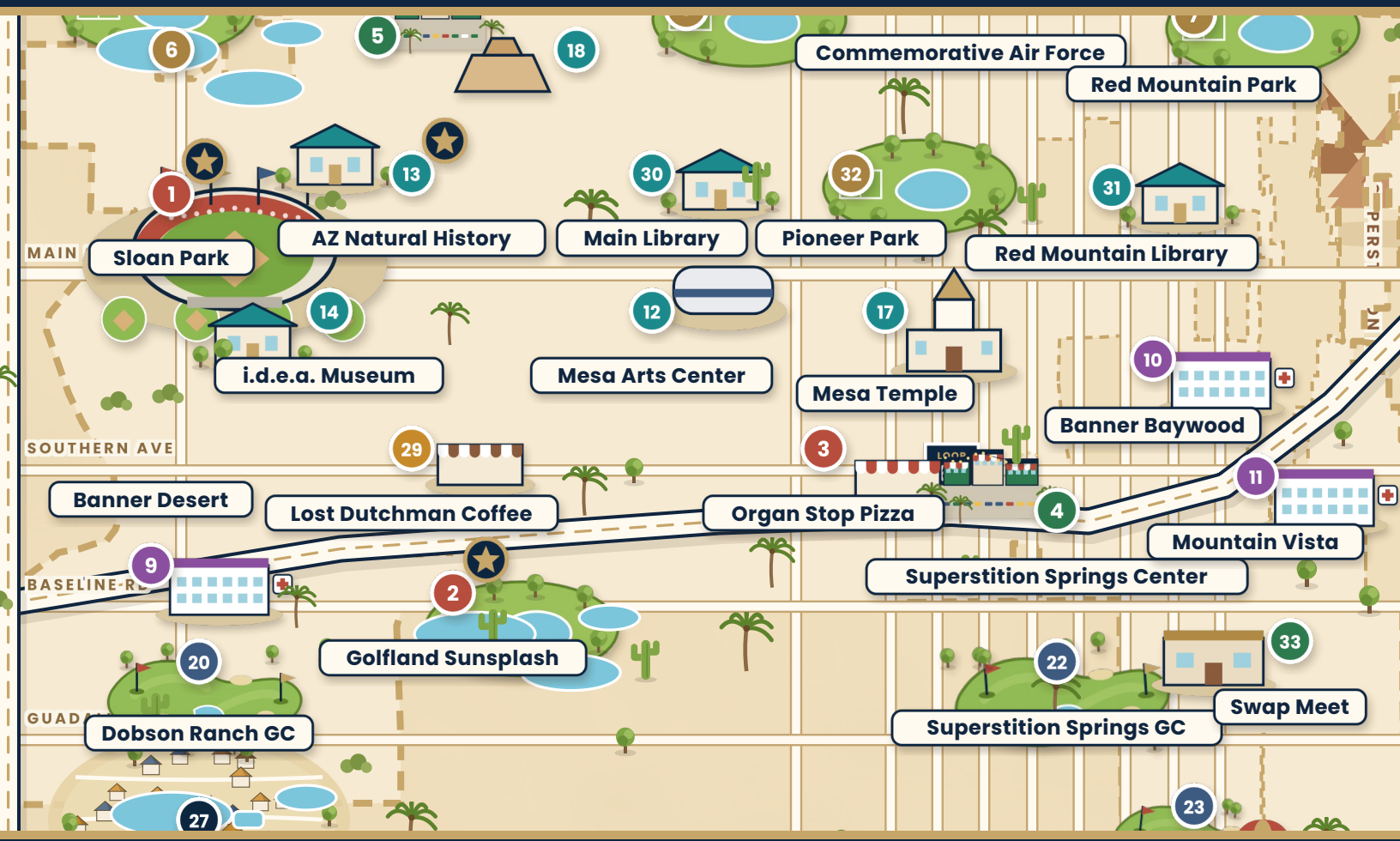
CITY GUIDE

Mesa, 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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UPDATED OCTOBER 2026

WELCOME

Thinking about Mesa?

