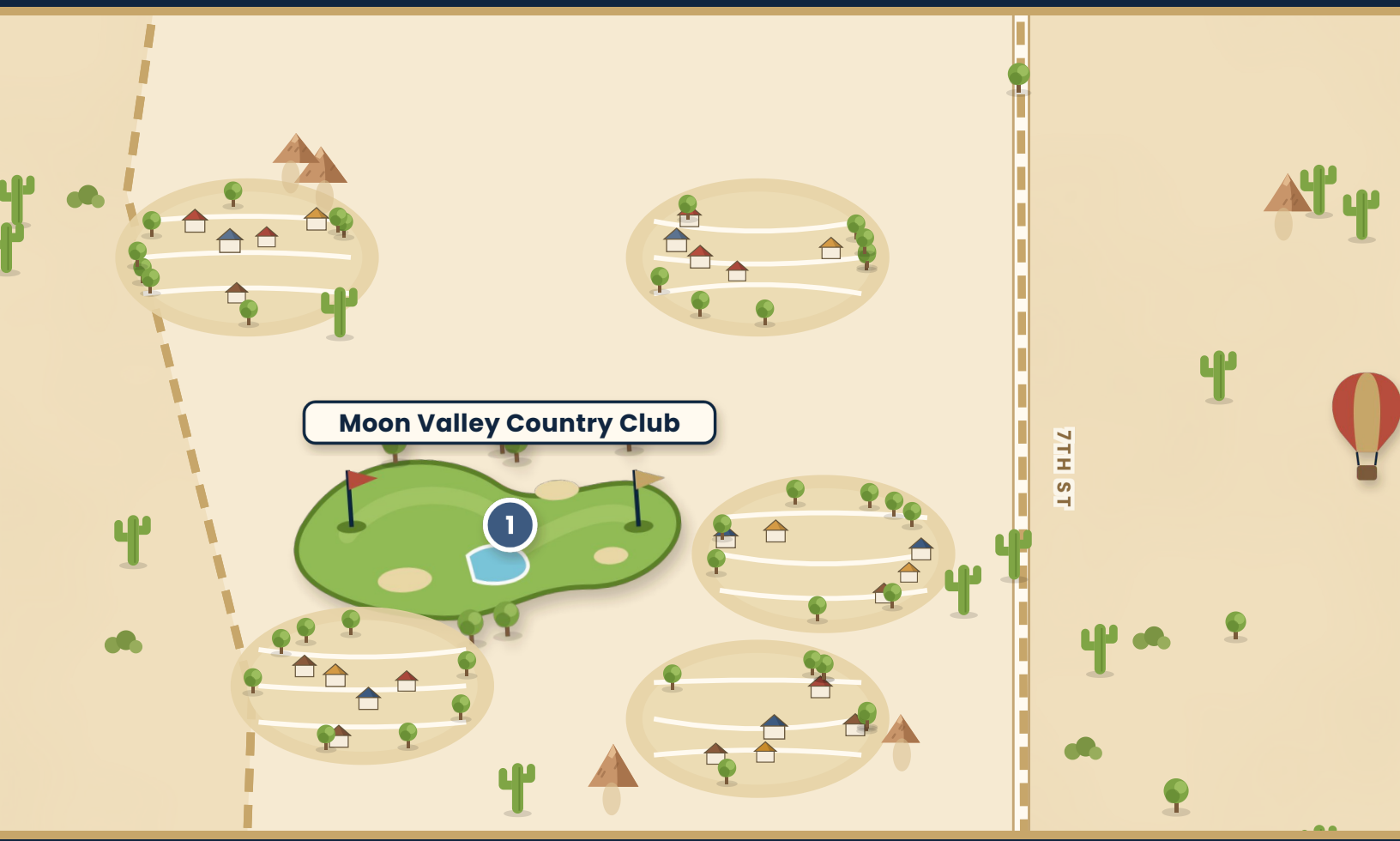
CITY GUIDE

Moon Valley, 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 Moon Valley?

