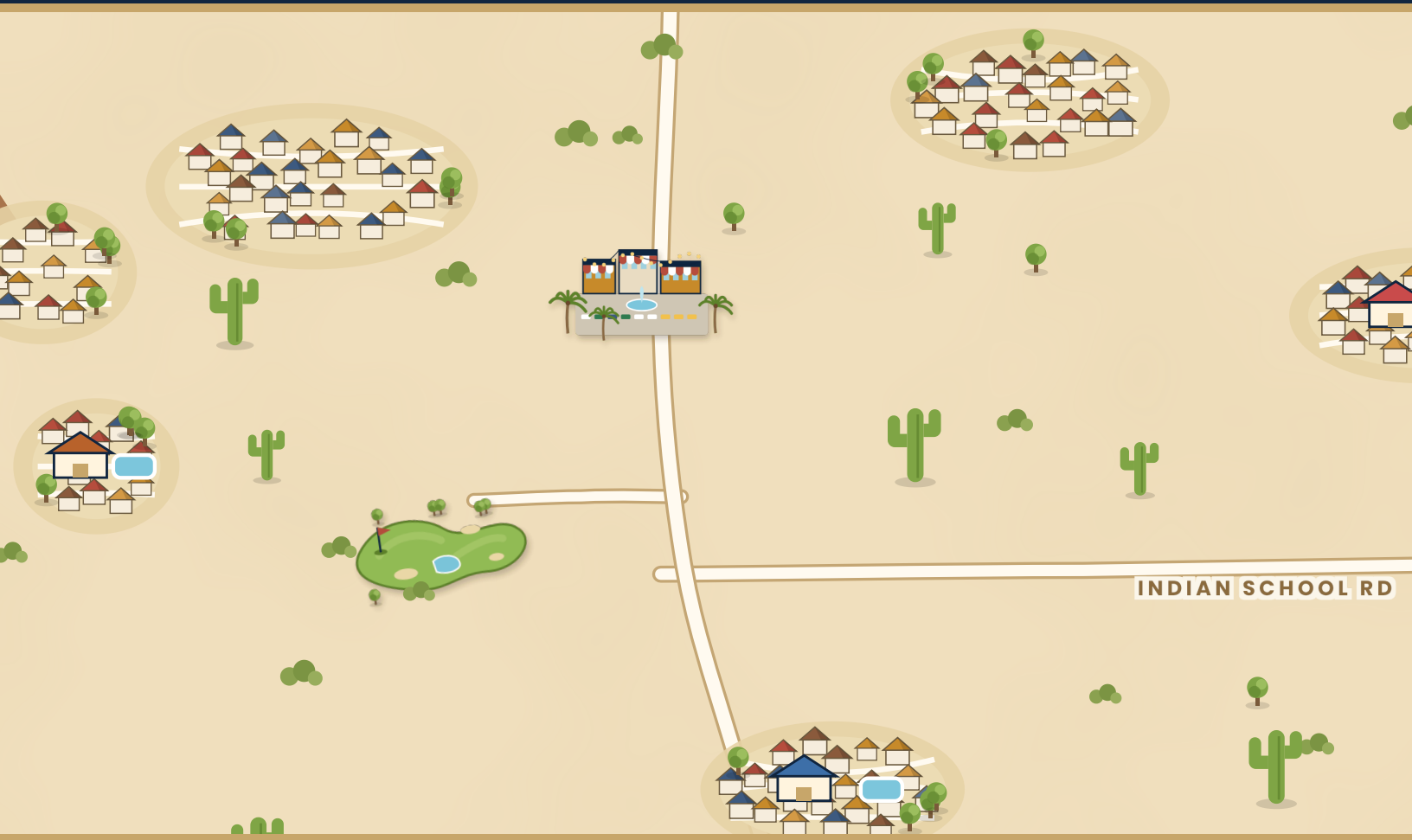


CITY GUIDE

Verrado, Arizona

Seven districts, a walkable Main Street and what to know before you buy, from a local agent who has lived here since 2005.



REBECCA MEDRANO

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Thinking about Verrado?



Thanks for grabbing this guide. Verrado isn't just a community I work in, it's home. We moved here from Tempe in 2005 and raised both of our boys in Verrado, so I've watched it grow up around us: new districts, new trails, new places to eat, and a few favorites that have been here the whole time. I'm a third-generation Phoenix native with more than 12 years in Arizona real estate, and I know this community the way only a local can. This guide is the quick version of what I walk buyers through: how Verrado is laid out, what each district offers, what homes are selling for right now, and the things worth knowing before you make an offer. If a question comes up while you're reading, text me. That's what I'm here for.

