ARIZONA 55+ COMMUNITIES
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2026 EDITION

SMART MONEY GUIDE

Affordable 55+ Homes in Arizona

Low HOA dues, homes on land you own, and where your dollar goes furthest.



Jarl Kubat, REALTOR®
22+ years helping buyers in Arizona 55+ and retirement communities

INSIDE

- ✓ Lowest-cost communities
- ✓ Owned land vs. leased
- ✓ True monthly costs
- ✓ What to inspect

Serving buyers and sellers across the West Valley and East Valley

Call/Text (480) 710-6326
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Welcome. Your budget can go further than you think.

Planning a retirement move on a budget? Good news: Arizona still has 55+ communities where homes sell for well under the Valley average.

I've helped buyers in Arizona 55+ communities for more than 22 years, and many of them want the same thing: a great place to live with a monthly cost that lets them enjoy retirement. I live in an Arizona 55+ community myself, so I know where the value is, and where the hidden costs hide.

This guide shows you the lowest-priced communities, how to figure your true monthly cost, what to check in an older home, and simple ways to stretch your budget.



Jarl Kubat, REALTOR®
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What “affordable” really means

The cheapest price isn’t always the lowest cost. Look at what you’ll pay every month, and what you’ll pay once.

EVERY MONTH

Your true monthly cost

- Mortgage payment (if any)
- HOA dues or rec center dues
- Property taxes
- Homeowner’s insurance
- Electric, water, trash and internet
- A little set aside for repairs

ONE TIME

Costs at closing

- Capital improvement or transfer fee to the HOA
- Your share of title and escrow costs
- Home inspection
- Moving costs
- Early updates, like a new AC or water heater

Our tip: Add up the monthly list for each home you’re thinking about. Two homes with the same price can be hundreds of dollars a month apart once you add dues, insurance and utilities.

Why Arizona can be a value

Arizona doesn’t tax Social Security, and property taxes in many 55+ communities are modest compared with much of the country. Ask a tax professional how this applies to you.

Lowest-priced communities: West Valley

The West Valley has the biggest selection of lower-priced 55+ homes, led by the original Del Webb communities.

WEST VALLEY

Community	City	Homes from*	Avg. HOA / mo
Sun City	Sun City	$160K	$57
Sun City West	Sun City West	$190K	$52
SunDance	Buckeye	$220K	$113
Sun Village	Surprise	$250K	Call
The Grand (formerly Sun City Grand)	Surprise	$270K	$160
Arizona Traditions	Surprise	$300K	$215
Ventana Lakes	Peoria	$325K	$123

Where the value is

- **Sun City** is Arizona's first big retirement community. Patio homes and duplexes are among the lowest prices in the Valley, with golf courses, pools and rec centers close by.
- **Sun City West** has newer homes than Sun City, with low monthly dues and lots of clubs.
- **The Grand (formerly Sun City Grand)** and **Arizona Traditions** in Surprise cost more, but the homes are newer, which can mean fewer big repairs early on.

*"Homes from" = the lowest **single-family home** sale in the last 90 days (Arizona Regional MLS, October 2026), rounded down. Condos, patio homes and townhomes are not included. The lowest sale is often a home that needs updating. HOA = average monthly dues for a single-family home; dues vary by home. "Call" = ask us for the current number. **Prices change, so call or text (480) 710-6326 for today's numbers.**

Lowest-priced communities: East Valley and beyond

EAST VALLEY

Community	City	Homes from*	Avg. HOA / mo
SunBird	Chandler	$205K	$125
Leisure World	Mesa	$215K	$370+
Dreamland Villa	Mesa	$220K	Call
Fountain of the Sun	Mesa	$225K	$127
Sun Lakes Country Club	Sun Lakes	$235K	$154
Sunland Village	Mesa	$295K	$59
Sunland Village East	Mesa	$320K	$76

SOUTH OF THE VALLEY

Community	City	Homes from*	Avg. HOA / mo
Mission Royale	Casa Grande	$245K	$162
Province	Maricopa	$275K	$291
Robson Ranch	Eloy	$320K	$290

Where the value is

- **SunBird** in Chandler and **Dreamland Villa** in Mesa had some of the East Valley's lowest single-family sales. **Sunland Village** pairs low dues with patio homes and townhomes that can cost even less.
- **Leisure World** has higher dues than most, but the dues cover a lot. Compare the full monthly cost, not just the price.
- **Mission Royale, Province and Robson Ranch** offer newer homes for the money, if you don't mind a longer drive to Phoenix.

