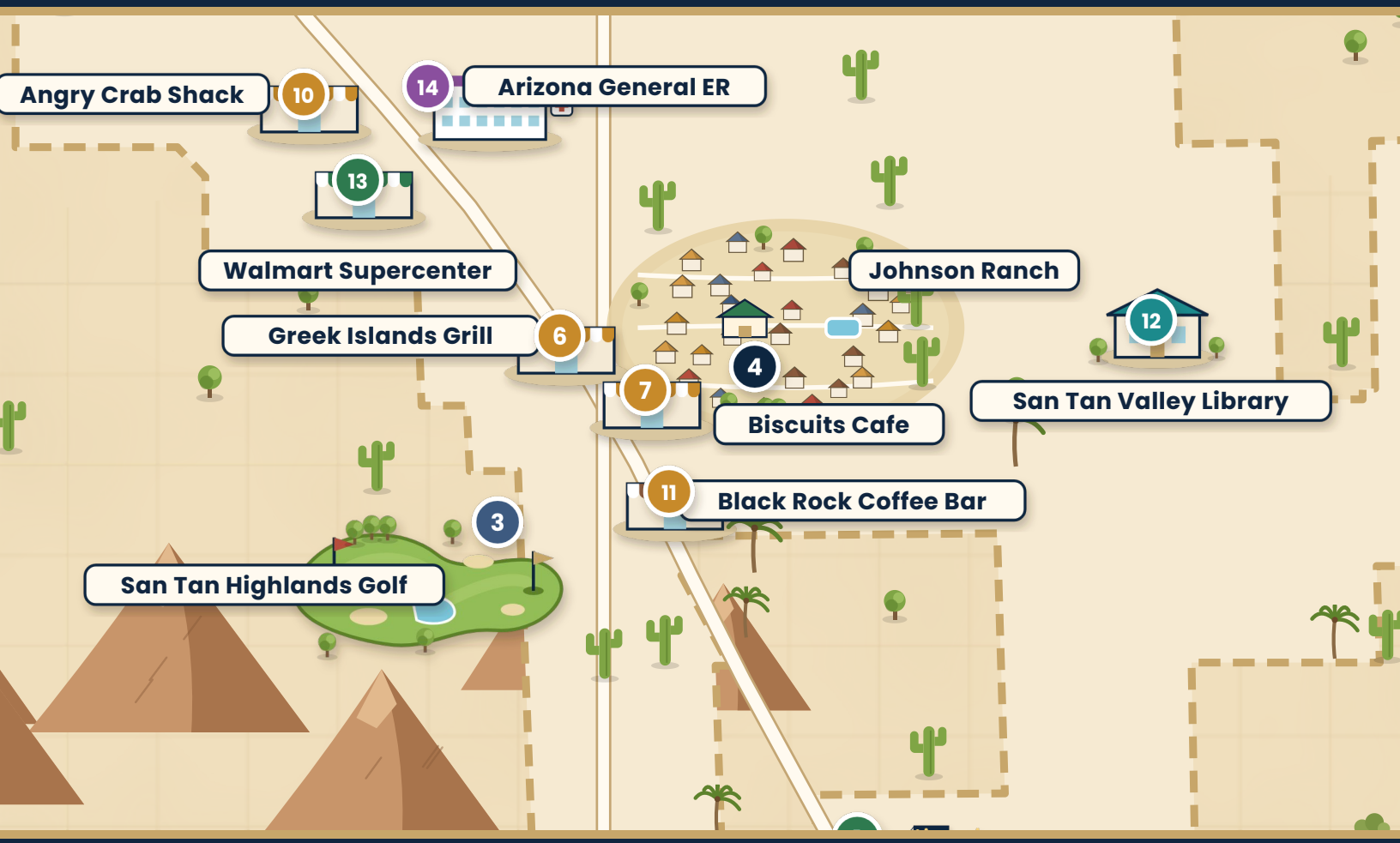
CITY GUIDE

San Tan Valley, 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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UPDATED OCTOBER 2026

WELCOME

Thinking about San Tan Valley?

San Tan Valley is Arizona's newest town, with wide-open desert views, a steady pipeline of new homes and room to grow. 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

SAN TAN VALLEY AT A GLANCE

$427K
Median sale price, June to August 2026 (Redfin)

