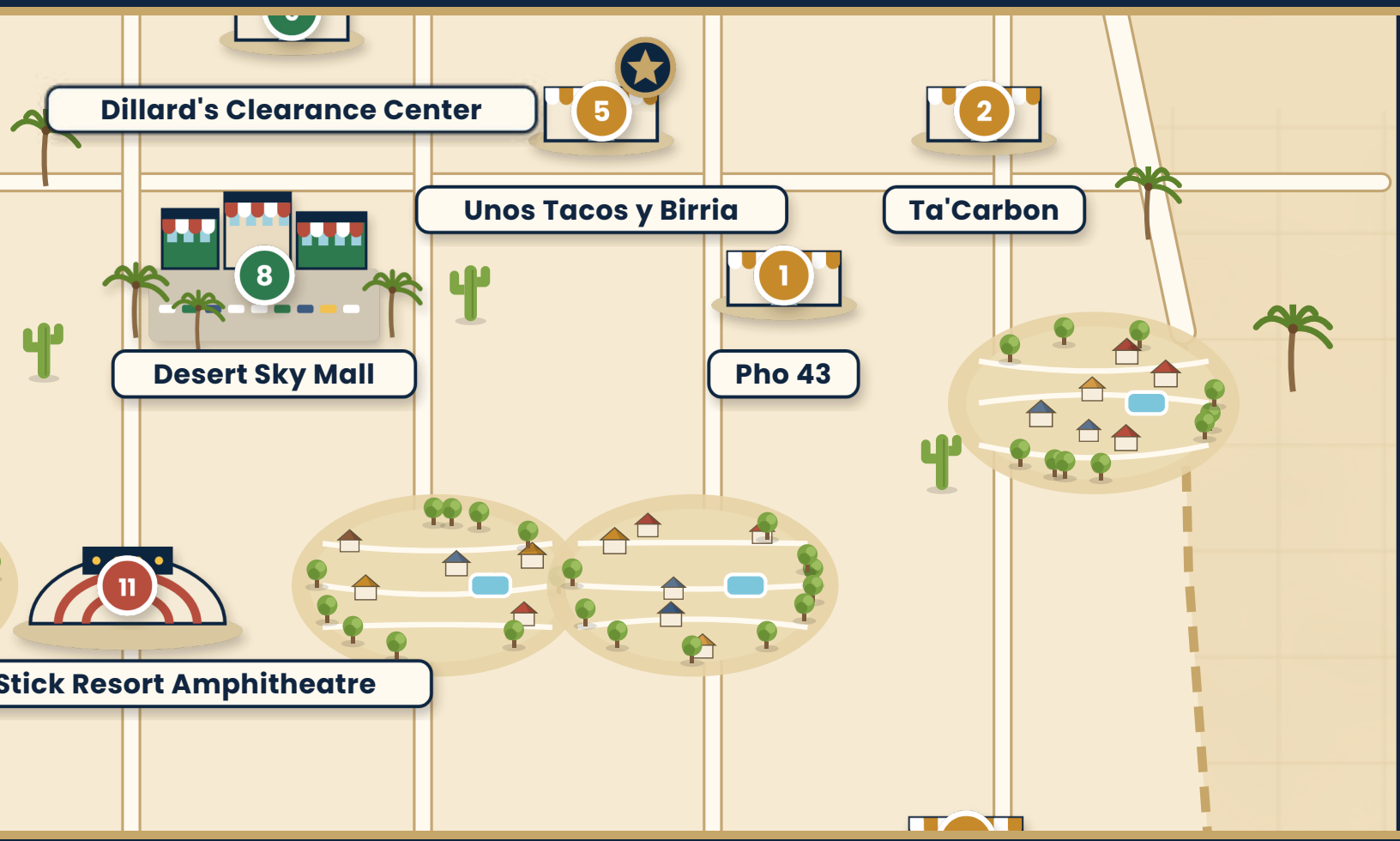
CITY GUIDE

Maryvale, 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

eXp Realty, Peoria office

(602) 509-1099 | medranoaz.com

UPDATED OCTOBER 2026

WELCOME

Thinking about Maryvale?