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Low dues aren’t the whole story

Every community pays for its amenities somehow. The question is how, and when.

Big one-time fees, low monthly dues

Sun City and Sun City West keep monthly dues low partly because buyers pay a larger one-time fee at closing. Plan for it in your cash to close.

Higher dues that include more

Some communities with higher dues include things you’d pay for anyway, like front yard care, cable or exterior painting. Ask for a list of what the dues cover.

Golf is separate

HOA dues don’t pay for golf. If you golf, add the cost of a golf membership or green fees to your budget. If you don’t, you don’t pay for it.

Patio homes, condos and townhomes

Attached homes are often the lowest-priced homes in a community. Some have a second association with its own dues, so ask about both.

> **Before you write an offer,** we get the HOA’s current dues, one-time fees and any planned special assessments, so there are no surprises at closing.

Know what you own: land and lot rent

Some of the lowest prices you'll see online are for homes on leased land. Know the difference before you fall in love with a price.

OWNED LAND

You own the home and the lot

No lot rent. You pay HOA dues and property taxes, like any homeowner. Every community in this guide is on owned land.

LEASED LAND

You rent the lot

You own the home, but you pay lot rent every month. Lot rent can go up over time, which can make the home harder to sell later.

Questions to ask about any low-priced home

- [ ] Do I own the land, or is there lot rent?
- [ ] If there's lot rent, how much has it gone up in recent years?
- [ ] Can I get a regular mortgage, or is it cash only?
- [ ] What have similar homes here sold for, and how long did they take to sell?

Prefer a manufactured home? Some Arizona 55+ communities offer manufactured homes on land you own. Call us and we'll walk you through the choices.

What to inspect in an older home

Many of the best-priced 55+ homes were built in the 1960s to 1990s. They can be great buys. Just know what to look for.

1. **Air conditioning.** Ask how old the unit is. An older system may need replacing soon, and in Arizona, AC is a must.
2. **Roof.** Flat and tile roofs both need care. Ask when the roof or underlayment was last replaced.
3. **Plumbing.** Some older homes have pipes that should be updated. Your inspector can tell you what's there.
4. **Electrical panel.** Some older panels are worth replacing. Ask your inspector.
5. **Water heater.** Most last about 10 to 12 years. Check the date on the label.
6. **Windows and insulation.** Older windows can mean higher summer power bills.
7. **Termites.** They're common in the desert. Get a termite inspection.

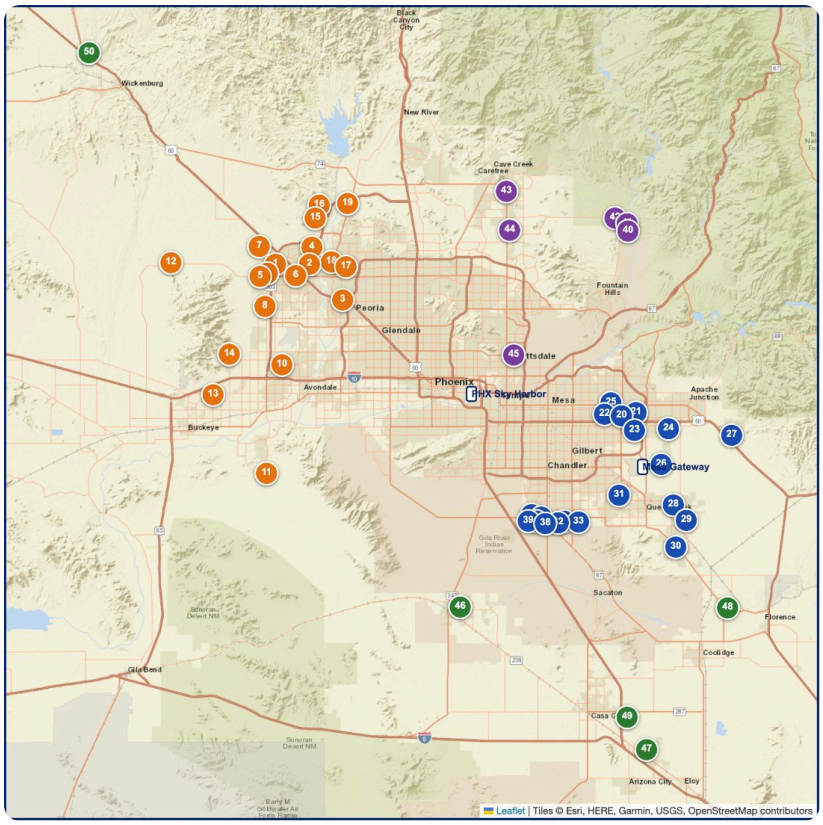
> **Our tip:** A home that needs paint, flooring and new fixtures can be a smart buy. A home that needs a roof, AC and plumbing at once may not be. We help you tell the difference.