Rebecca Medrano

VERRADO AT A GLANCE

\$509K

Median sale price, three months ending September 2026 (Redfin)

76 days

Median time on market, three months ending September 2026 (Redfin)

8,800

Acres in Verrado's master plan, developed by DMB Associates

340

Railroad-tie steps on the Victory Steps trail

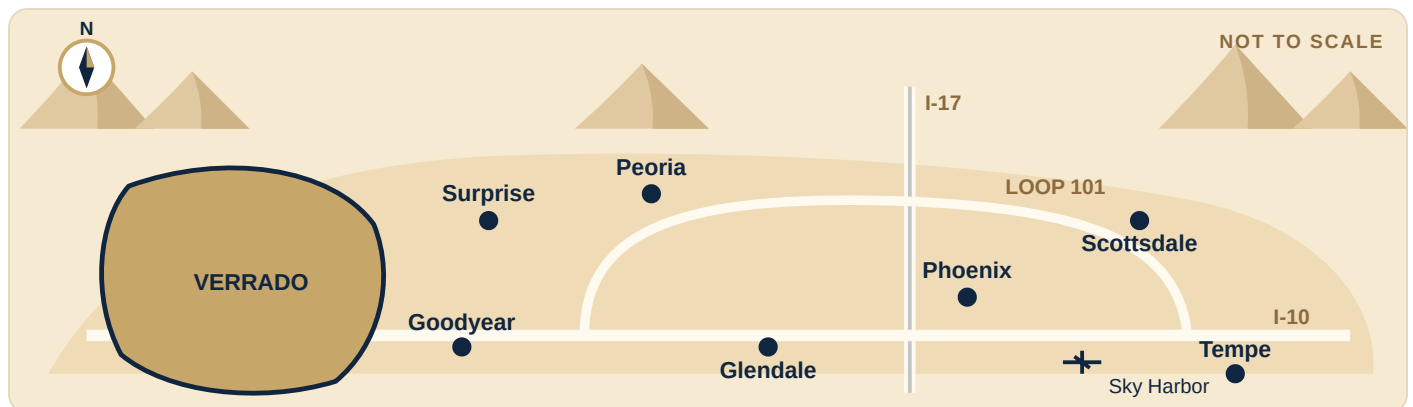
36 holes

Of public golf at Verrado Golf Club's two courses

56 places

On the illustrated Verrado map on page 5

WHERE VERRADO SITS IN THE VALLEY



West of the Valley: Verrado sits at the base of the White Tank Mountains in the City of Buckeye, along Verrado Way north of I-10.

East side: The Village District runs to Jackrabbit Trail. Many homes there use a Litchfield Park mailing address (ZIP 85340).

Verrado's districts



How Verrado's districts compare. Ask me which one fits you.

Main Street District

VERRADO'S WALKABLE TOWN CENTER

Shops & dining **Parks**

- Main Street shops and restaurants, Bashas' and CVS, plus Founders Park.
- The Center on Main is for residents only.



Heritage District

SOUTH OF MAIN STREET

Parks **Pool**

- Parks, Redmond Field and Heritage Elementary.
- Heritage Swim Park, a resort-style pool, is residents only. Richmond American builds here.



Marketside District

ALONG VERRADO WAY, NORTH OF I-10

Shopping **Healthcare**

- Verrado Marketplace, Banner Health Center and everyday dining.
- Marketside Dog Park is for residents and guests only.



Highlands District

NORTH SIDE OF VERRADO

Mountain setting **Trails**

- A mountainside area with desert surroundings and trail access.
- Capital West Homes: about 1,800 to 4,160 sq. ft., 3 to 7 bedrooms.



Regent Hills District

WESTERN FOOTHILLS

Gated **Mountain views**

- A private, gated neighborhood with golf course and White Tank Mountain views.
- David Weekley and Pulte: 22 single-story plans, about 1,557 to 3,860 sq. ft.



Victory District (55+)

NORTHEAST VERRADO

Golf **55+ age requirements**

- Next to the Victory Course and The Cliff House. The Victory Club is residents only.
- Builders: David Weekley, K. Hovnanian, Risewell and William Ryan.



Village District

VERRADO'S EAST SIDE

Schools **Shopping**

- Verrado High School, Fry's Marketplace & Fuel and Ace Hardware.
- City of Buckeye, with many homes using a Litchfield Park mailing address (ZIP 85340).



Verrado Custom Homes

FOOTHILLS NEAR THE FOUNDERS COURSE

Custom homesites

- Shown on Verrado's map as a separate area from the seven districts.
- Ask me about lots and custom builders.



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 are residents only?
- 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: Verrado community map and verrado.com, DMB Associates. Confirm builders, plans and amenities before you buy.

What homes cost right now



Prices are down about 3% from a year ago, and homes are selling about 18 days faster than last year, taking about two and a half months to sell.

