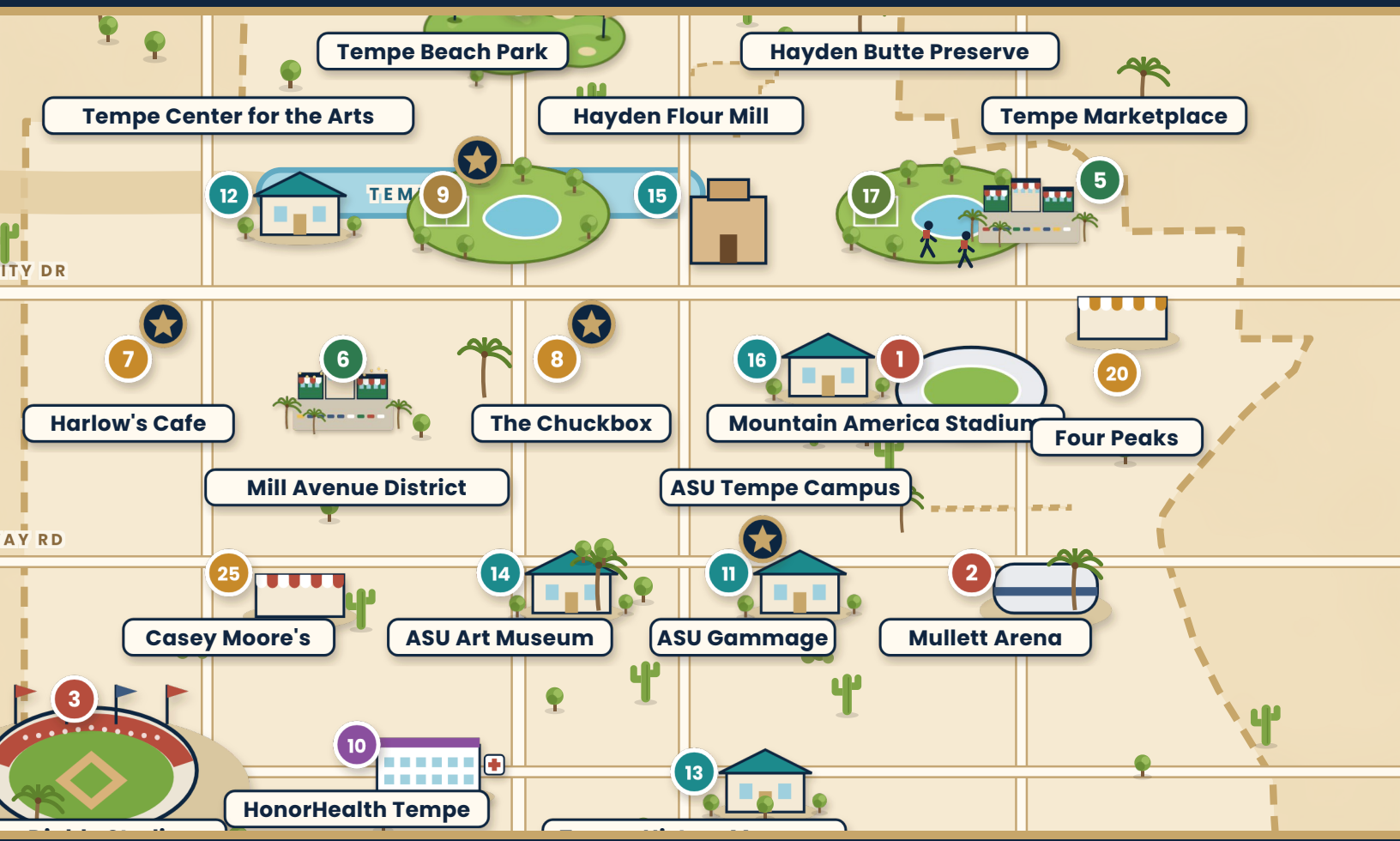
CITY GUIDE

Tempe, 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 Tempe?

