CITY GUIDE

New River & Tramonto, 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 New River?

New River is wide-open desert acreage at the northern edge of the Valley, beneath Daisy Mountain and Gavilan Peak. If you want room, big views and some distance from city life, it's worth a look, and Pioneer Living History Museum and the Tramonto Marketplace are close by for weekends and errands. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

NEW RIVER & TRAMONTO AT A GLANCE

$859K
Median sale price, June to August 2026 (Redfin)

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

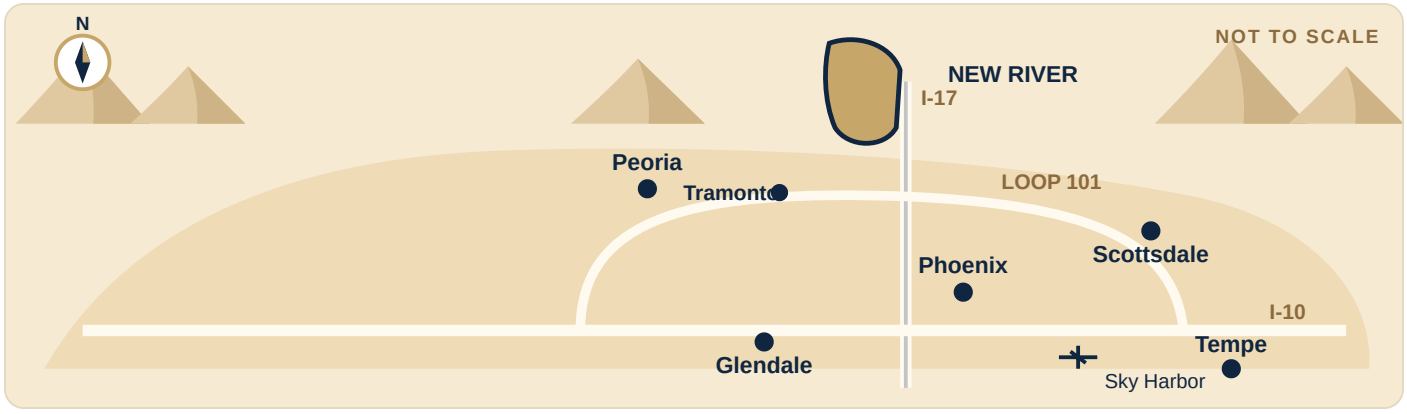
17,290
Residents in the New River census area, 2020 Census

56 sq mi
Size of the New River census area

6,942
Housing units in the New River census area, 2020 Census

7 places
On the illustrated New River map on page 5

WHERE NEW RIVER & TRAMONTO SITS IN THE VALLEY



Along Black Canyon Highway: Roadrunner Restaurant & Saloon, El Pizzeria Sports Bar & Grill, Katrina's Taco Shop and Patties, Pints & Pizzas are all on Black Canyon Highway.

Near I-17: Tramonto Marketplace is near I-17 and Carefree Highway, and Pioneer Living History Museum is off I-17 near Anthem.

WHERE TO LIVE

Living in New River

New River is rural, unincorporated acreage rather than a master-planned community. Here's what that means when you buy.

Acreage and zoning

UNINCORPORATED MARICOPA COUNTY

Acreage | **County zoning** | **Horses**

- New River is unincorporated, so Maricopa County zoning applies rather than a city's. The county's updated zoning ordinance took effect January 9, 2026.
- Many parcels are in rural districts such as Rural-43, which the county ordinance describes as one acre per dwelling unit. Confirm each parcel's district.
- Rural districts carry horse and livestock privileges, with animal limits and setbacks set by the county.

Water and septic

BEFORE YOU FALL IN LOVE

Wells | **Hauled water** | **Septic**

- Many residents have relied on private wells or hauled water, and wells in some areas have gone dry.
- EPCOR has operated a water-filling station in Anthem since about 2018 that serves New River and Desert Hills haulers. Ask what applies to the home today.

Open land and access

AROUND THE PARCEL

Tonto National Forest | **State land**

- New River borders Tonto National Forest to the north.
- Some nearby open land, like Daisy Mountain, is State Trust Land and needs a recreation permit.

Touring a community? Ask these questions

- What zoning applies to the parcel, and can I keep horses?
- Is the water from a well, hauled water or a water company, and what does it cost?
- Is the home on septic or sewer?
- Is the access road paved or dirt, public or private, and who maintains it?
- Is there an HOA or any CC&Rs?
- Which schools are assigned to this address?

