CITY GUIDE

Surprise, 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 Surprise?

Surprise is one of our favorite spots for a night out. We love spring training games under the lights at Surprise Stadium, dinner at Vogue Bistro, and an afternoon of shopping and food at the Village at Prasada. With Sun City Grand, Marley Park and newer communities like Asante, plus easy access to Loop 303, Surprise has a lot to offer. 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

SURPRISE AT A GLANCE

$425K
Median sale price, June to August 2026 (Redfin)

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

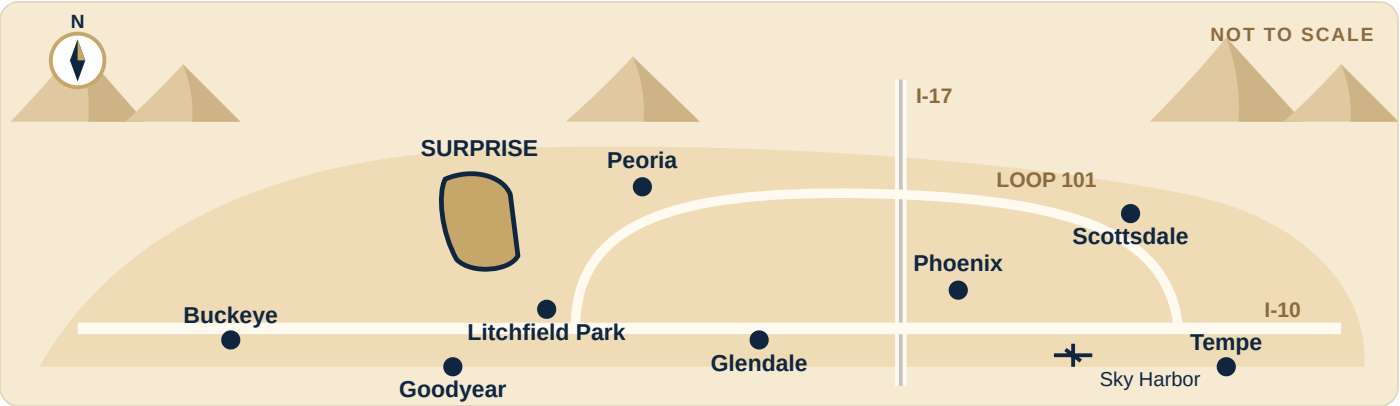
143,148
Residents at the 2020 Census

110.5 sq mi
Total city area (U.S. Census)

1938
The year Flora Mae Statler founded Surprise

13 places
On the illustrated Surprise map on page 5

WHERE SURPRISE SITS IN THE VALLEY



Central Surprise: Surprise Stadium, the Civic Center and Surprise Lake near Bullard Ave and Bell Rd, with Sun City Grand to the north.

Along Loop 303: Prasada and the Village at Prasada near Waddell Rd, Surprise Farms and Marley Park, with Asante up north.

WHERE TO LIVE

Surprise's communities



How five of Surprise's best-known communities compare.

Sun City Grand

NORTH OF BELL RD, WEST OF GRAND AVE

55+ · Golf · Clubs

- One of the Valley's best-known active-adult (55+) communities.
- Resort-style living with golf courses, fitness centers, pools and social clubs.

Marley Park

NEAR LITCHFIELD RD

Parks · Community events

- Tree-lined streets, front-porch homes and playgrounds.
- Community events throughout the year.

Surprise Farms

NEAR GREENWAY RD AND LOOP 303

Parks · Trails

- One of the city's largest neighborhoods, with a wide range of home sizes.
- Parks and trails throughout.

Asante

NORTH SURPRISE

New construction · Pool

- A newer master plan with homes from builders including Lennar.
- Planned amenities include a resort-style pool and pickleball courts.

Prasada

LOOP 303 AND WADDELL RD

New construction · Shopping

- A 3,355-acre master plan mixing homes, jobs, hospitality and retail.
- Home to the Village at Prasada shopping center.

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: City of Surprise, SimonCRE, Lennar, ARMLS. Confirm amenities and HOA details with each community.