Moon Valley is an established north Phoenix neighborhood of 29 subdivisions, built around Moon Valley Country Club and bordered by mountain preserves. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

MOON VALLEY AT A GLANCE

$419K
Median sale price, ZIP 85023, June to August 2026 (Redfin)

43 days
Median time on market, ZIP 85023, June to August 2026 (Redfin)

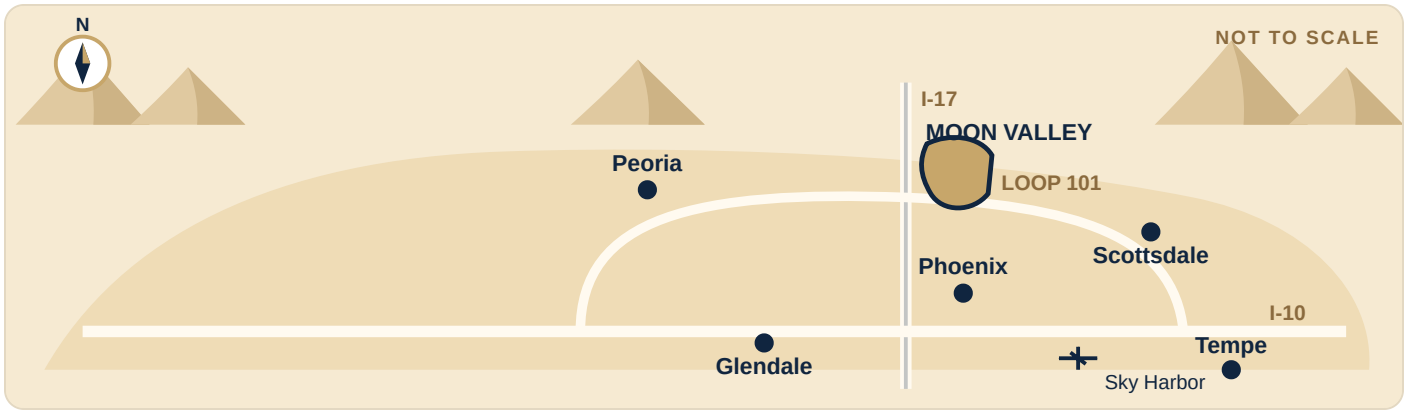
29
Subdivisions in the Moon Valley neighborhood

1,600
Homes in the neighborhood, about

2 courses
Championship course and par-3 MoonWalk at Moon Valley Country Club

5 places
On the illustrated Moon Valley map on page 5

WHERE MOON VALLEY SITS IN THE VALLEY



Moon Valley Country Club: The private club at 151 W Moon Valley Dr sits at the center of the neighborhood.

Preserve trailheads: North Mountain Visitor Center is south of the outline, and Lookout Mountain Trailhead is east of it.

WHERE TO LIVE

Living in Moon Valley



Moon Valley is an established neighborhood rather than a master-planned community. Here is how it is organized and what surrounds it.

29 subdivisions, one association

MOON VALLEY NEIGHBORHOOD



Since the early 1960s | **About 1,600 homes** | **Voluntary dues**

- Moon Valley was established in the early 1960s and has 29 separate subdivisions.
- The association is a nonprofit, not an HOA under state law. 2026 voluntary dues are $175 a year with the security patrol and $35 without.
- Hillcrest and Moon Valley Cluster Homes have their own HOAs; confirm for each address.

Moon Valley Country Club

CENTER OF THE NEIGHBORHOOD



Private | **Golf**

- A private club with an 18-hole championship course and an 18-hole par-3 course, the MoonWalk.
- Amenities include a driving range, tennis courts, an aquatic center and a fitness center.

Mountain preserves

SOUTH AND EAST EDGES



Lookout Mountain | **North Mountain** | **Shaw Butte**

- Lookout Mountain Preserve and the North Mountain and Shaw Butte Preserves lie just south and east of the neighborhood.
- They are part of the Phoenix Mountains Preserve.
- North Mountain Park is planned to close December 2026 to early 2028; the City says the visitor center stays open.

