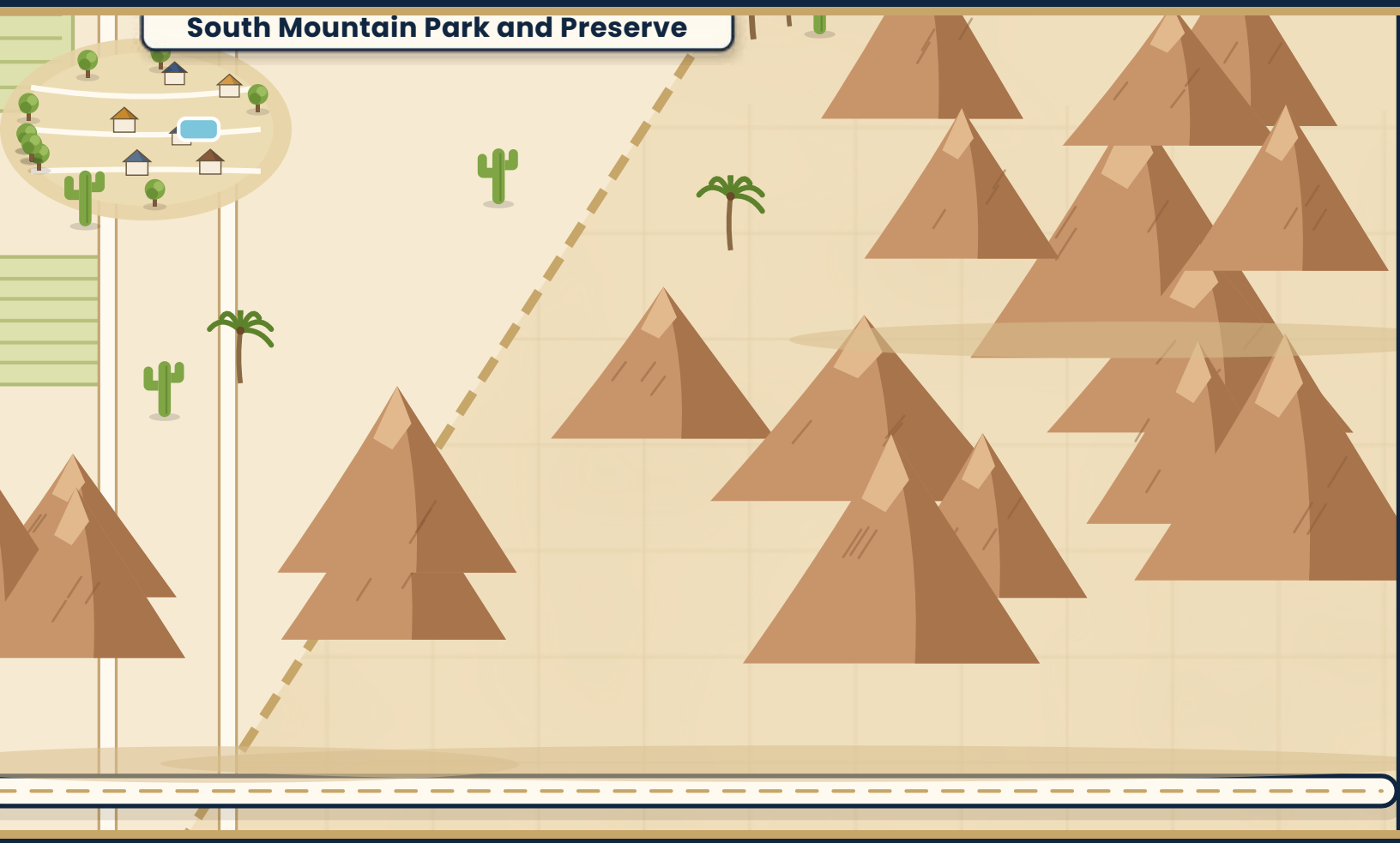
CITY GUIDE

South Mountain & Laveen

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 South Mountain & Laveen?

