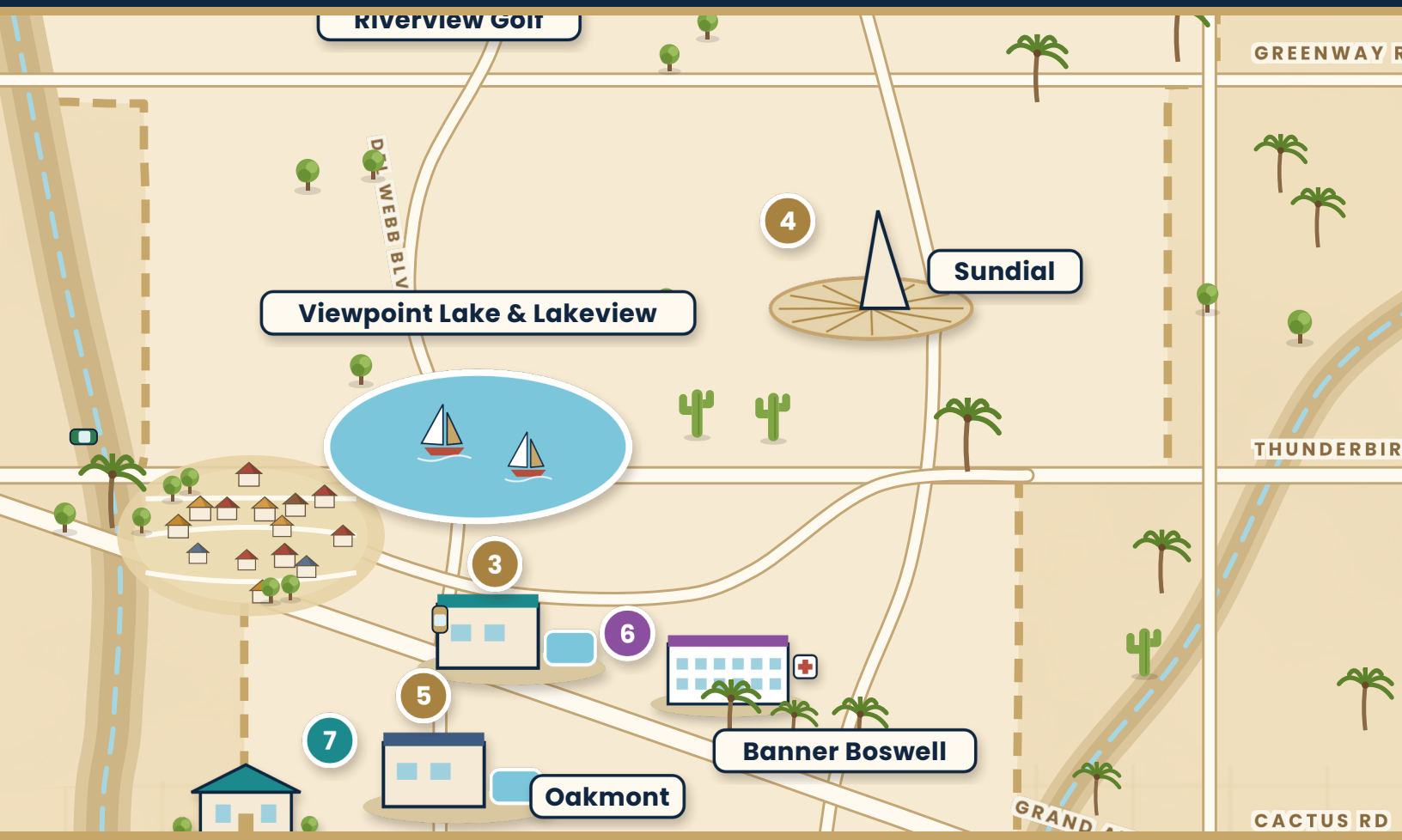
CITY GUIDE

Sun City, 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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UPDATED OCTOBER 2026

WELCOME

Thinking about Sun City?