Touring a community? Ask these questions

- Is the home in a smaller HOA, and has the owner paid the voluntary neighborhood association dues?
- How old are the roof, plumbing, electrical and A/C?
- How close is the home to the golf course, and how does that affect the yard and noise?
- How long is the drive to work at the time I would actually commute?
- Is the home close to a busy road, and how does it sound at different times of day?
- Which schools are assigned to this address?

Sources: City of Phoenix, Wikipedia, Moon Valley Neighborhood Association. Confirm details before you buy.

THE MARKET

What homes cost right now



Moon Valley had 80 sales in ZIP 85023 in August. Redfin did not report a reliable year-over-year change, so treat these numbers as a snapshot rather than a trend.

$419K
Median sale price
80 sales in August

$269
Median price per sq. ft.
No reliable year-over-year

43
Median days on market
About six weeks

80
homes sold in August

3.9
months of supply

About 3.9 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, ZIP 85023 (Moon Valley area), June to August 2026. This ZIP is larger than the Moon Valley outline on the map. Redfin did not report a reliable year-over-year change.

How Moon Valley 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 Moon Valley 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 about 3.9 months of supply and homes taking about six weeks to sell, plan to move quickly on the right home.
- Get pre-approved first so you know your real budget before you tour.
- Each of the 29 subdivisions is a little different, so I'll pull recent sales street by street.

If you're selling

- Price from true comparables, since golf-course lots, updates and subdivisions vary widely.
- 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.

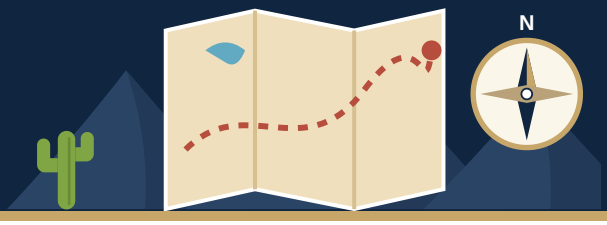
Want the numbers for one specific home?