Sources: U.S. Census Bureau, Maricopa County, Arizona State Land Department. Confirm zoning, water and access before you buy.

THE MARKET

What homes cost right now



New River had 73 sales in August. Redfin did not report a reliable year-over-year change, so treat these numbers as a snapshot rather than a trend.

$859K
Median sale price
73 sales in August

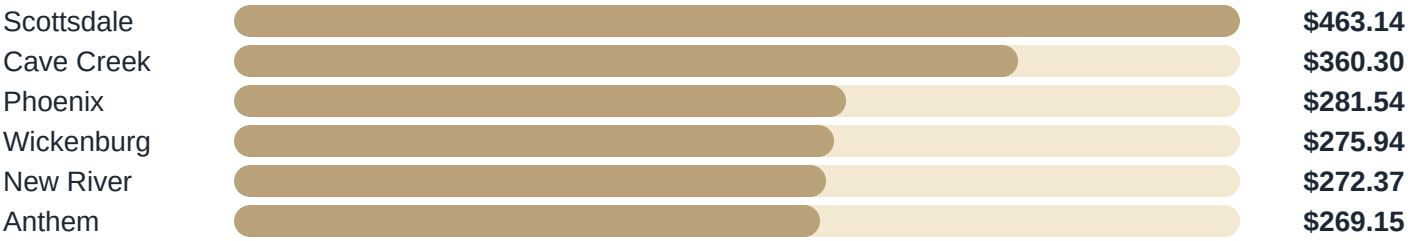
$341
Median price per sq. ft.
No reliable year-over-year

87
Median days on market
Just under three months

73	5.7	
homes sold in August	months of supply	About 5.7 months of supply means it would take about six months to sell every home now listed, if no new homes came on the market.

Redfin, New River, AZ, June to August 2026. Redfin did not report a reliable year-over-year change.

How New River & Tramonto compares: median price per square foot



The Cromford Report, single-family detached homes, October 2026. New River ranks 12th of 41 Valley cities and is down 1.4% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking just under three months to sell and about 5.7 months of supply, buyers usually have room to negotiate.
- Get pre-approved first so you know your real budget before you tour.
- Ask about water, septic and road access before you offer; they affect the cost of owning.

If you're selling

- Price from true comparables, since acreage, views, and well and septic details 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.

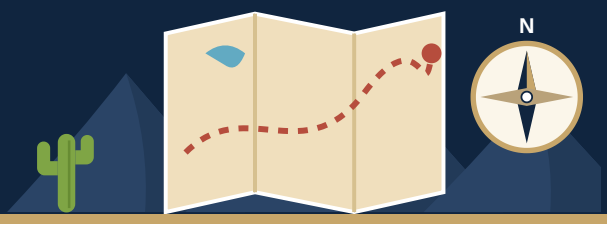
Want the numbers for one specific home?

