CITY GUIDE

Queen Creek, AZ

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 Queen Creek?

Queen Creek is known for its farm roots, from Schnepf Farms to the Queen Creek Olive Mill, along with horse properties and wide-open views of the San Tan Mountains. 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

QUEEN CREEK AT A GLANCE

$636K
Median sale price, June to August 2026 (Redfin)

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

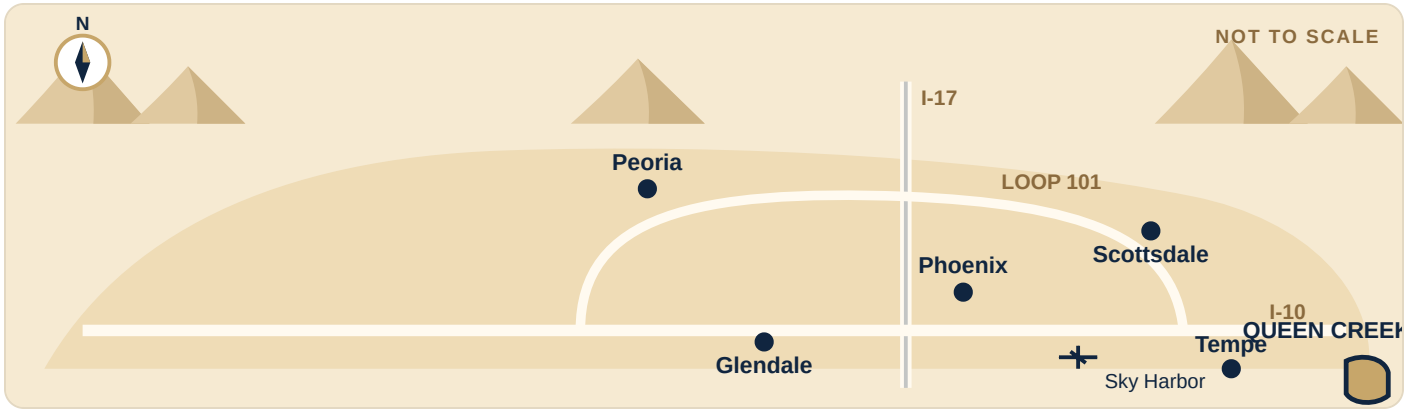
385
Homes sold in August 2026 (Redfin)

4.2 months
Months of supply, August 2026 (Redfin)

10,000+ acres
San Tan Mountain Regional Park, just south of town

19 places
On the illustrated Queen Creek map on page 5

WHERE QUEEN CREEK SITS IN THE VALLEY



Town center & north: Mansel Carter Oasis Park, Founders' Park, the library and the museum around Ellsworth and Ocotillo roads, with restaurants and coffee along Ellsworth Rd and Victoria Ln, and Ironwood Crossing and Encanterra out toward Banner Ironwood.

South & farmland: Schnepf Farms and the Queen Creek Olive Mill on the farm roads, with San Tan Mountain Regional Park just south of town.

WHERE TO LIVE

Queen Creek's communities



Here's how three of Queen Creek's best-known communities compare.

Hastings Farms

SOUTH OF QUEEN CREEK MARKETPLACE

Master-planned · Trails

- A master-planned community about a mile south of Queen Creek Marketplace shopping and dining.
- A mix of home sizes, with bike trails nearby.

Ironwood Crossing

NEAR IRONWOOD CROSSING PARK

Pools · Splash pad · Clubhouse

- A Fulton Homes master-planned community with two pools, a splash pad, a clubhouse and a fitness center.
- Parts of the area fall in the J.O. Combs school district, so confirm by address.

Encanterra

NEAR BANNER IRONWOOD

Gated · 55+ · Golf

- A gated 55+ resort community with a country club, golf, pools, a gym and a spa.
- Age requirements apply to residents. The club is private, so ask about membership.

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: Fulton Homes, MLS community descriptions. Confirm details with each HOA.

THE MARKET

What homes cost right now



Prices are up slightly over the past year, and homes are taking nearly three months to sell.

$636K
Median sale price
+0.7% vs. last year

$258
Median price per sq. ft.
+0.3% vs. last year

81
Median days on market
4 days slower vs. last year

385
homes sold in August

4.2
months of supply

About 4.2 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, Queen Creek, AZ, June to August 2026.

How Queen Creek compares: median price per square foot

Chandler	**$288.80**
Gilbert	**$281.24**
Mesa	**$265.64**
Queen Creek	**$260.55**
Apache Junction	**$258.32**
San Tan Valley	**$220.26**

The Cromford Report, single-family detached homes, October 2026. Queen Creek ranks 16th of 41 Valley cities and is flat year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking nearly three 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.