THE MARKET

What homes cost right now



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

$425K
Median sale price
+1.1% vs. last year

$221
Median price per sq. ft.
-3.2% vs. last year

79
Median days on market
7 days slower vs. last year

1,032
homes sold in August

3.8
months of supply

About 3.8 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, Surprise, AZ, June to August 2026.

How Surprise compares: median price per square foot

Phoenix	**$281.54**
Peoria	**$258.18**
Glendale	**$248.42**
El Mirage	**$230.31**
Surprise	**$223.31**
Buckeye	**$219.92**

The Cromford Report, single-family detached homes, October 2026. Surprise ranks 30th of 41 Valley cities and is down 4.3% year over year. Prices fell in 34 of those 41 cities 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.

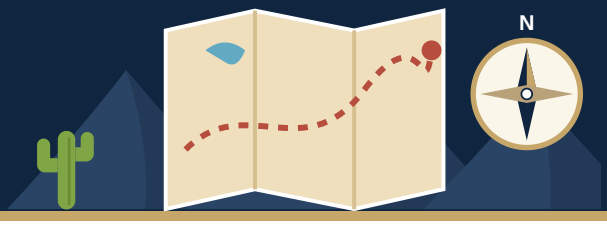
Want the numbers for one specific home?

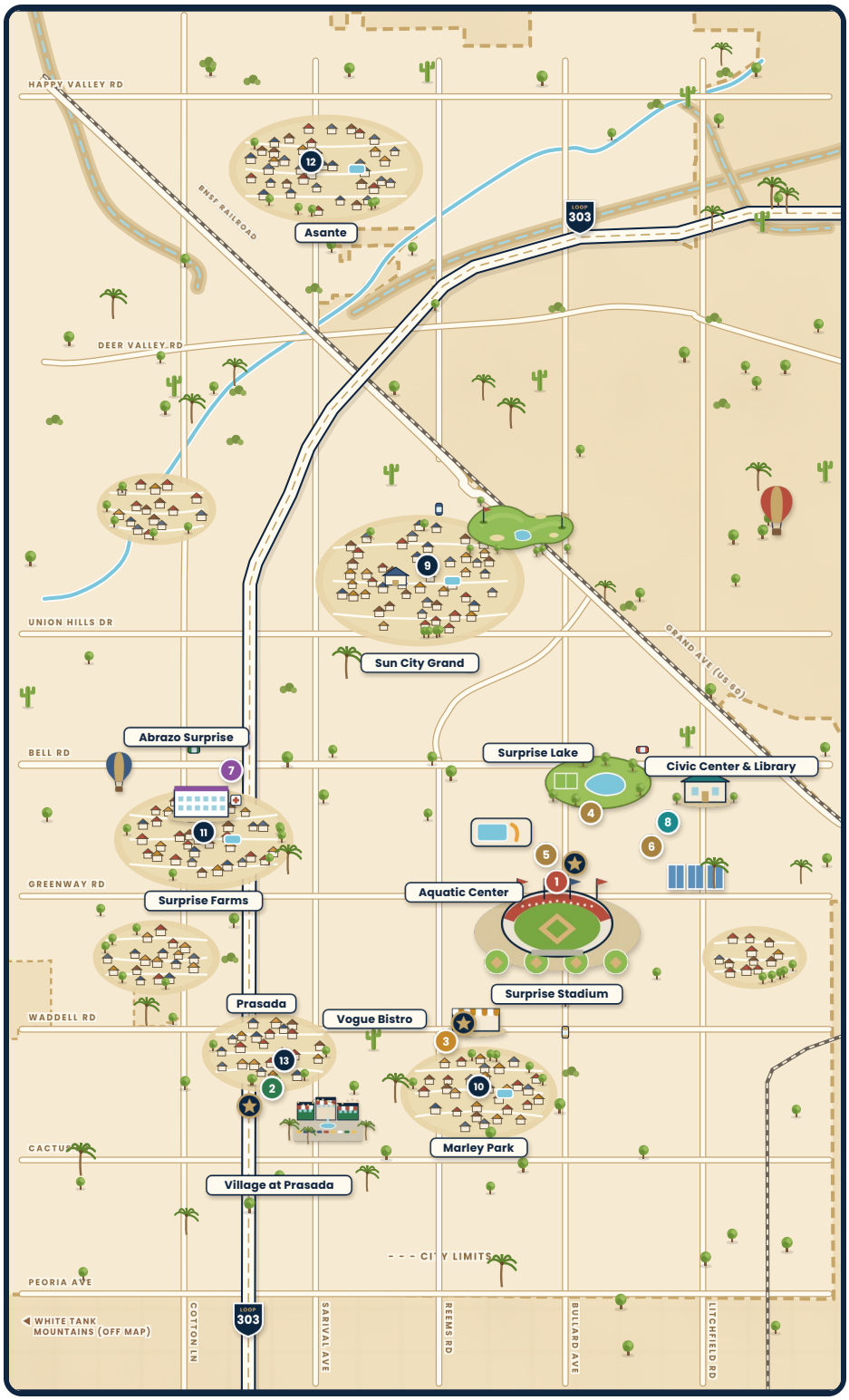
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