Tempe holds a special place for me. My husband and I lived here first, before we moved to Buckeye, and we've always loved Tempe. Harlow's for breakfast, a mesquite-grilled burger at The Chuckbox, a touring Broadway show at ASU Gammage and a morning run along Tempe Town Lake are some of my favorites. 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

TEMPE AT A GLANCE

$470K
Median sale price, June to August 2026 (Redfin)

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

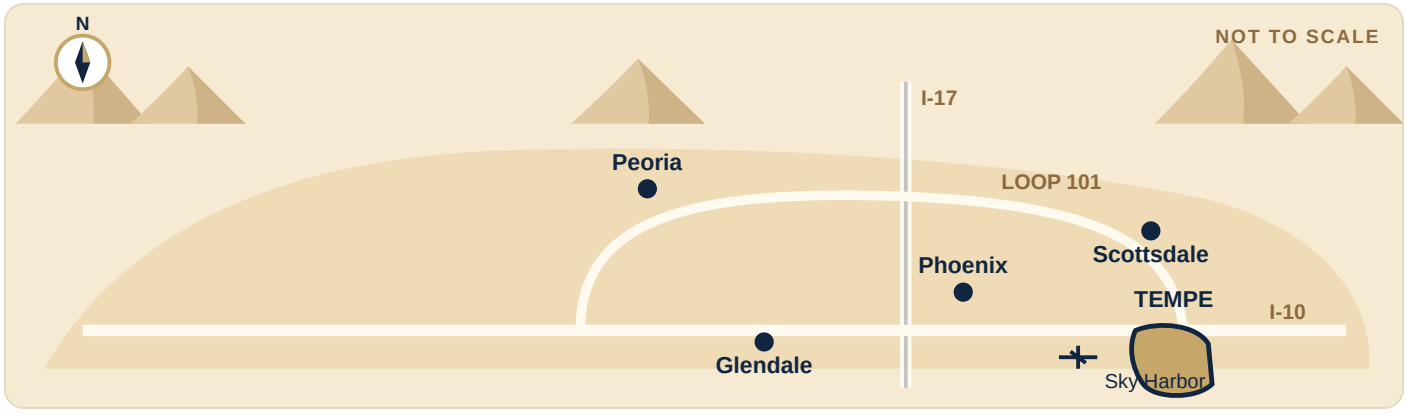
369
Homes sold in August 2026 (Redfin)

4.7 months
Months of supply, August 2026 (Redfin)

3,017
Seats at ASU Gammage, a Frank Lloyd Wright design

25 places
On the illustrated Tempe map on page 5

WHERE TEMPE SITS IN THE VALLEY



Downtown Tempe & ASU: Mill Avenue, ASU Gammage, Four Peaks, Casey Moore's, the Tempe Center for the Arts and Tempe Beach Park along the lake, with Mountain America Stadium and the Hayden Flour Mill nearby.

South & west Tempe: Arizona Mills and Tempe Diablo Stadium toward the airport and I-10, and The Lakes, Kiwanis Park, Changing Hands Bookstore, the Tempe Public Library and Ken McDonald Golf Course in South Tempe.

WHERE TO LIVE

Tempe's communities

Tempe is mostly built out, and The Lakes is its best-known master-planned community.

The Lakes

SOUTH TEMPE, NEAR LAKESHORE DR



Lakes | South Tempe

- A South Tempe master-planned community built around man-made lakes.
- Mostly single-family homes, closer to US 60 and Loop 101 than downtown is.

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 Tempe, MLS community descriptions. Confirm details with the HOA.

THE MARKET

What homes cost right now



Prices are up a little over the past year, and homes are taking about seven weeks to sell.

$470K
Median sale price
+1.0% vs. last year

$297
Median price per sq. ft.
+2.4% vs. last year

51
Median days on market
5 days faster vs. last year

369
homes sold in August

4.7
months of supply

About 4.7 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, Tempe, AZ, June to August 2026.