This area covers Laveen and the South Mountain foothills in the southwest corner of Phoenix. Laveen is known for its rural feel, farmland and horse properties, and South Mountain Park and Preserve forms its southern edge. Newer subdivisions have grown up around parks, a historic market and a city golf course. A few of my favorite stops are Mimi Forno Italiano on Baseline, Aguila Golf Course, where our youngest started his golf journey, and The Farm at South Mountain. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

SOUTH MOUNTAIN & LAVEEN AT A GLANCE

$475K
Median sale price, ZIP 85339 (Laveen), June to August 2026 (Redfin)

56 days
Median time on market, ZIP 85339, August 2026 (Redfin)

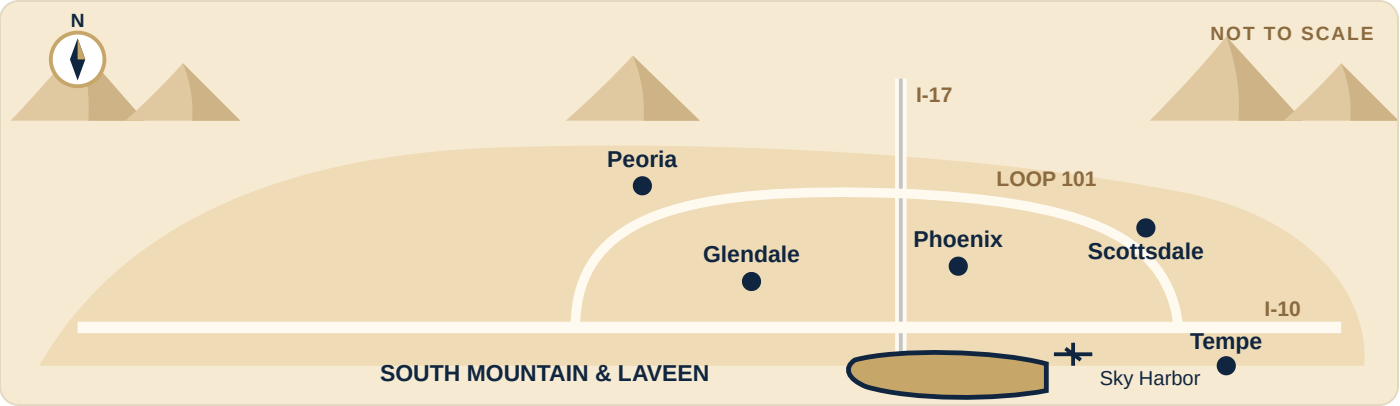
190
Homes sold, ZIP 85339, August 2026 (Redfin)

$230
Median price per sq. ft., ZIP 85339 (Redfin)

70 sq. mi.
About the size of the outline on the map (City of Phoenix)

9 places
On the illustrated map on page 5

WHERE SOUTH MOUNTAIN & LAVEEN SITS IN THE VALLEY



Baseline Rd near 35th Ave: Aguila Park, Aguila Golf Course and Mimi Forno Italiano are within about a mile of each other near 35th Avenue and Baseline Road.

The outline spans about 15 miles: The City of Phoenix outline joins the Laveen and South Mountain urban villages, from Laveen's farmland on the west to the foothills on the east. The map is stretched north to south.

WHERE TO LIVE

Living in South Mountain & Laveen



Laveen mixes farmland, horse properties and newer subdivisions, with South Mountain on its southern edge. InfoArizona describes Villages of Laveen Ranch as a planned community. Here is how the area is organized.

Laveen

WEST OF SOUTH MOUNTAIN

Rural feel | **Farm heritage** | **First settled 1884**

- The City describes Laveen as sitting between South Mountain and the Salt River, with natural beauty and agricultural heritage. Farmers and dairymen first settled it in 1884.
- The Loop 202 South Mountain Freeway extension through most of Laveen opened on December 21, 2019.

The map outline

LAVEEN + SOUTH MOUNTAIN

Two City urban villages | **About 70 sq. mi.**

- The outline joins the City of Phoenix Laveen and South Mountain urban villages and runs about 15 miles east to west.
- Subdivisions have their own HOAs, so confirm dues and rules for each address.

South Mountain Park

THE SOUTH EDGE

16,000+ acres | **City preserve**

- The City says it has more than 100 miles of trails for hiking, mountain biking and horseback riding.
- Dobbins Lookout, at 2,330 feet, is the highest point open to the public.

Aguila Golf Course

8440 S 35TH AVE

Public | **18 holes** | **City-owned**

- A links-style course at the base of South Mountain, designed by Gary Panks.
- Three lakes come into play on five holes.