Mesa has a lot to love. My favorites: Sloan Park, especially at spring training time, Golfland Sunsplash for some legendary Valley fun, and the Arizona Museum of Natural History for family fun and dinos. 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

MESA AT A GLANCE

$450K
Median sale price, June to August 2026 (Redfin)

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

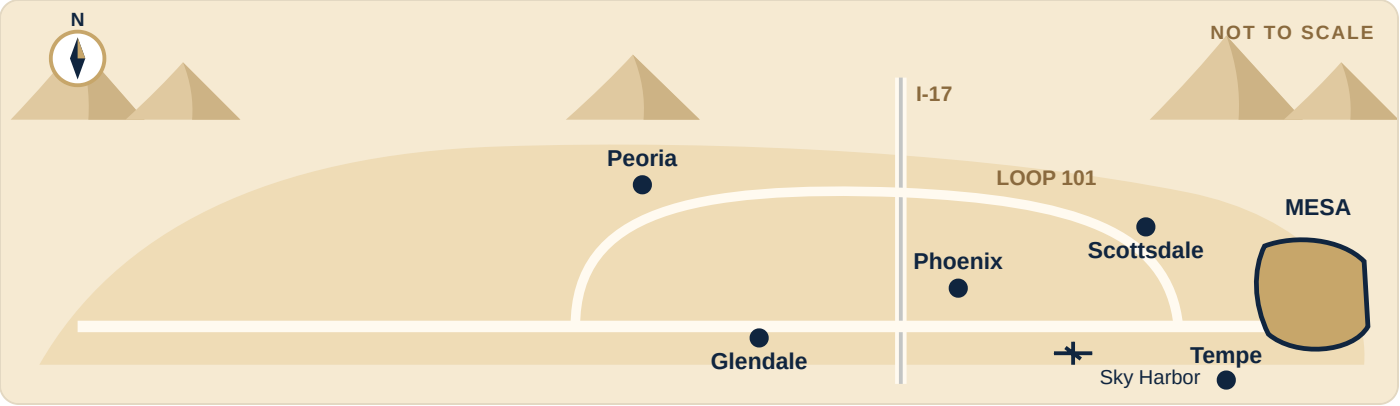
1,428
Homes sold in August 2026 (Redfin)

3.4 months
Months of supply, August 2026 (Redfin)

15,000
Seats at Sloan Park, the Cubs' spring training home

33 places
On the illustrated Mesa map on page 5

WHERE MESA SITS IN THE VALLEY



Downtown & west Mesa: The Mesa Arts Center, the Arizona Museum of Natural History and the i.d.e.a. Museum downtown, with Sloan Park, Riverview and Dobson Ranch toward the Tempe border.

East Mesa: Superstition Springs, Las Sendas and Usery Mountain Regional Park, with Eastmark toward Phoenix-Mesa Gateway Airport in the southeast.

WHERE TO LIVE

Mesa's communities



Here's how three of Mesa's best-known master-planned communities compare.

Eastmark

SOUTHEAST MESA, NEAR GATEWAY AIRPORT

Master-planned **Parks** **New homes**

- A 3,200-acre master-planned community built on the former GM Desert Proving Grounds.
- Mixes new homes with employment, education, recreation and shopping next to Phoenix-Mesa Gateway Airport.

Las Sendas

EAST MESA, IN THE USERY FOOTHILLS

Golf **Trails** **Gated neighborhoods**

- A 4,200-acre master-planned community with about 25 gated neighborhoods in the desert foothills.
- Miles of walking and biking paths, plus Las Sendas Golf Club, a Robert Trent Jones Jr. design.

Dobson Ranch

WEST MESA, NEAR DOBSON RD & BASELINE RD

Lakes **Trails** **Golf**

- A West Mesa neighborhood with lakes, walking trails and Dobson Ranch Golf Course.
- Housing here is generally older than in East Mesa's newer communities.

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: Eastmark, WOODPATEL, MLS community descriptions. Confirm details with each HOA.

THE MARKET

What homes cost right now



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

$450K
Median sale price
-3.1% vs. last year

$260
Median price per sq. ft.
-1.3% vs. last year

54
Median days on market
7 days faster vs. last year

1,428
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, Mesa, AZ, June to August 2026.

