CITY GUIDE

Peoria, 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 Peoria?

Thanks for grabbing this guide. I'm a third-generation Phoenix native, I've spent more than 12 years in Arizona real estate, and my office is right here in Peoria. This guide is the quick version of what I walk buyers through: how the city is laid out, what the master-planned communities offer, 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

PEORIA AT A GLANCE

$510K
Median sale price, June to August 2026 (Redfin)

65 days
Median time on market, 4 days faster than a year ago (Redfin)

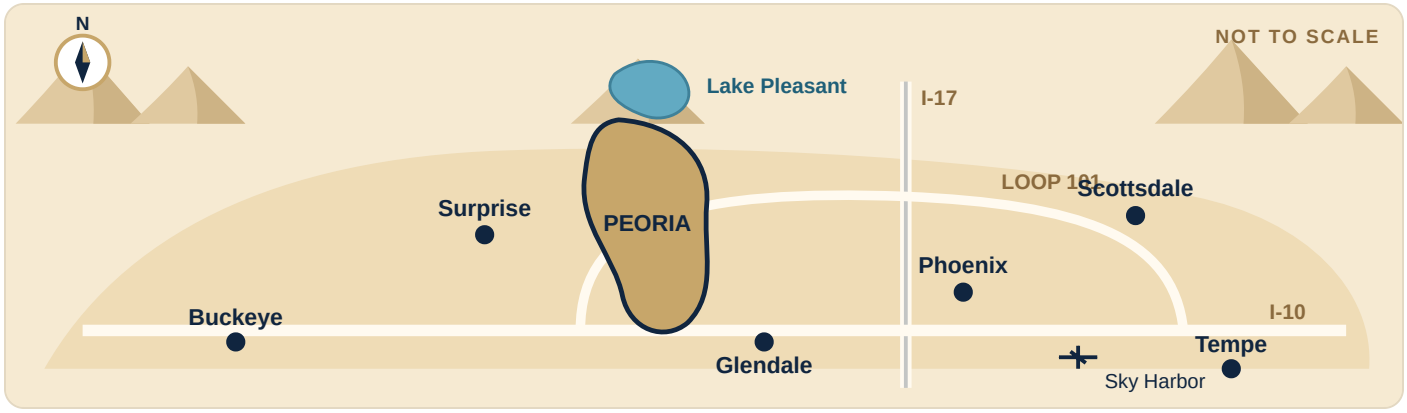
23,000+
Acres at Lake Pleasant Regional Park, inside Peoria city limits

2 teams
San Diego Padres and Seattle Mariners spring training at Peoria Sports Complex

101 + 303
Two Loop freeways run through the city

19 places
On the illustrated Peoria map on page 5

WHERE PEORIA SITS IN THE VALLEY



South Peoria: established neighborhoods around Old Town, near Park West, P83 and the Sports Complex.

North Peoria: newer master-planned communities with trails and golf, up toward Lake Pleasant.

WHERE TO LIVE

Five master-planned communities

Here's how Peoria's five best-known master-planned communities compare.

Vistancia

NORTH PEORIA, ALONG LOOP 303

Golf · Trails · Community center · Includes a 55+ community

- A 7,100-acre master plan made up of The Village, Northpointe, Blackstone and Trilogy.
- Mountain Vista Club community center and the 3.5-mile Discovery Trail.
- Two golf clubs: public Trilogy Golf Club and private, guard-gated Blackstone Country Club.
- Trilogy at Vistancia is an age-restricted (55+) community. Minutes from Lake Pleasant.

WestWing Mountain

NORTH PEORIA, OFF LAKE PLEASANT PKWY

Trails · Clubhouse

- Mountain-view neighborhoods at the foot of the West Wing and Sunrise Mountain preserves.
- Shared trailhead at WestWing Park.
- Clubhouse, pickleball courts and skate park.

Sonoran Mountain Ranch

NORTHEAST PEORIA

Trails · City park

- Home to Sonoran Mountain Ranch Park.
- The trailhead for East Wing Mountain Preserve is right in the park.

Fletcher Heights

NORTHEAST PEORIA, NEAR 76TH AVE & DEER VALLEY RD

Trails · Bike path

- Has its own trailhead on the New River Trail, a 13.5-mile paved multi-use path.