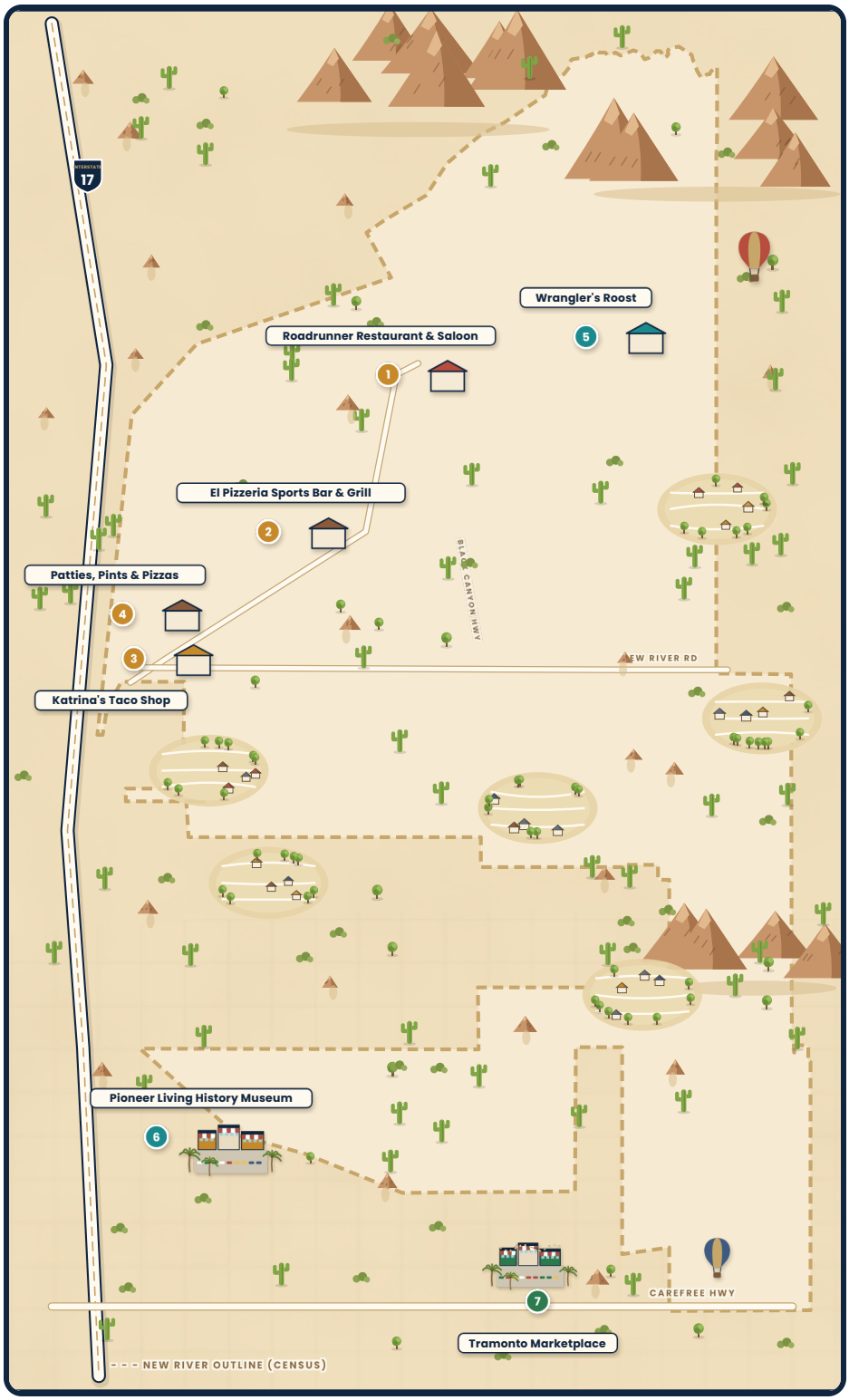
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

New River, illustrated





SHOPPING

7 Tramonto Marketplace

DINING

1 Roadrunner Restaurant & Saloon
2 El Pizzeria Sports Bar & Grill
3 Katrina's Taco Shop
4 Patties, Pints & Pizzas

CULTURE & HISTORY

5 Wrangler's Roost
6 Pioneer Living History Museum

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

THINGS TO DO

Weekends in New River



Pioneer Living History Museum

A 90-acre open-air museum with about 20 19th-century buildings, open Wednesday through Sunday.

Wrangler's Roost

A historic New River property at 2500 W New River Rd. In July 2026 it announced wider availability for private gatherings and visits.

Tramonto Marketplace

A shopping center near I-17 and Carefree Highway with Sprouts Farmers Market at 34750 N North Valley Pkwy. Albertsons is nearby at 3130 W Carefree Hwy.

Roadrunner Restaurant & Saloon

A bar and restaurant on Black Canyon Highway in New River.

Katrina's and El Pizzeria

Mexican food at Katrina's Taco Shop and pizza at El Pizzeria Sports Bar & Grill, both on Black Canyon Highway.

Patties, Pints & Pizzas

A pub and pizza restaurant at 46202 N Black Canyon Highway, across the road from Katrina's.

Sources: Pioneer Living History Museum, Sprouts Farmers Market, Restaurantji, Newsfile (Wrangler's Roost, July 31, 2026). Check hours before you go.

BEFORE YOU BUY

Know before you buy in New River

Lots and zoning

New River is unincorporated, so Maricopa County zoning applies. Check the zoning for any parcel before you plan horses, a guest house or an addition.

Water

Some homes use private wells or hauled water. Ask where the water comes from, what it costs and how the well has performed.

Septic

Many rural homes are on septic. Ask about the system's age and maintenance records, and have it inspected.

Access roads

Confirm whether the road to the property is paved or dirt, public or private, and who maintains it.

Schools

New River is in the Deer Valley Unified School District. Confirm the assigned schools for any address with the district.

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 whether New River 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.