8 ways to stretch your budget

1. **Look at patio homes and duplexes.** Same community, same amenities, lower price.
2. **Consider a smaller floor plan.** Many single-level homes live bigger than their size.
3. **Buy a home that needs cosmetic updates.** Paint and flooring cost less than you might think.
4. **Shop in summer.** Fewer buyers can mean better deals.
5. **Ask for seller help.** In a slower market, sellers may help with closing costs or repairs.
6. **Compare the full monthly cost,** not just the price or the dues.
7. **Skip what you won't use.** Don't pay extra for a golf course lot if you don't golf.
8. **Look a little farther out.** Communities south of the Valley often offer newer homes for the money.

Want the full picture? Our **Arizona 55+ Communities Buyer's Guide** compares prices and HOA dues for 50 communities across the West Valley and East Valley.

Map: 50 Arizona 55+ communities

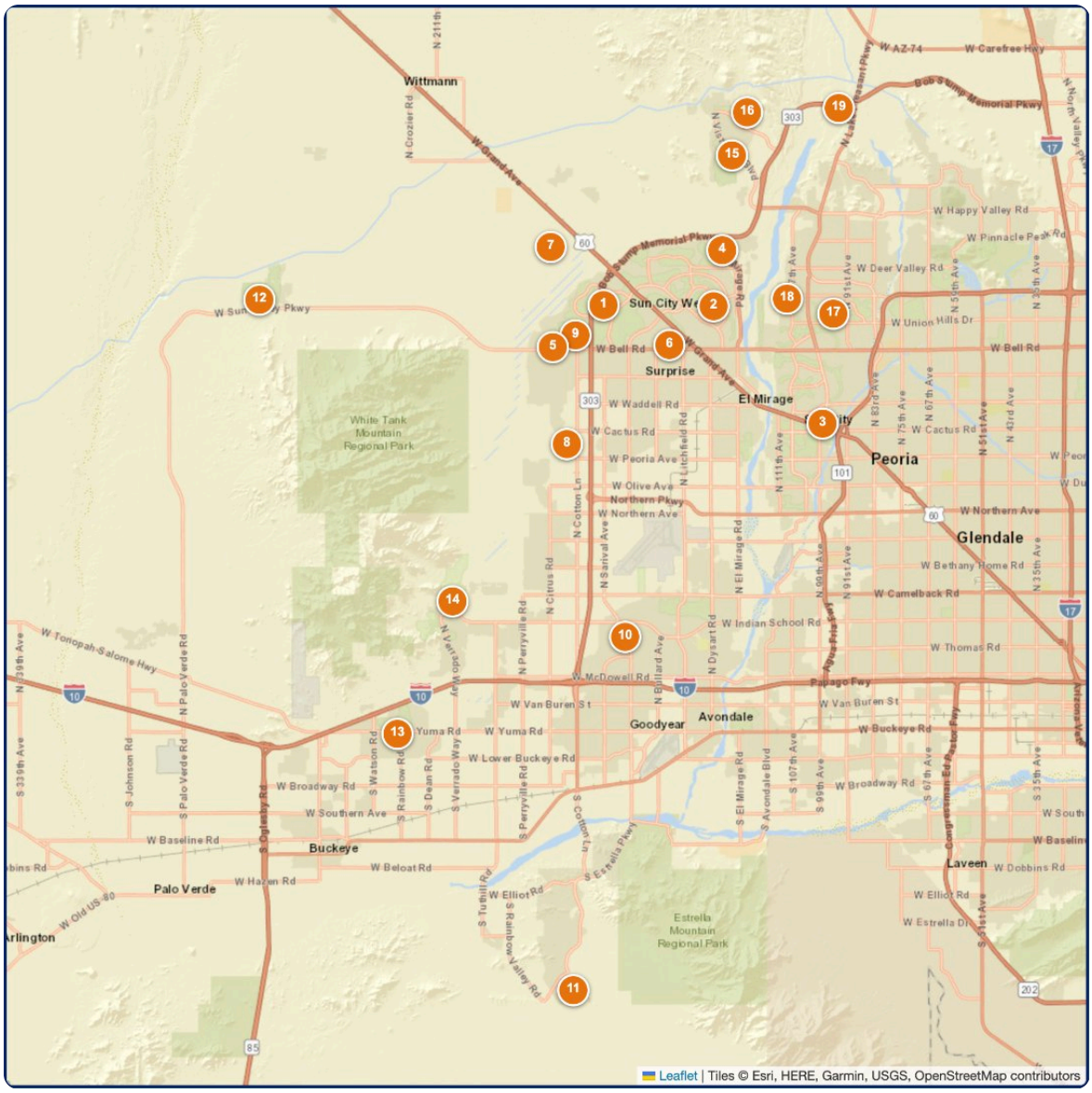


West Valley · East Valley · Scottsdale & Rio Verde · Outlying

1. **The Grand (formerly Sun City Grand)** · Surprise
2. **Sun City West** · Sun City West
3. **Sun City** · Sun City
4. **Corte Bella** · Sun City West
5. **Arizona Traditions** · Surprise
6. **Sun Village** · Surprise
7. **Heritage at Asante** · Surprise
8. **Sterling Grove** · Surprise
9. **Happy Trails Resort** · Surprise
10. **PebbleCreek** · Goodyear
11. **CantaMia** · Goodyear
12. **Sun City Festival** · Buckeye
13. **SunDance** · Buckeye
14. **Victory at Verrado** · Buckeye
15. **Trilogy at Vistancia** · Peoria
16. **Blackstone Country Club** · Peoria
17. **Westbrook Village** · Peoria
18. **Ventana Lakes** · Peoria
19. **RidgeCrest at Vistancia** · Peoria
20. **Leisure World** · Mesa
21. **Fountain of the Sun** · Mesa
22. **Sunland Village** · Mesa
23. **Sunland Village East** · Mesa
24. **Sunland Springs Village** · Mesa
25. **Dreamland Villa** · Mesa
26. **Encore at EastMark** · Mesa
27. **MountainBrook Village** · Gold Canyon
28. **Ovation at Meridian** · San Tan Valley