Westbrook Village

CENTRAL PEORIA, NEAR LOOP 101

Golf · 55+ community

- An age-restricted (55+) community.
- Westbrook Village Golf Club: two 18-hole courses, semi-private and member-owned.

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: Vistancia.com, City of Peoria, Visit Peoria. Confirm amenities and HOA details with each community.

THE MARKET

What homes cost right now



Prices have held roughly steady over the past year, and homes are taking about two months to sell.

$510K
Median sale price
-0.1% vs. last year

$253
Median price per sq. ft.
-1.3% vs. last year

65
Median days on market
4 days faster vs. last year

749	3.4	
homes sold in August	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, Peoria, AZ, June to August 2026.

How Peoria compares: median price per square foot

Scottsdale	**$463.14**
Phoenix	**$281.54**
Peoria	**$258.18**
Glendale	**$248.42**
Surprise	**$223.31**
Buckeye	**$219.92**

The Cromford Report, single-family detached homes, October 2026. Peoria ranks 18th of 41 Valley cities and is down 2.4% 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.

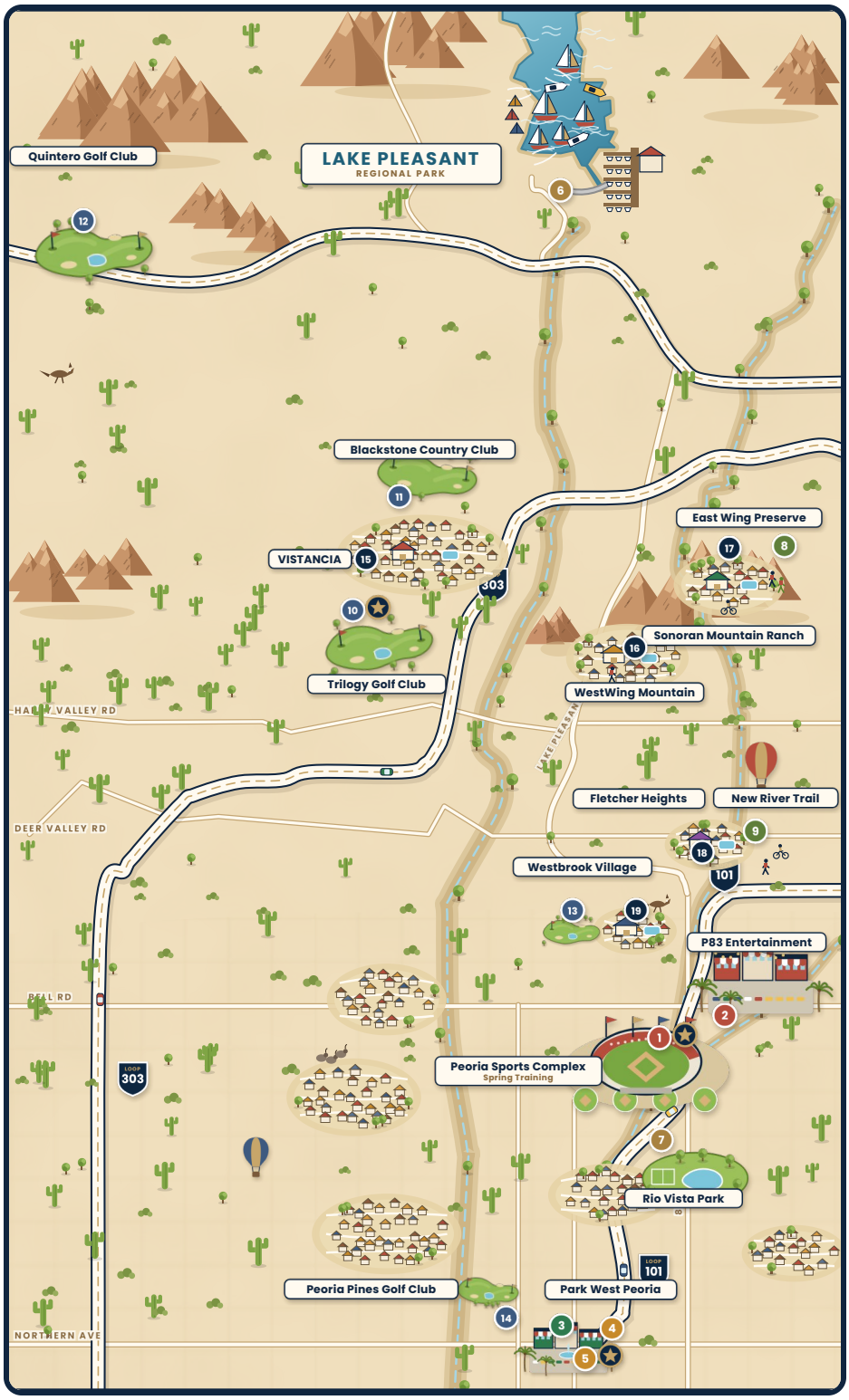
Want the numbers for one specific home?