Touring a community? Ask these questions

- Is there an HOA, and what are the dues?
- How old are the roof, A/C and plumbing?
- What is the lot size, and is there a pool?
- Are there irrigation rights or horse-property rules?
- Which schools serve this address?

Sources: City of Phoenix, Wikipedia. Confirm details before you buy.

THE MARKET

What homes cost right now



Laveen had 190 sales in ZIP 85339 in August, down 2.9% from a year earlier.

$475K
Median sale price
190 sales in August

$230
Median price per sq. ft.
No reliable year-over-year

56
Median days on market
About two months

190
homes sold in August

Redfin reported 56 days on market and 16.8% of August sales closing above the list price in ZIP 85339.

Redfin, ZIP 85339 (Laveen). Prices are the three months ending August 2026; days on market and sales are August. ZIP 85041 (South Mountain) had a median price of $385K and 123 sales in August. These ZIPs do not match the map outline.

How South Mountain & Laveen 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 this area 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 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

- Price from true comparables, since homes sell differently by street and subdivision.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby.

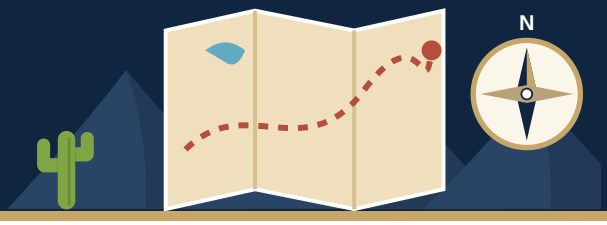
Want the numbers for one specific home?

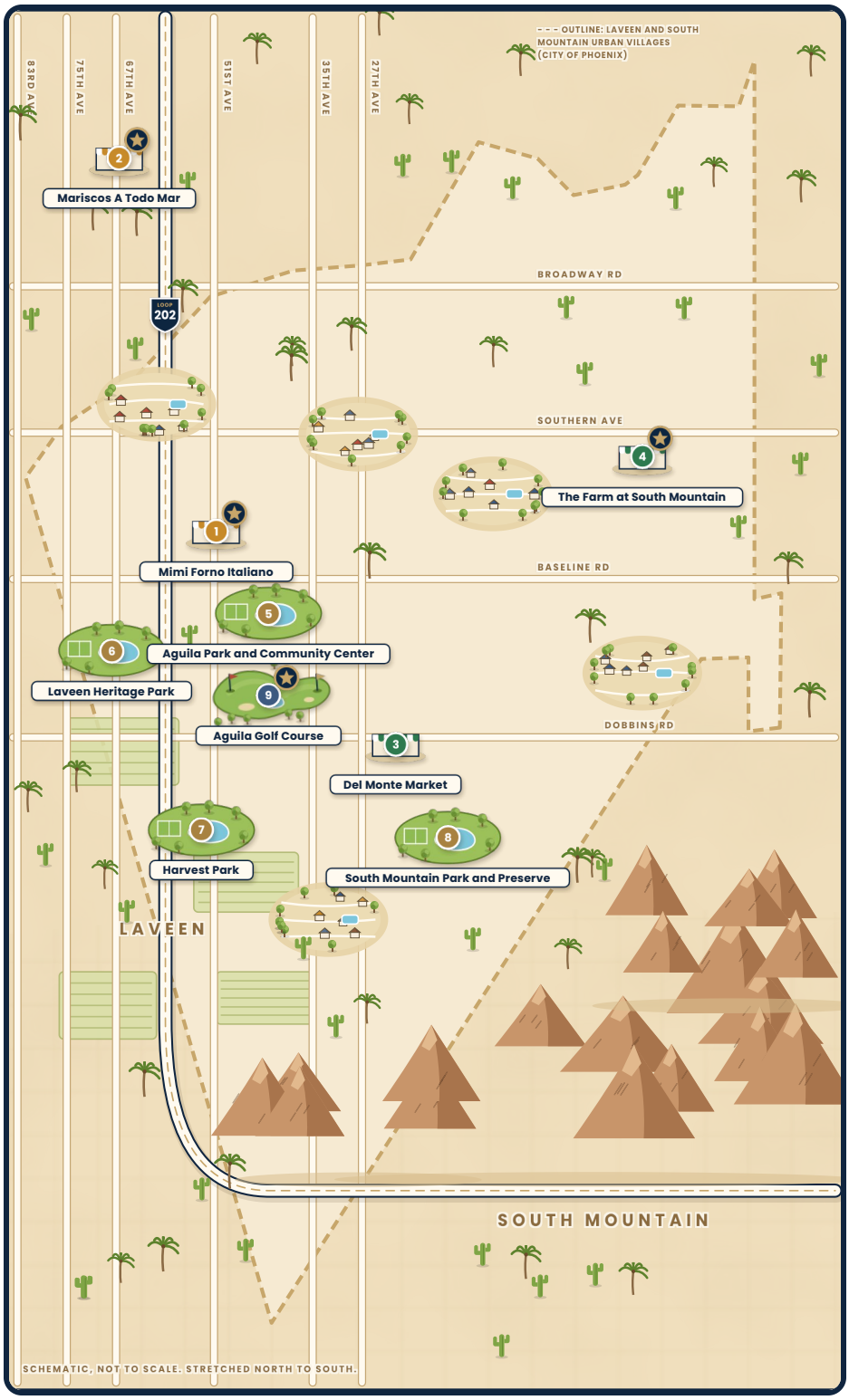
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