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

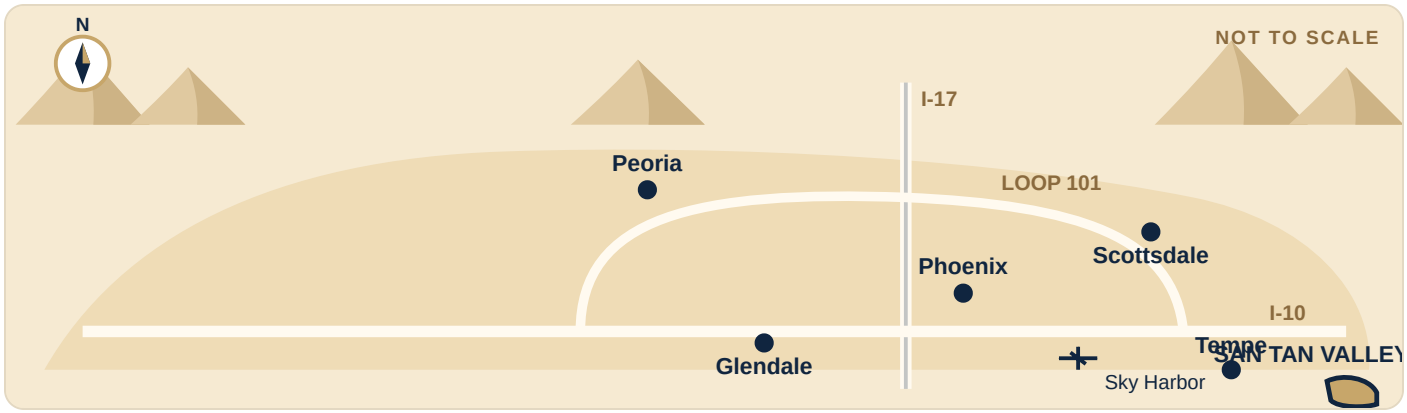
665
Homes sold in August 2026 (Redfin)

4.6 months
Months of supply, August 2026 (Redfin)

About 100,000
Residents of the new Town of San Tan Valley

14 places
On the illustrated San Tan Valley map on page 5

WHERE SAN TAN VALLEY SITS IN THE VALLEY



Hunt Highway corridor: The Shops at Copper Basin on Hunt Highway, with Banner Ironwood Medical Center to the north.

Johnson Ranch: A master-planned golf community and the public San Tan Highlands Golf Club (formerly The Golf Club at Johnson Ranch) at the base of the San Tan Mountains.

WHERE TO LIVE

Living in San Tan Valley



Much of San Tan Valley is planned communities. Here's what that means and what to ask.

Master-planned communities

ACROSS SAN TAN VALLEY



HOA | Varied

- Much of the area is planned communities such as Johnson Ranch, San Tan Heights, Pecan Creek South and Archer Meadows.
- HOA fees, amenities and rules vary by community, so ask for each community's documents before you tour.

Johnson Ranch

AT THE BASE OF THE SAN TAN MOUNTAINS



Golf | Trails

- A master-planned community built around the public San Tan Highlands Golf Club, formerly The Golf Club at Johnson Ranch.
- Walking and bike trails run through the community.

New homes and larger lots

NEW PHASES & ACREAGE



New construction | Septic

- Builders are still releasing new phases, so compare new and resale prices.
- Some larger-lot properties use septic systems and separate water providers. Confirm the setup for any address.

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: Pinal County, community websites, Arizona Regional MLS. Confirm HOA and utility details before you buy.

THE MARKET

What homes cost right now



Prices are up slightly over the past year, and homes are taking longer to sell.

$427K
Median sale price
+1.1% vs. last year

$214
Median price per sq. ft.
-1.9% vs. last year

69
Median days on market
8 days slower vs. last year

665
homes sold in August

4.6
months of supply

About 4.6 months of supply means it would take about five months to sell every home now listed, if no new homes came on the market.

Redfin, San Tan Valley, AZ, June to August 2026.

How San Tan Valley 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. San Tan Valley ranks 33rd of 41 Valley cities and is down 2.1% 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?

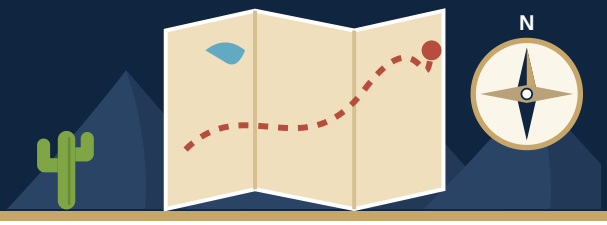
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