Sun City is where the active-adult lifestyle began. Del Webb opened it on January 1, 1960, and today it still revolves around its recreation centers, golf courses, Viewpoint Lake and the Sun Bowl. If you're 55 or better and looking for an active, social community with plenty to do close to home, Sun City is worth a look. 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

SUN CITY AT A GLANCE

$259K
Median sale price, June to August 2026 (Redfin)

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

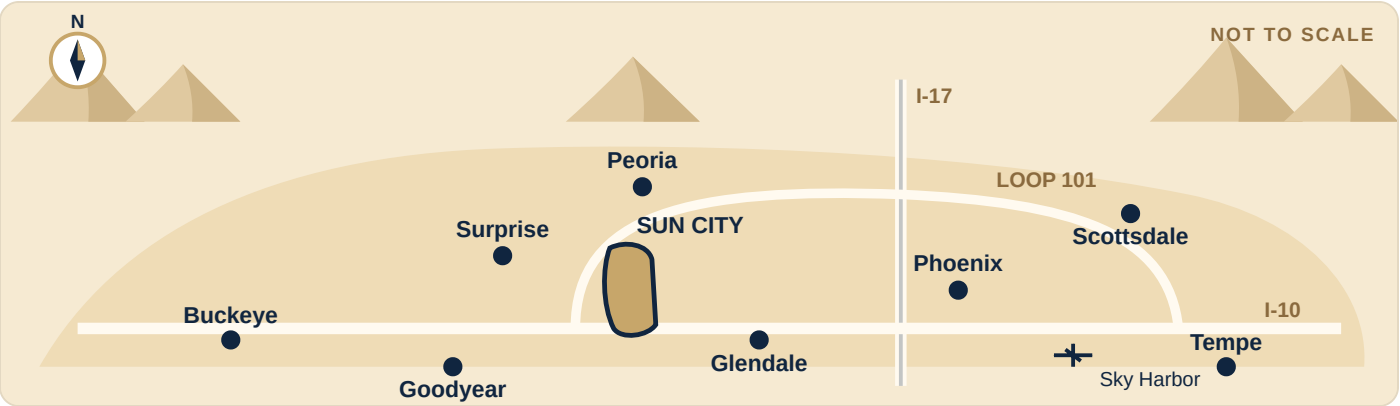
39,931
Residents at the 2020 Census (Sun City CDP)

1960
The year Del Webb opened Sun City

8 + 8
Recreation centers and golf courses run by the RCSC

9 places
On the illustrated Sun City map on page 5

WHERE SUN CITY SITS IN THE VALLEY



North Sun City: Bell Recreation Center, Sundial, Viewpoint Lake and the Riverview and Willowcreek golf courses, between Union Hills Dr and Thunderbird Blvd.

South Sun City: Oakmont, the Sun Cities Museum and the Sun Bowl, toward Grand Avenue.

WHERE TO LIVE

Living in Sun City



Sun City is one large age-restricted (55+) community, built around shared recreation.

The original Sun City

OPENED JANUARY 1, 1960, BY DEL WEBB

55+ | Golf | Recreation

- America's first large active-adult community, an age-restricted (55+) community with no K-12 schools.
- Eight recreation centers, eight RCSC golf courses (five regulation, three executive) and more than 120 clubs.
- Known for its circular street layouts, built around recreation and social life.

Recreation Centers of Sun City

RCSC

Cardholders | Annual assessment

- Owners sign a Facilities Agreement and pay an annual property assessment to the RCSC, whether or not they use the facilities.
- Cardholders get the rec centers, golf at reduced rates, Viewpoint Lake and the Sun Bowl.

Viewpoint Lake & the Sun Bowl

LAKEVIEW CENTER AND 107TH AVE

Lake | Concerts

- A 33-acre lake with fishing and free paddle and row boats for cardholders.
- The Sun Bowl, an open-air amphitheater with concerts every spring and fall.

Touring a community? Ask these questions

- What's the annual RCSC assessment, and what does it cover?
- What are the age and occupancy rules for this property?
- Are there rental rules or minimum lease terms?
- Is there an HOA or deed restrictions on top of the RCSC?
- Which recreation center is closest?
- Are there special assessments on the tax bill?

Sources: Recreation Centers of Sun City (RCSC), U.S. Census Bureau. Confirm fees and rules with the RCSC.