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

Peoria, illustrated



SPORTS & ENTERTAINMENT

1. Peoria Sports Complex
2. P83 Entertainment District

SHOPPING

3. Park West Peoria

DINING

4. Park West Dining
5. Grimaldi's Pizzeria

PARKS & LAKE PLEASANT

6. Lake Pleasant Regional Park
7. Rio Vista Community Park

TRAILS & PRESERVES

8. East Wing Mountain Preserve
9. New River Trail

GOLF

10. Trilogy Golf Club
11. Blackstone Country Club
12. Quintero Golf Club
13. Westbrook Village Golf Club
14. Peoria Pines Golf Club

COMMUNITIES

15. Vistancia
16. WestWing Mountain
17. Sonoran Mountain Ranch
18. Fletcher Heights
19. Westbrook Village

REBECCA'S PICKS

- ★ Grimaldi's Pizzeria (Park West)
- ★ Trilogy Golf Club at Vistancia
- ★ Peoria Sports Complex

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

THINGS TO DO

Weekends in Peoria



Lake Pleasant Regional Park

More than 23,000 acres inside city limits, with miles of trails and two full-service marinas for boating and fishing.

Peoria Sports Complex and P83

Spring training for the San Diego Padres and Seattle Mariners, surrounded by the P83 district's restaurants and nightlife along 83rd Avenue.

Park West

Open-air shopping and dining at Northern Avenue and Loop 101, with restaurants and shops including Hash Kitchen and The Sicilian Butcher, a Harkins theater and a farmers market.

Trails and preserves

East Wing Mountain Preserve for desert hiking, and the New River Trail, a 13.5-mile paved path for walking, running and biking.

Rio Vista Community Park

An urban lake, splash pad and sports fields on Thunderbird Road, and the starting point of the Skunk Creek trail.

Old Town Peoria

The historic downtown around 83rd and Washington avenues, with local spots like Obed & Isaac's Microbrewery.

Golf

Trilogy (public) and Blackstone (private) at Vistancia, Quintero off Carefree Highway, Westbrook Village's two courses, and Peoria Pines, an 18-hole executive course.

☆ Rebecca's picks

Grimaldi's Pizzeria Park West, 9788 W Northern Ave	*“Perfect for a family celebration, a quick lunch or a date night dinner!”*
Trilogy Golf Club at Vistancia 12575 W Golf Club Dr	*“Always one of my son’s favorite courses to play.”*
Peoria Sports Complex 16101 N 83rd Ave	*“I love spring training baseball, and this park is always a great venue for a game.”*

Sources: City of Peoria, Visit Peoria, Maricopa County Parks, Grimaldi's Pizzeria, Trilogy at Vistancia. Check hours before you go.

BEFORE YOU BUY

Know before you buy in Peoria



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

Trilogy at Vistancia and Westbrook Village are 55+ communities, and age requirements apply to residents. Ask me how they work before you tour.

Schools

Peoria is served by more than one school district, including Peoria Unified and Deer Valley Unified. Boundaries don't follow city lines, so always confirm the assigned schools for a specific address directly with the district.

Getting around

Loop 101 runs through Peoria and is the main route south. Depending on where you live, Glendale's employment corridors and Westgate are about a 15 to 25 minute drive.

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 Peoria 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.