Maryvale is a large area on the west side of Phoenix that began in the 1950s as a master-planned community. It has Brewers spring training baseball, a major outdoor concert venue, a public golf course and a mall, with Pho, tacos and seafood spread along its avenues. A few of my favorite stops are Popo's Fiesta Del Sol for neighborhood Mexican food and Unos Tacos y Birria for tacos. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

MARYVALE AT A GLANCE

$337K
Median sale price, ZIP 85033, June to August 2026 (Redfin)

51 days
Median time on market, ZIP 85033, August 2026 (Redfin)

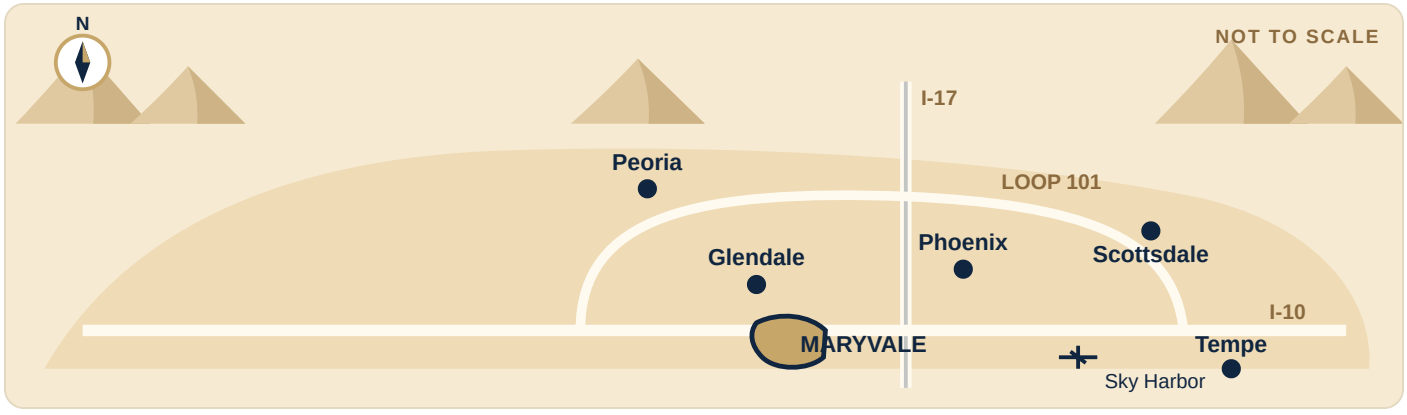
92
Homes sold, ZIP 85033, August 2026 (Redfin)

$230
Median price per sq. ft., ZIP 85033 (Redfin)

32 sq. mi.
About the size of the outline on the map (City of Phoenix)

14 places
On the illustrated Maryvale map on page 5

WHERE MARYVALE SITS IN THE VALLEY



American Family Fields at 53rd Ave & Indian School Rd: The Brewers' spring training home sits near the Maryvale Community Center, a few blocks from Indian School Road.

The outline spans about 12 miles: The City of Phoenix outline runs from near I-17 on the east to the western edge of the city. The map is stretched north to south.

WHERE TO LIVE

Living in Maryvale

Maryvale began as a master-planned community and is now a large City of Phoenix urban village. Here is how it is organized and what is in it.

Maryvale master plan

WEST PHOENIX

Master-planned **1950s** **John F. Long**

- Developer John F. Long proposed the community in the 1950s, with a master plan by architect Victor Gruen. It is named for Long's wife, Mary.
- Homes were built quickly, reportedly about eight a day by 1954.

Maryvale village outline

THE MAP OUTLINE

City urban village **About 32 sq. mi.**

- The City of Phoenix urban village, about 12 miles east to west, trimmed where it meets Glendale. Subdivisions have their own HOAs, so confirm for each address.

American Family Fields

3805 N 53RD AVE

Opened 1998 **Brewers spring training**

- Opened February 22, 1998 as Maryvale Baseball Park. Capacity is 10,000.
- The Milwaukee Brewers and the ACL Brewers play here.

Grand Canyon University Golf Course

5902 W INDIAN SCHOOL RD

Public **18 holes** **Opened 1961**

- The City of Phoenix owns the course, which first opened as Maryvale Golf Course. Grand Canyon University manages it under a 30-year agreement.
- John Fought renovated it to about 7,200 yards, par 71.

Touring a community? Ask these questions

- Is this an HOA community, and what are the dues?
- How old are the roof, A/C and plumbing?
- What is the lot size and is there a pool?
- Which freeway or avenue will I use most?
- Which schools serve this address?

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

THE MARKET

What homes cost right now



Maryvale had 92 sales in ZIP 85033 in August, up 29.0% from a year earlier.