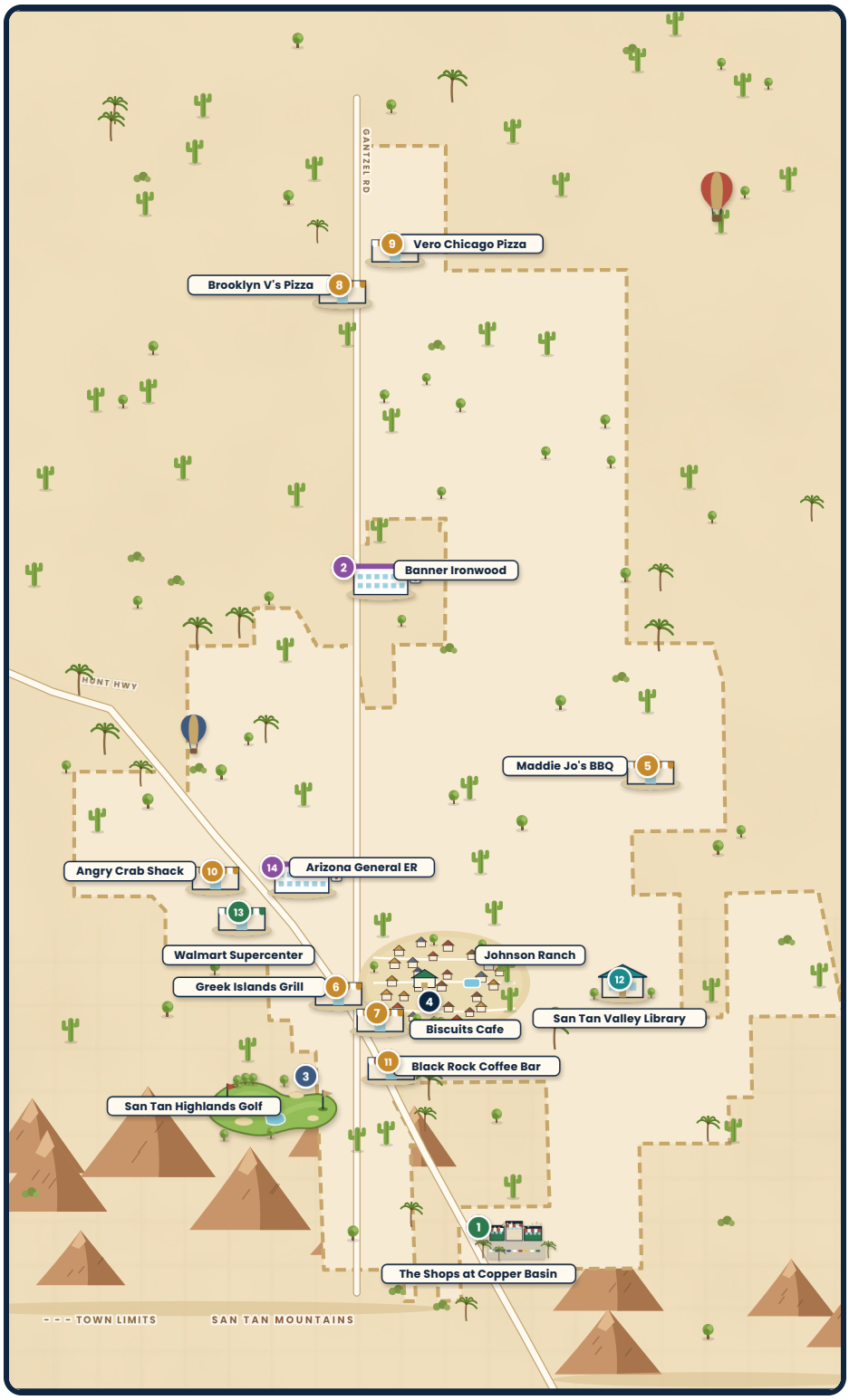
Text or call: **(602) 509-1099**

Home value: **medranoaz.com/sell.html**

THE MAP

San Tan Valley, illustrated





SHOPPING

1. The Shops at Copper Basin
13. Walmart Supercenter

HEALTHCARE

2. Banner Ironwood Medical Center
14. Emergency Room at Arizona General Hospital

GOLF

3. San Tan Highlands Golf Club

COMMUNITIES

4. Johnson Ranch

DINING

5. Maddie Jo's BBQ
6. Greek Islands Grill
7. Biscuits Cafe
8. Brooklyn V's Pizza
9. Vero Chicago Pizza
10. Angry Crab Shack
11. Black Rock Coffee Bar

CULTURE & HISTORY

12. San Tan Valley Library

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

THINGS TO DO

What's around San Tan Valley

San Tan Highlands Golf Club

A public 18-hole championship course of more than 7,100 yards at the base of the San Tan Mountains, formerly The Golf Club at Johnson Ranch.

The Shops at Copper Basin

A neighborhood shopping center on Hunt Highway at Copper Mine Road.

Sunset Trail

A trail near Johnson Ranch with mountain views and sunsets.

Banner Ironwood Medical Center

The hospital on Gantzel Road that serves San Tan Valley and Queen Creek.

Sources: Town of San Tan Valley, Pinal County, community and course websites. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in San Tan Valley



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.

Town boundaries

San Tan Valley became a town in 2025, and some communities opted out. Confirm whether an address is inside the town or still under Pinal County.

Water and sewer

Providers and septic setups differ from home to home. Confirm the water and sewer for any address.

Getting around

AZ-24 toward Loop 202 and Hunt Highway 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 San Tan 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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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.