How Mesa compares: median price per square foot



The Cromford Report, single-family detached homes, October 2026. Mesa ranks 14th of 41 Valley cities and is down 1.0% 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.

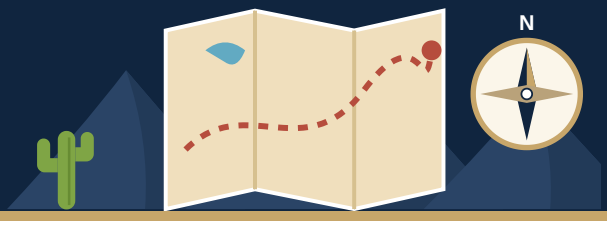
Want the numbers for one specific home?

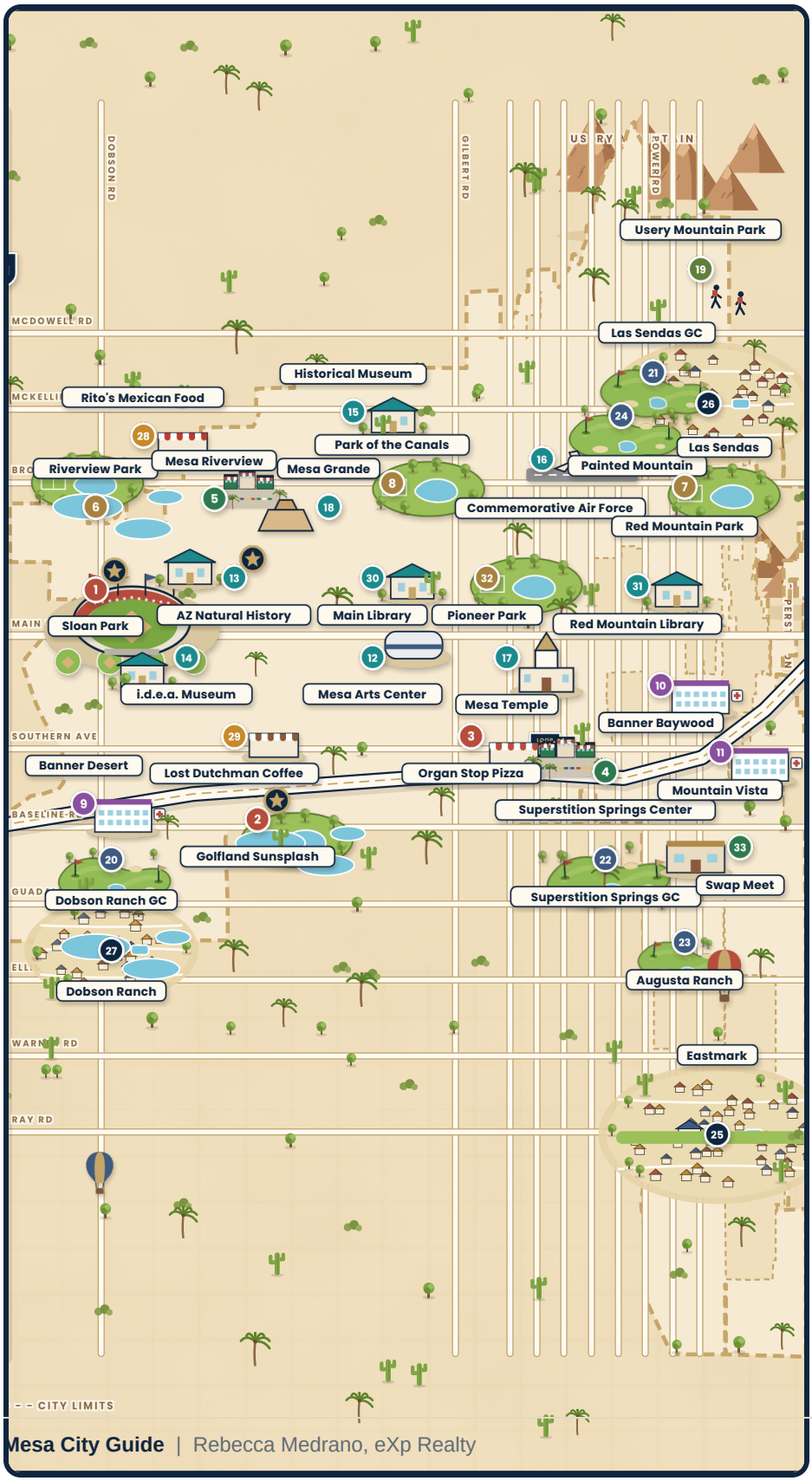
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Mesa, illustrated