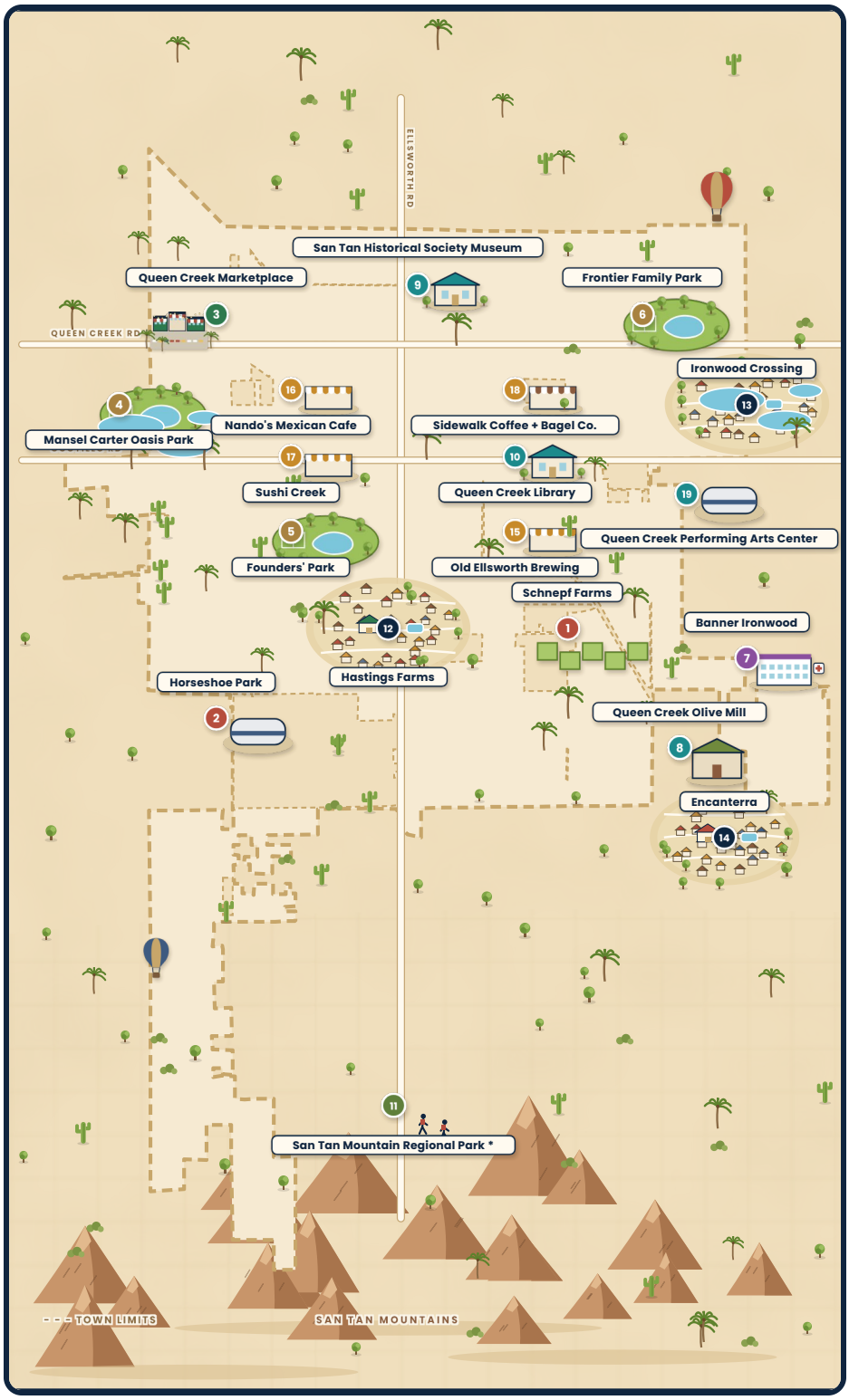
Want the numbers for one specific home?

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

Queen Creek, illustrated



SPORTS & ENTERTAINMENT

1. Schnepf Farms
2. Horseshoe Park & Equestrian Centre

SHOPPING

3. Queen Creek Marketplace

DINING

15. Old Ellsworth Brewing Company
16. Nando's Mexican Cafe
17. Sushi Creek
18. Sidewalk Coffee + Bagel Co.

PARKS & RECREATION

4. Mansel Carter Oasis Park
5. Founders' Park
6. Frontier Family Park

HEALTHCARE

7. Banner Ironwood Medical Center

CULTURE & HISTORY

8. Queen Creek Olive Mill
9. San Tan Historical Society Museum
10. Queen Creek Library
19. Queen Creek Performing Arts Center

TRAILS & PRESERVES

11. San Tan Mountain Regional Park *

COMMUNITIES

12. Hastings Farms
13. Ironwood Crossing
14. Encanterra

* Outside town limits. Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Queen Creek

Schnepf Farms

A heritage farm and one of Queen Creek's agritourism anchors.

Queen Creek Olive Mill

An olive mill on Meridian Rd and another of the town's agritourism anchors.

Old Ellsworth Brewing Company

A family-owned brewpub near Ellsworth and Ocotillo roads with its own craft beer and burgers.

Horseshoe Park & Equestrian Centre

A publicly owned equestrian facility that hosts rodeos and horse shows.

Mansel Carter Oasis Park

A pirate-themed splash pad, an inclusive playground and a stocked five-acre fishing lake.

Founders' Park

A splash pad and community center in the middle of town.

San Tan Historical Society Museum

Local history in the Rittenhouse Elementary School, built in 1925 and open Saturday mornings.

San Tan Mountain Regional Park

More than 10,000 acres just south of town, with 20+ miles of trails and a nature center.

Queen Creek Library

The Town's library branch at Ellsworth and Ocotillo roads, with a children's center.

Queen Creek Performing Arts Center

Community theater and touring shows on Ocotillo Road, with a season of musicals and concerts.

Sources: Town of Queen Creek, Maricopa County Parks, Visit Arizona, venue websites. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Queen Creek



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

Encanterra is a 55+ community, and age requirements apply to residents. Ask me how they work before you tour.

Schools

More than one district serves Queen Creek, including Queen Creek Unified, Higley Unified and J.O. Combs. Confirm the assigned schools for a specific address.

Getting around

Ellsworth Rd, Ironwood Dr and SR 24 are the main routes. 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 Queen Creek 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.