\$509K

Median sale price
-3.0% vs. last year

76

Median days on market
18 days faster vs. last year

131

Homes sold, 3 months
+26.7% vs. last year

385

homes for sale

Active listings in Verrado, three months ending September 2026. That is 7% more than a year ago.
Source: Redfin.

Redfin, Verrado neighborhood, AZ, three months ending September 2026.

Verrado median sale price, last 6 three-month periods

Feb–Apr		\$519,995
Mar–May		\$544,995
Apr–Jun		\$550,000
May–Jul		\$515,000
Jun–Aug		\$515,000
Jul–Sep		\$509,493

Redfin, Verrado neighborhood, rolling three-month periods (each label is the period shown, ending September 2026 on the right).

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 districts and builders, 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.



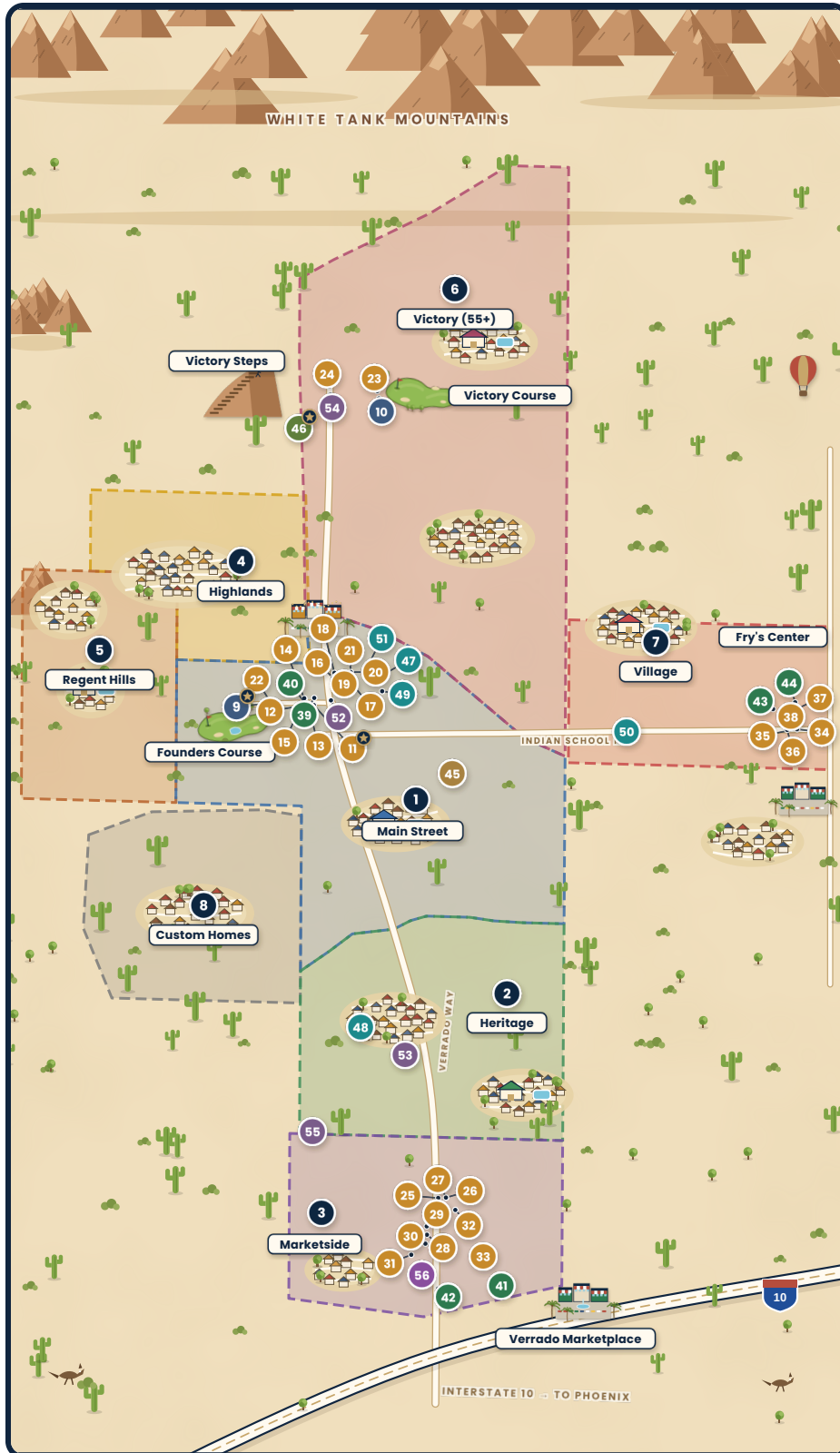
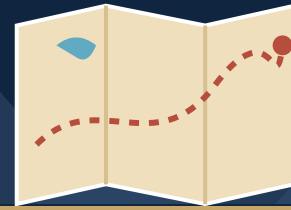
Want the numbers for one specific home?