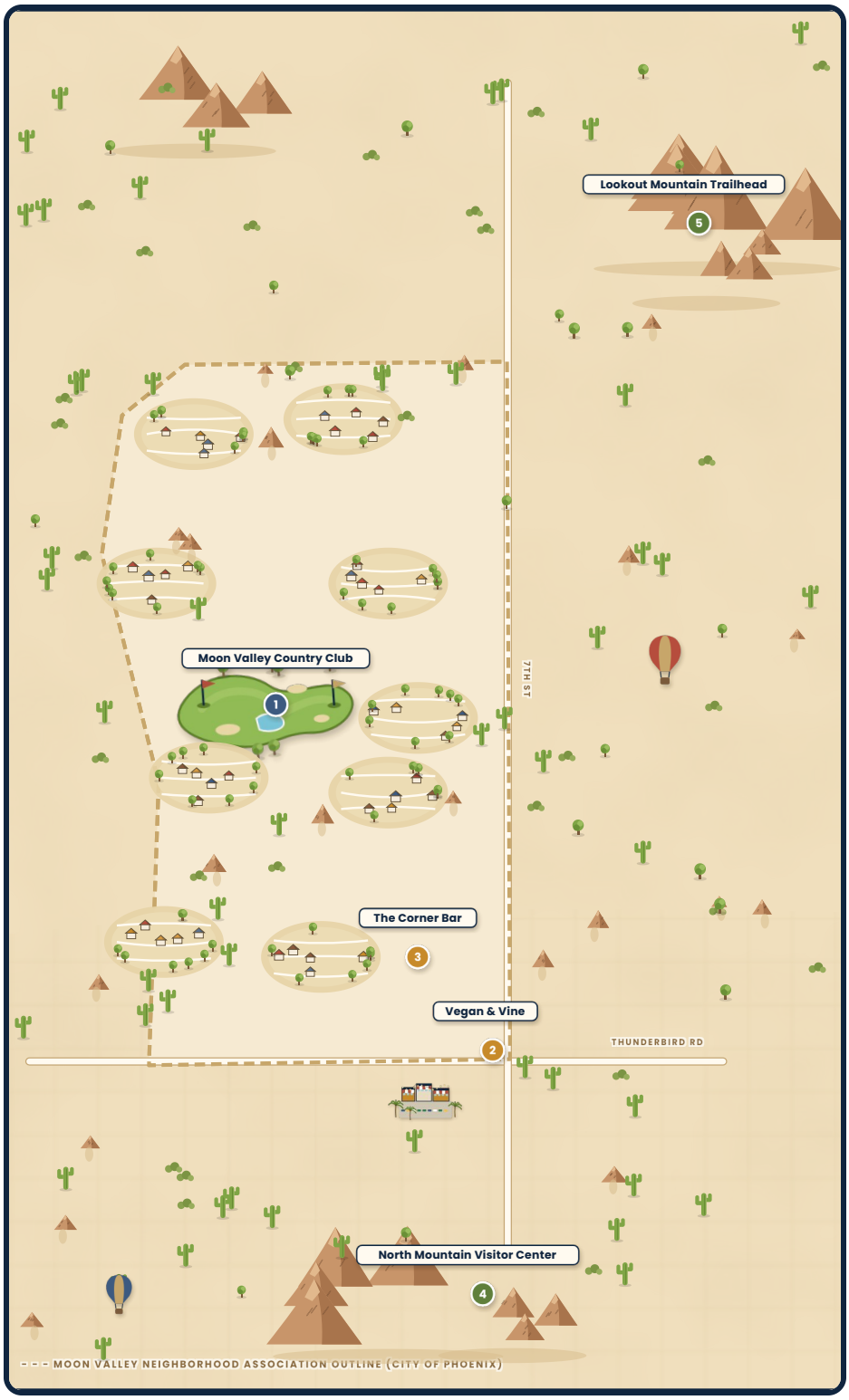
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Moon Valley, illustrated





GOLF

1. Moon Valley Country Club

DINING

2. Vegan & Vine
3. The Corner Bar

TRAILS & PRESERVES

4. North Mountain Visitor Center
5. Lookout Mountain Trailhead

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

THINGS TO DO

Weekends in Moon Valley

Moon Valley Country Club

A private club at 151 W Moon Valley Dr with an 18-hole championship course and the 18-hole par-3 MoonWalk.

Vegan & Vine

A plant-based restaurant at 502 E Thunderbird Rd with an all-day menu, owned by the Ramella family.

The Corner Bar

A bar and restaurant at 13470 N 7th St, at 7th Street and Thunderbird Road. Sold and renamed from Il Asilo in late 2025.

North Mountain Visitor Center

A Phoenix Mountains Preserve trailhead at 12950 N 7th St, with water and a shade ramada. North Mountain Park is planned to close December 2026 to early 2028; the City says the visitor center stays open.

Lookout Mountain Trailhead

A trailhead at 15600 N 16th St, east of the outline. The summit trail is 0.6 mile.

Sources: City of Phoenix, Wikipedia, Golf Digest, AZ PBS, Mouth by Southwest, Moon Valley Neighborhood Association. Check hours before you go.

BEFORE YOU BUY

Know before you buy in Moon Valley



Association and HOAs

The neighborhood association runs on voluntary dues, and Hillcrest and Moon Valley Cluster Homes have their own HOAs. Ask whether the home has one and what the dues cover.

Older homes

Moon Valley dates to the early 1960s. Ask about the age of the roof, plumbing, electrical and A/C, and get a full inspection.

Golf-course lots

Check where the home sits in relation to the fairways, and ask how that affects the yard and noise.

Freeways and traffic

I-17 and SR-51 are both close to Moon Valley. Test your commute at the time you would drive it.

Schools

Confirm the assigned schools for any address with the district.

Wondering whether Moon Valley 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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Email: **rebecca@medranoaz.com**

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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.