How Tempe compares: median price per square foot

Scottsdale	**$463.14**
Tempe	**$303.35**
Chandler	**$288.80**
Phoenix	**$281.54**
Gilbert	**$281.24**
Mesa	**$265.64**

The Cromford Report, single-family detached homes, October 2026. Tempe ranks 7th of 41 Valley cities and is down 0.2% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking about seven weeks 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?

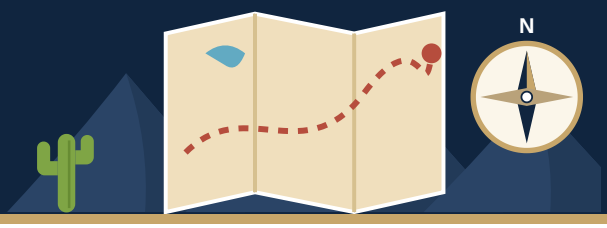
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

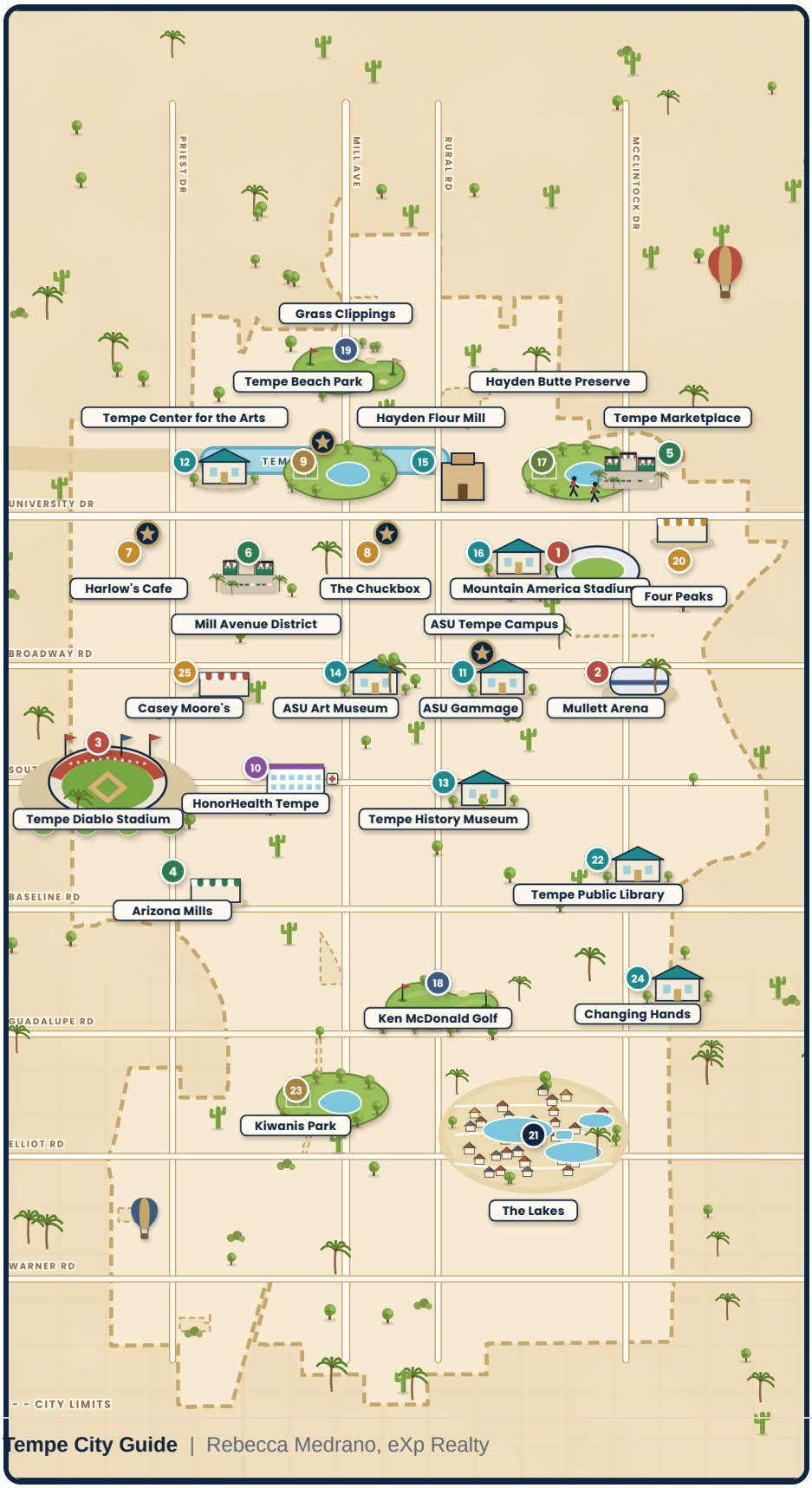
Text or call: **(602) 509-1099**

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

THE MAP

Tempe, illustrated





SPORTS & ENTERTAINMENT
1. Mountain America Stadium
2. Mullett Arena
3. Tempe Diablo Stadium

SHOPPING
4. Arizona Mills
5. Tempe Marketplace
6. Mill Avenue District

DINING
7. Harlow's Cafe
8. The Chuckbox
20. Four Peaks Brewing Co
25. Casey Moore's Oyster House

PARKS & RECREATION
9. Tempe Beach Park
23. Kiwanis Park

HEALTHCARE
10. HonorHealth Tempe Medical Center

CULTURE & HISTORY
11. ASU Gammage
12. Tempe Center for the Arts
13. Tempe History Museum
14. ASU Art Museum
15. Hayden Flour Mill
16. Arizona State University
22. Tempe Public Library
24. Changing Hands Bookstore

TRAILS & PRESERVES
17. Hayden Butte Preserve

GOLF
18. Ken McDonald Golf Course
19. Grass Clippings at Rolling Hills

COMMUNITIES
21. The Lakes

REBECCA'S PICKS
- ★ Harlow's Cafe
- ★ The Chuckbox
- ★ ASU Gammage
- ★ Tempe Beach Park

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

THINGS TO DO

Weekends in Tempe



Tempe Beach Park

The waterfront park on Tempe Town Lake, with paths for walks and runs and boat and paddleboard rentals nearby.

ASU Gammage

A Frank Lloyd Wright design on the ASU campus that hosts touring Broadway shows each season.

Tempe Diablo Stadium