$337K
Median sale price
92 sales in August

$230
Median price per sq. ft.
No reliable year-over-year

51
Median days on market
About seven weeks

92
homes sold in August

Redfin reported 51 days on market and 30.3% of August sales closing above the list price.

Redfin, ZIP 85033 (Maryvale). Prices are the three months ending August 2026; days on market and sales are August. This ZIP does not match the map outline.

How Maryvale 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 Maryvale 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 homes taking about seven weeks 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

- Price from true comparables, since homes sell differently by street and subdivision.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby.

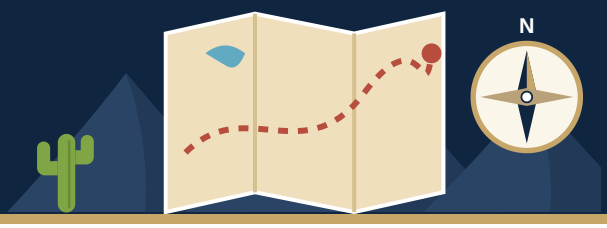
Want the numbers for one specific home?

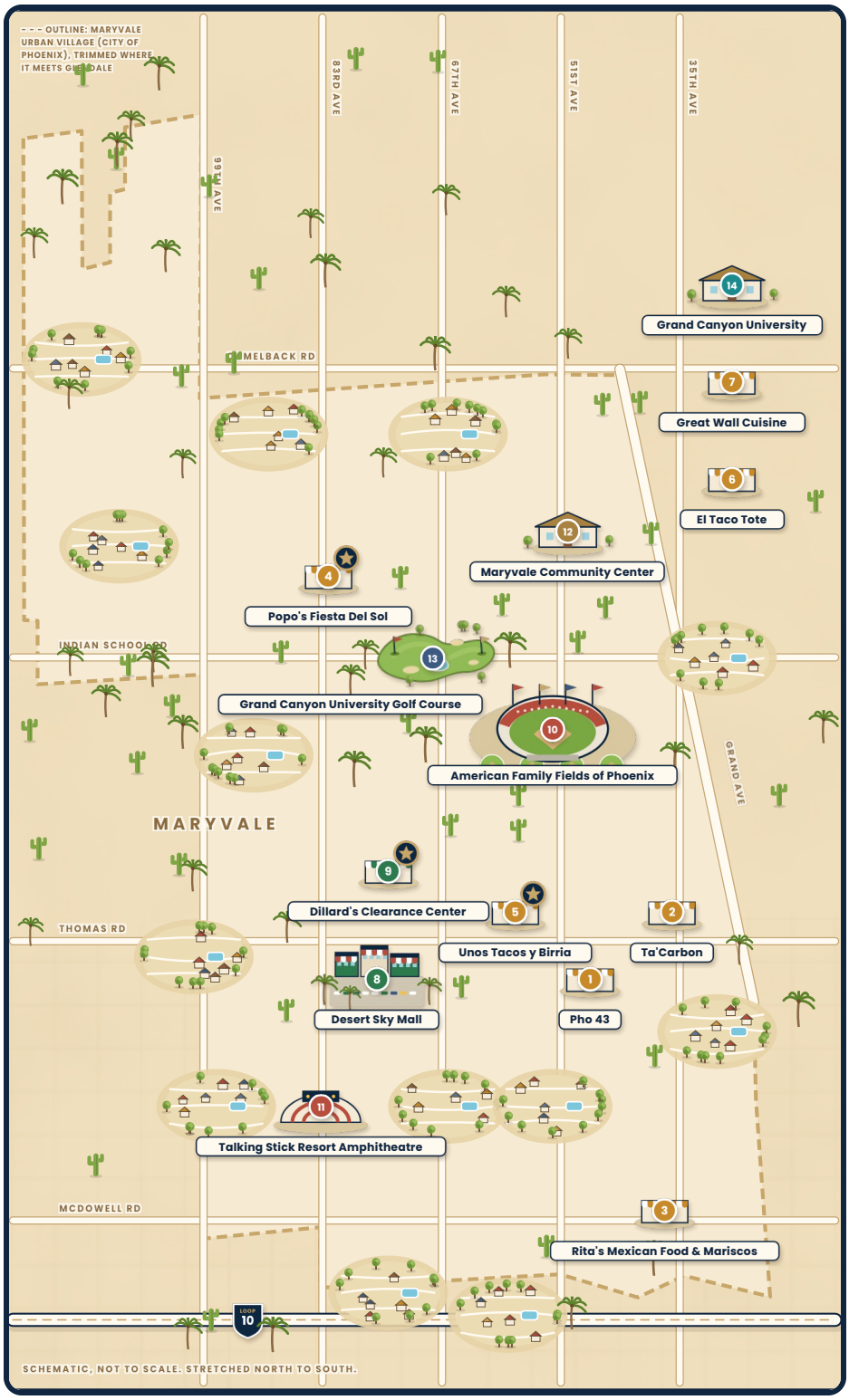
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Maryvale, illustrated