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

Web: buyinverrado.com

Verrado, illustrated



DISTRICTS

- 1 Main Street District
- 2 Heritage District
- 3 Marketside District
- 4 Highlands District
- 5 Regent Hills District
- 6 Victory District
- 7 Village District
- 8 Verrado Custom Homes

GOLF

- 9 Founders Course
- 10 Victory Course

DINING

- 11 Ciao Grazie Pizzeria & Wine Bar
- 12 Tempo Urban Bistro
- 13 Rosie's Taco Shop
- 14 Anthem Coffee & Tea
- 15 Orange Leaf
- 16 Haymaker
- 17 W&Z Asian Bistro
- 18 Bobazona
- 19 BoSa Donuts
- 20 DeGino Coffee Bar
- 21 West Rose Wine Tasting Room
- 22 Verrado Grille
- 23 The Cliff House
- 24 The Vic Bar + Kitchen
- 25 Cold Beers & Cheeseburgers
- 26 Jersey Mike's Subs
- 27 Dutch Bros
- 28 Taco Bell
- 29 Starbucks
- 30 Culver's
- 31 Barro's Pizza
- 32 Cafe Zupas
- 33 Shake Shack
- 34 MOD Pizza
- 35 Jimmy John's
- 36 Burger King
- 37 Pizza Hut
- 38 Yogurtini

SHOPPING & SERVICES

- 39 Bashas'
- 40 CVS Pharmacy
- 41 Verrado Marketplace
- 42 Safeway
- 43 Fry's Marketplace & Fuel
- 44 Ace Hardware

PARKS

- 45 Founders Park

TRAILS

- 46 Victory Steps at Verrado

SCHOOLS

- 47 Verrado Elementary School
- 48 Verrado Heritage Elementary School
- 49 Verrado Middle School
- 50 Verrado High School
- 51 The Goddard School

RESIDENTS ONLY

- 52 The Center on Main
- 53 Heritage Swim Park
- 54 The Victory Club
- 55 Marketside Dog Park

HEALTHCARE

- 56 Banner Health Center

REBECCA'S PICKS

- ★ Victory Steps at Verrado
- ★ Ciao Grazie Pizzeria & Wine Bar
- ★ Verrado Founders Course

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

Weekends in Verrado



Victory Steps at Verrado

340 railroad-tie steps climbing nearly 200 feet off Verrado Way, with big views at the top. Open to everyone. No dogs on the trail.



Verrado Main Street

Verrado's walkable center, with Ciao Grazie, Tempo Urban Bistro, Rosie's Taco Shop, Anthem Coffee & Tea and Bashas'.



Sentinel Drive eats

Haymaker, W&Z Asian Bistro, Bobazona, BoSa Donuts, DeGino Coffee Bar and the West Rose Wine Tasting Room, all in one stretch.



Verrado Marketplace

Open-air shopping at I-10 and Verrado Way, with Target, Marshalls, HomeGoods, Ross and Ulta open, Shake Shack and more dining, and Safeway coming in November 2026.



Founders Park

A park off Park Street in the Main Street District.



Golf

Verrado Golf Club's Founders and Victory courses are both open to the public. Clubhouse dining at Verrado Grille and The Cliff House.



Errands on Indian School Rd

Fry's Marketplace & Fuel, Ace Hardware, MOD Pizza, Jimmy John's, Pizza Hut and Yogurtini, near Verrado High School.



Healthcare

Banner Health Center is on Market Street, next to Verrado Marketplace.



★ Rebecca's picks

Victory Steps at Verrado

Off N Verrado Way

"Looking for a killer workout? Go here! Good luck... you'll need it!"

Ciao Grazie Pizzeria & Wine Bar

21051 W Main St, Verrado

"A Verrado mainstay. We've been going here since we moved to Verrado in 2005."

Verrado Golf Club, Founders Course

4242 N Golf Dr

"Our golfer boys were raised on this course. It's so beautiful!"

Sources: Verrado, Verrado Golf Club, Hike Arizona and the businesses listed. Check hours before you go. Residents-only places are marked.

Know before you buy in Verrado



HOAs and CC&Rs

Verrado is overseen by the Verrado Community Association, and Victory has its own Victory District Association. Review the fees, what they cover, and the CC&Rs, including 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 district

Victory is a 55+ district, and age requirements apply to residents. Ask me how they work before you tour.



Residents-only amenities

The Center on Main, Heritage Swim Park, The Victory Club and the Marketside Dog Park are for Verrado residents (and, where noted, guests). Ask what your address includes.



Schools

Verrado Elementary, Heritage Elementary (PK–8), Verrado Middle and Verrado High are all inside the community, plus The Goddard School preschool. Assignment depends on the address and some homes fall in another district, so confirm it with the district.



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 district 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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