South Mountain & Laveen, illustrated





DINING

1. Mimi Forno Italiano
2. Mariscos A Todo Mar

MARKETS & FARMS

3. Del Monte Market
4. The Farm at South Mountain

PARKS & PRESERVE

5. Aguila Park and Community Center
6. Laveen Heritage Park
7. Harvest Park
8. South Mountain Park and Preserve

GOLF

9. Aguila Golf Course

REBECCA'S PICKS

- Mimi Forno Italiano
- Mariscos A Todo Mar
- Aguila Golf Course
- The Farm at South Mountain

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

THINGS TO DO

Weekends in South Mountain & Laveen



South Mountain Park and Preserve

A City preserve on the south edge with more than 100 miles of trails. Dobbins Lookout, at 2,330 feet, has panoramic views of the Valley.

Aguila Golf Course

A public 18-hole City course at 8440 S 35th Ave, designed by Gary Panks, with mountain views.

Aguila Park and Community Center

At 7835 S 35th Ave, formerly Cesar Chavez Park. The City renamed it in August 2026. The park has a lake with walking paths and ball fields.

Laveen Heritage Park

A City park at 6925 W Meadows Loop that officially opened in September 2025, with a 9-hole disc golf course.

The Farm at South Mountain

A farm with pecan trees and restaurants at 6106 S 32nd St. The land was divided into two-acre parcels in the 1920s.

Del Monte Market

Built in 1908 at 2659 W Dobbins Rd, and described as Arizona's oldest continually operating market. It sells groceries and tamales.

Mimi Forno Italiano

Pizza, pasta and appetizers at 3624 W Baseline Rd, Ste 174. Owner Domenico Cavallo opened it in 2018.

Mariscos A Todo Mar

Sinaloa-style seafood at 2632 S 83rd Ave, about 2.3 miles north of the outline. It started as a food truck in 2019.

★ Rebecca's picks

Mimi Forno Italiano 3624 W Baseline Rd, Ste 174	*“A great lil Italian place on Baseline, pizza and pastas are amazing!”*
Mariscos A Todo Mar 2632 S 83rd Ave	*“It's my husband's fave! The mariscos are top tier! And the limonada is so refreshing!”*
Aguila Golf Course 8440 S 35th Ave	*“Such a great place to learn golf, spent lots of time here when our youngest was starting his golf journey.”*
The Farm at South Mountain 6106 S 32nd St	*“Every family needs to visit here at least once when in PHX.”*

Sources: City of Phoenix, Wikipedia, KTAR, State Press, Copper Courier, Phoenix New Times, UDisc, business websites. Check hours and conditions before you go.

BEFORE YOU BUY

Know before you buy here



HOAs and dues

Many newer subdivisions have HOAs. Ask what the dues cover and what the rules are.

Farmland and horse properties

Parts of Laveen keep a rural feel. Ask about zoning, irrigation and animal rules for the specific property.

Large area

The outline is about 15 miles wide. Conditions and prices vary by street, so compare homes block by block.

Freeways and traffic

Check Loop 202 and Baseline Road traffic at the times you would commute, and visit a home then.

Near the preserve

Homes near South Mountain can have views and slopes. Ask about drainage, lot lines and trail access.

Schools

Assigned schools depend on the address. Confirm with the district.

Wondering whether this area 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.