SPORTS & ENTERTAINMENT
1. Sloan Park
2. Golfland Sunsplash
3. Organ Stop Pizza

SHOPPING
4. Superstition Springs Center
5. Mesa Riverview
33. Mesa Market Place Swap Meet

DINING
28. Rito's Mexican Food
29. Lost Dutchman Coffee House

PARKS & RECREATION
6. Riverview Park
7. Red Mountain Park
8. Park of the Canals
32. Pioneer Park

HEALTHCARE
9. Banner Desert Medical Center
10. Banner Baywood Medical Center
11. Mountain Vista Medical Center

CULTURE & HISTORY
12. Mesa Arts Center
13. Arizona Museum of Natural History
14. i.d.e.a. Museum
15. Mesa Historical Museum
16. Commemorative Air Force Museum
17. Mesa Arizona Temple
18. Mesa Grande Cultural Park
30. Mesa Public Library, Main Library
31. Mesa Public Library, Red Mountain Library

TRAILS & PRESERVES
19. Usery Mountain Regional Park

GOLF
20. Dobson Ranch Golf Course
21. Las Sendas Golf Club
22. Superstition Springs Golf Club
23. Augusta Ranch Golf Club
24. Painted Mountain Golf Resort

COMMUNITIES
25. Eastmark
26. Las Sendas
27. Dobson Ranch

REBECCA'S PICKS
- Sloan Park
- Golfland Sunsplash
- Arizona Museum of Natural History

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

THINGS TO DO

Weekends in Mesa



Sloan Park

The Chicago Cubs train here each spring. At 15,000 seats, it's the largest spring training ballpark in Major League Baseball.

Golfland Sunsplash

A water park and family fun center with three miniature golf courses, an arcade, go-karts and bumper boats.

Arizona Museum of Natural History

An 80,000-square-foot museum in downtown Mesa covering dinosaurs, archaeology and the Southwest's history.

Pioneer Park

A downtown park with a 15-foot water wall and accessible play areas, home of the Celebrate Mesa festival.

Mesa Arts Center

Arizona's largest arts campus, with theaters, studios and the Mesa Contemporary Arts Museum's five galleries.

Commemorative Air Force Museum

Restored World War II aircraft at Falcon Field, including the B-17 "Sentimental Journey."

Usery Mountain Regional Park

A 3,648-acre county park with about 29 miles of trails, including the Wind Cave Trail, and a nature center.

Golf

Las Sendas, Dobson Ranch, Superstition Springs, Augusta Ranch and Painted Mountain Golf Resort all welcome public play.

☆ Rebecca's picks

Sloan Park 2330 W Rio Salado Pkwy	*“Every single Cubs game is packed and the energy and atmosphere is awesome, BUT I love spring training time!”*
Golfland Sunsplash 155 W Hampton Ave	*“This is a legendary spot for some fun in the Valley since the '80s!”*
Arizona Museum of Natural History 53 N MacDonald St	*“I mean who doesn't love dinos! Great place for some family fun.”*

Sources: City of Mesa, Visit Mesa, Maricopa County Parks, venue websites, Wikipedia. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Mesa

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

Mesa has several 55+ communities, and age requirements apply to residents. Ask me how they work before you tour.

Schools

More than one district serves Mesa, and boundaries don't follow city lines. Confirm the assigned schools for a specific address directly with the district.

Getting around

Loop 101, Loop 202 and US 60 all run through Mesa. 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 Mesa 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.