THE MARKET

What homes cost right now



Prices are a little lower than a year ago, and homes are taking about two and a half months to sell.

$259K
Median sale price
-2.4% vs. last year

$175
Median price per sq. ft.

75
Median days on market
16 days faster vs. last year

349
homes sold in August

4.1
months of supply

About 4.1 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, Sun City, AZ, June to August 2026.

How Sun City compares: median price per square foot

Peoria	**$258.18**
Glendale	**$248.42**
Youngtown	**$231.50**
El Mirage	**$230.31**
Sun City West	**$221.95**
Sun City	**$201.44**

The Cromford Report, single-family detached homes, October 2026. Sun City ranks 36th of 41 Valley areas and is down 4.0% year over year. Prices fell in 34 of those 41 areas over the same period.

If you're buying

- With homes taking about two and a half 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.

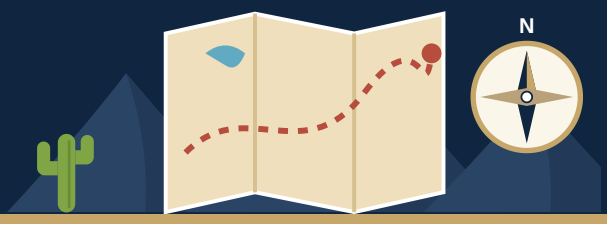
Want the numbers for one specific home?

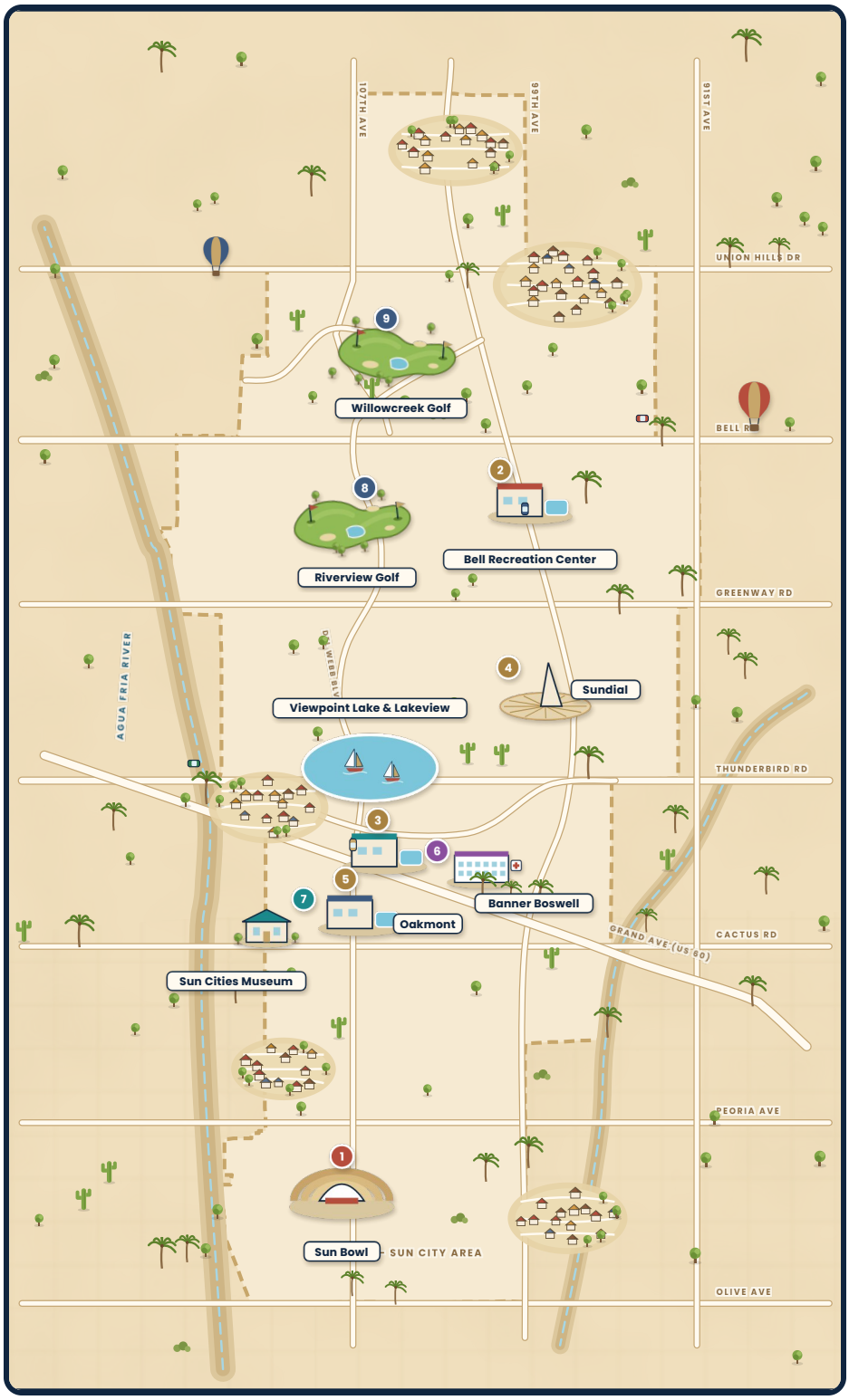
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Sun City, illustrated