DINING

1. Pho 43
2. Ta'Carbon
3. Rita's Mexican Food & Mariscos
4. Popo's Fiesta Del Sol
5. Unos Tacos y Birria
6. El Taco Tote
7. Great Wall Cuisine

SHOPPING

8. Desert Sky Mall
9. Dillard's Clearance Center

SPORTS & ENTERTAINMENT

10. American Family Fields of Phoenix
11. Talking Stick Resort Amphitheatre

PARKS & RECREATION

12. Maryvale Community Center

GOLF

13. Grand Canyon University Golf Course

EDUCATION

14. Grand Canyon University

REBECCA'S PICKS

- Popo's Fiesta Del Sol
- Unos Tacos y Birria
- Dillard's Clearance Center

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

THINGS TO DO

Weekends in Maryvale



American Family Fields of Phoenix

Spring training for the Milwaukee Brewers at 3805 N 53rd Ave. It opened in 1998 as Maryvale Baseball Park and holds 10,000.

Talking Stick Resort Amphitheatre

An outdoor concert venue at 2121 N 83rd Ave that opened in 1990. It was Ak-Chin Pavilion from 2013 to 2023.

Desert Sky Mall

A mall at 7611 W Thomas Rd, open since 1981, with a Valley Metro transit center. Rebecca's pick is the Dillard's Clearance Center. It reopened in November 2025 after a partial ceiling collapse.

Grand Canyon University Golf Course

A public 18-hole course at 5902 W Indian School Rd that opened in 1961 as Maryvale Golf Course.

Popo's Fiesta Del Sol

Mexican, New Mexican and comfort food at 6542 W Indian School Rd. Rebecca calls it a neighborhood classic.

Unos Tacos y Birria

Tacos and birria at 7502 W Thomas Rd, near Desert Sky Mall. Rebecca loves the tacos and the salsa bar.

El Taco Tote

Tacos, quesadillas and salsas at 3464 W Camelback Rd, east of the outline near GCU. It is part of a chain founded in 1988.

Great Wall Cuisine

Hong Kong-style dim sum and seafood at 3446 W Camelback Rd, east of the outline near GCU.

★ Rebecca's picks

Popo's Fiesta Del Sol 6542 W Indian School Rd	*“A neighborhood classic Mexican spot! Food is always delish and it looks as it did when I was a kid in the 90's.”*
Unos Tacos y Birria 7502 W Thomas Rd	*“You can thank me later, tacos are amazing and the salsa bar I want in my home!”*
Dillard's Clearance Center 7611 W Thomas Rd, in Desert Sky Mall	*“Looking for a deal on Dillard's goods? This is the spot!”*

Sources: City of Phoenix, Wikipedia, Local First Arizona, business websites. Check hours and conditions before you go.

BEFORE YOU BUY

Know before you buy in Maryvale



HOAs and dues

Some subdivisions have HOAs. Ask what the dues cover and what the rules are.

Older homes

Maryvale began in the 1950s. Ask about the age of the roof, plumbing, electrical and A/C, and get a full inspection.

Large area

The outline is about 12 miles wide. Conditions and prices vary by street, so compare homes block by block.

Freeways and traffic

Check I-10, I-17 and Grand Avenue traffic at the times you would commute, and visit a home then.

Event days

Spring training games and concerts can add traffic near 53rd Ave and 83rd Ave. Visit on an event day.

Schools

Assigned schools depend on the address. Confirm with the district.

Wondering whether Maryvale 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

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

Email: **rebecca@medranoaz.com**

Web: **medranoaz.com**

Rebecca Medrano, eXp Realty | 16165 N 83rd Ave, Ste 200, Peoria, AZ 85382 | AZ License #SA652445000 | Equal Housing Opportunity.

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.