The Los Angeles Angels train here each spring, in an intimate ballpark on the west side of town.

Mountain America Stadium

Home of ASU football, on the campus a short walk from Mill Avenue.

Hayden Butte Preserve

"A Mountain," the butte above downtown at Mill Avenue, with a short hike and a view of the lake.

Tempe Center for the Arts

A theater and gallery on the Town Lake waterfront with a 17-acre art park.

Arizona Mills

A shopping mall with the LEGOLAND Discovery Center and SEA LIFE Arizona aquarium.

Golf

Ken McDonald Golf Course in South Tempe and Grass Clippings at Rolling Hills, a lighted course for day and night rounds.

★ Rebecca's picks

Harlow's Cafe 1021 W University Dr	*“The OG breakfast spot in Tempe. The muffins are delish and the breakfast lines are long but so worth it!”*
The Chuckbox 202 E University Dr	*“Looking for a burger fresh off the mesquite grill? I'm in! A total neighborhood fave.”*
ASU Gammage 1200 S Forest Ave	*“Such an iconic place to watch a touring Broadway show. Love this place.”*
Tempe Beach Park 80 W Rio Salado Pkwy	*“Nothing like an AM run along the water line of Tempe Town Lake!”*

Sources: City of Tempe, Tempe Tourism, ASU, Los Angeles Angels, venue websites. Check hours and schedules before you go.

BEFORE YOU BUY

Know before you buy in Tempe



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.

Buying near ASU

Check the HOA's rental rules and the mix of owner-occupied and rental units, since both can affect financing, fees and resale.

Schools

More than one district serves Tempe, and boundaries don't follow city lines. Confirm the assigned schools for a specific address directly with the district.

Getting around

Loop 101, Loop 202, I-10 and US 60 all run through or beside Tempe. 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 Tempe 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.