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

THE MAP

Surprise, illustrated





SPORTS & ENTERTAINMENT
1. Surprise Stadium

SHOPPING
2. Village at Prasada

DINING
3. Vogue Bistro

PARKS & RECREATION
4. Surprise Community Park
5. Surprise Aquatic Center
6. Tennis & Racquet Complex

HEALTHCARE
7. Abrazo Surprise Hospital

CULTURE & HISTORY
8. Surprise Civic Center

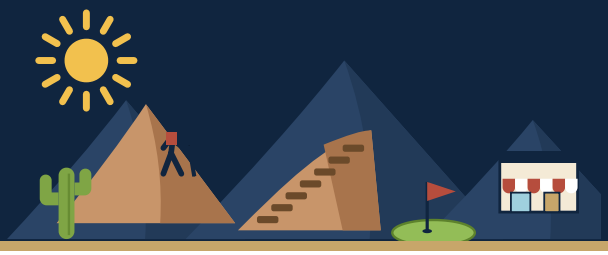
COMMUNITIES
9. Sun City Grand
10. Marley Park
11. Surprise Farms
12. Asante
13. Prasada

REBECCA'S PICKS
- ★ Surprise Stadium
- ★ Village at Prasada
- ★ Vogue Bistro

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

THINGS TO DO

Weekends in Surprise



Spring training

The Kansas City Royals and Texas Rangers train at Surprise Stadium each spring, and night games are a local favorite.

Village at Prasada

A 700,000-square-foot open-air center at Loop 303 and Waddell Rd, with Sprouts, TJ Maxx, HomeGoods and a restaurant row.

Surprise Lake

A fishing lake and walking paths in Surprise Community Park, next to the stadium on Bullard Ave.

Surprise Aquatic Center

Pools, slides and a splash area on the city's recreation campus, a summer go-to.

Tennis & Racquet Complex

The city's tennis and pickleball courts, on the same campus as the stadium and library.

Surprise Regional Library

Maricopa County's 20,000-square-foot northwest regional library, at the Surprise Recreation Campus.

Original Townsite

Where Surprise began in 1938, bounded by Bell, Dysart, Greenway and El Mirage roads.

White Tank Mountains

White Tank Mountain Regional Park, just outside city limits to the southwest, has about 30 miles of trails.

★ Rebecca's picks

Surprise Stadium 15850 N Bullard Ave	*“Another great place to take in a spring training baseball game, especially at night!”*
Village at Prasada Loop 303 and Waddell Rd	*“For shopping, drinks and food. Such a nice shopping center with all the goods.”*
Vogue Bistro 15411 W Waddell Rd	*“A West Valley mainstay! Food is delish and the staff is amazing!”*

Sources: City of Surprise, SimonCRE, Abrazo Health, Maricopa County Parks. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Surprise



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

Sun City Grand is a 55+ community, and age requirements apply to residents. Ask me how it works before you tour.

Schools

Dysart Unified serves much of Surprise, along with charter schools. Confirm the assigned schools for any address with the district.

Getting around

Loop 303 and Grand Avenue (US 60) are the main routes, with Bell and Waddell roads linking them. Bell Road is one of the busiest roads in the state.

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 Surprise 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.