SPORTS & ENTERTAINMENT

1. Sun Bowl Amphitheater

PARKS & RECREATION

2. Bell Recreation Center
3. Lakeview Center & Viewpoint Lake
4. Sundial Recreation Center
5. Oakmont Recreation Center

HEALTHCARE

6. Banner Boswell Medical Center

CULTURE & HISTORY

7. Del Webb Sun Cities Museum

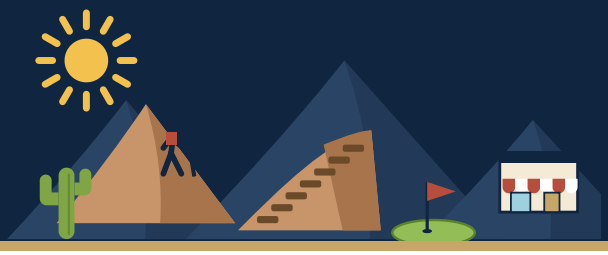
GOLF

8. Riverview Golf Course
9. Willowcreek Golf Course

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

THINGS TO DO

Weekends in Sun City



Sun Bowl

Sun City's open-air amphitheater, with concerts and performances every spring and fall.

Viewpoint Lake

A 33-acre lake at Lakeview Recreation Center with fishing and free paddle and row boats for cardholders.

Bell Recreation Center

The largest rec center, where the Sun City Experience tours for prospective residents begin.

The Sundial

One of the largest horizontal sundials in America, at Sundial Recreation Center, also home to the Mineral Museum.

Golf

Eight RCSC courses, five regulation and three executive, including Riverview and Willowcreek.

Sun Cities Museum

Local history from the Sun Cities Area Historical Society, at 10801 W Oakmont Dr.

Clubs

More than 120 clubs, plus pickleball, tennis, lawn bowling and shuffleboard at the rec centers.

Healthcare

Banner Boswell Medical Center on Thunderbird Blvd, with Banner Del E. Webb Medical Center in nearby Sun City West.

Sources: Recreation Centers of Sun City (RCSC), Sun Cities Area Historical Society, Banner Health. Some RCSC facilities are for cardholders and their guests; check access and hours before you go.

BEFORE YOU BUY

Know before you buy in Sun City



Age-restricted (55+)

Sun City is an age-restricted community. Confirm the age and occupancy rules for the specific property before you make an offer.

RCSC assessment

Owners pay an annual RCSC property assessment under the Facilities Agreement, whether or not they use the facilities. Ask me for the current amount.

Older homes

Many Sun City homes date to the 1960s and '70s. A thorough inspection of the roof, plumbing and electrical is worth it.

Not a city

Sun City isn't an incorporated city; it's an unincorporated area of Maricopa County, so county services apply.

Getting around

Grand Avenue (US 60) runs through Sun City toward Phoenix, Bell Road and Thunderbird Blvd cross it, and Loop 101 is nearby.

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 if Sun City 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

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

Email: **rebecca@medranoaz.com**

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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.