

What it costs to buy into Arizona's 55+ communities — the average monthly HOA dues for a **single-family home**, plus the one-time fees due at closing. Grouped West Valley, East Valley, and Gophers so you can compare within your side of the Valley.

West Valley — 19 communities

Community	City	Avg. Monthly HOA	Capital Improvement Fee	Transfer Fee
Ahwatukee	Phoenix	\$67	\$1,200	\$170
Arizona Traditions	Surprise	\$215	\$2,580	\$155
CantaMia at Estrella *	Goodyear	\$265	Call	\$400
Corte Bella	Surprise	\$255	\$4,260	\$155
Heritage at Asante *	Surprise	\$254	Call	Call
PebbleCreek	Goodyear	\$294	\$3,522	\$400
Ridgecrest at Vistancia *	Peoria	Call	Call	Call
Sterling Grove *	Surprise	\$355	\$5,455	Call
Sun City	Sun City	\$57	\$5,500	\$500
Sun City Festival *	Buckeye	\$90	Call	\$125
Sun City West	Sun City West	\$52	\$5,750	\$275
Sun Village *	Surprise	Call	Call	\$400
Sundance *	Buckeye	\$113	Call	Call
The Grand	Surprise	\$160	\$5,400	\$100
Trilogy at Vistancia	Peoria	\$340	\$6,000	\$365
Trilogy at Wickenburg Ranch	Wickenburg	\$513	\$2,568	\$400
Ventana Lakes *	Peoria	\$123	\$4,000	Call
Victory at Verrado *	Buckeye	\$264	Call	Call
Westbrook Village	Peoria	\$68	\$4,655	\$350

East Valley — 20 communities

Community	City	Avg. Monthly HOA	Capital Improvement Fee	Transfer Fee
Apache Wells	Mesa	\$40	\$1,500	\$400
Cottonwood	Sun Lakes	\$154	\$5,000	\$350
Encore at Eastmark	Mesa	\$145	\$735	\$250
Fountain of the Sun	Mesa	\$127	\$2,100	\$200
Ironwood / IronOaks	Sun Lakes	\$253	\$6,072	\$361
Leisure World *	Mesa	Call	\$4,000	\$175
MountainBrook Village	Gold Canyon	\$116	\$1,396	\$155
Oakwood / IronOaks	Sun Lakes	\$253	\$6,072	\$361
Ovation at Meridian	Queen Creek	\$295	\$1,128	\$400
Palo Verde	Sun Lakes	\$211	\$5,000	\$350
Solera	Chandler	\$174	\$4,168	\$250
Solera at Johnson Ranch *	San Tan Valley	Call	\$2,100	\$200

Community	City	Avg. Monthly HOA	Capital Improvement Fee	Transfer Fee
Springfield	Chandler	\$200	\$1,872	\$200
Sun Lakes Country Club	Sun Lakes	\$154	\$2,763	\$350
Sunbird	Chandler	\$125	\$3,300	\$400
Sunland Springs Village	Mesa	\$76	\$2,287	\$155
Sunland Village *	Mesa	\$59	\$2,000	Call
Sunland Village East	Mesa	\$76	\$3,000	\$250
Trilogy at Encanterra *	San Tan Valley	\$514	\$8,500	Call
Trilogy at Power Ranch *	Gilbert	\$225	\$4,500	Call

Outlying Arizona — 6 communities

Community	City	Avg. Monthly HOA	Capital Improvement Fee	Transfer Fee
Mission Royale *	Casa Grande	\$162	Call	Call
Province	Maricopa	\$291	\$874	\$400
Rio Verde Country Club *	Rio Verde	\$439	Call	\$400
Robson Ranch	Eloy	\$290	\$2,900	\$350
Sun City Anthem at Merrill Ranch *	Florence	\$215	\$1,930	Call
Tonto Verde *	Rio Verde	\$455	Call	\$400

All figures are for single-family homes. Patio homes and townhomes are not shown — their fees are often bundled differently, so please call us for those.

* These communities have multiple sub-associations ("junior" HOAs) that charged different fees, so the amount varies by neighborhood or home — call us for the exact figures on a specific property.

A few communities — including The Grand (Sun City Grand), Sun City West, and parts of Sun City — have a small number of home sections that carry an **extra monthly fee**. They are rare for the size of the community, but we will verify them for the specific home.

Monthly HOA figures are **averaged to a monthly amount** for easy comparison; actual dues may be billed monthly, quarterly, semi-annually, or annually.

Capital improvement and transfer fees are **one-time**, paid at closing. Resale disclosure fees (a seller cost) are not shown.

Fees can change at any time — including mid-year — whenever an HOA board or its members call a vote. All figures are estimates believed accurate as of July 2026, are not guaranteed, and should be verified for a specific home before you buy.

Questions on any of these? Call Jarl. We'll confirm the exact, current fees for the specific home you're considering — no guesswork. justjarl.com/contact