29. **Trilogy at Encanterra** · San Tan Valley
30. **Solera Johnson Ranch** · San Tan Valley
31. **Trilogy at Power Ranch** · Gilbert
32. **Springfield** · Chandler
33. **Solera Chandler** · Chandler
34. **SunBird** · Chandler
35. **Cottonwood (Sun Lakes)** · Sun Lakes
36. **Ironwood (Sun Lakes)** · Sun Lakes
37. **Oakwood (Sun Lakes)** · Sun Lakes
38. **Palo Verde (Sun Lakes)** · Sun Lakes
39. **Sun Lakes Country Club** · Sun Lakes
40. **Rio Verde** · Rio Verde
41. **Tonto Verde** · Rio Verde
42. **Trilogy at Verde River** · Rio Verde
43. **Terravita** · Scottsdale
44. **Scottsdale Heights** · Scottsdale
45. **Villa Monterey** · Scottsdale
46. **Province** · Maricopa
47. **Robson Ranch** · Eloy
48. **Sun City Anthem at Merrill Ranch** · Florence
49. **Mission Royale** · Casa Grande
50. **Trilogy at Wickenburg Ranch** · Wickenburg

This is the same map as on our homepage. See the next two pages for close-ups, or explore it live at justjarl.com.

West Valley close-up



1. **The Grand (formerly Sun City Grand)** · Surprise · from ~$270K
2. **Sun City West** · Sun City West · from ~$190K
3. **Sun City** · Sun City · from ~$160K
4. **Corte Bella** · Sun City West · from ~$295K
5. **Arizona Traditions** · Surprise · from ~$300K
6. **Sun Village** · Surprise · from ~$250K
7. **Heritage at Asante** · Surprise · from ~$320K
8. **Sterling Grove** · Surprise · from ~$635K
9. **Happy Trails Resort** · Surprise · from ~$140K
10. **PebbleCreek** · Goodyear · from ~$330K
11. **CantaMia** · Goodyear · from ~$290K
12. **Sun City Festival** · Buckeye · from ~$290K
13. **SunDance** · Buckeye · from ~$220K
14. **Victory at Verrado** · Buckeye · from ~$345K
15. **Trilogy at Vistancia** · Peoria · from ~$405K
16. **Blackstone Country Club** · Peoria · from ~$450K
17. **Westbrook Village** · Peoria · from ~$300K
18. **Ventana Lakes** · Peoria · from ~$325K
19. **RidgeCrest at Vistancia** · Peoria · from ~$580K

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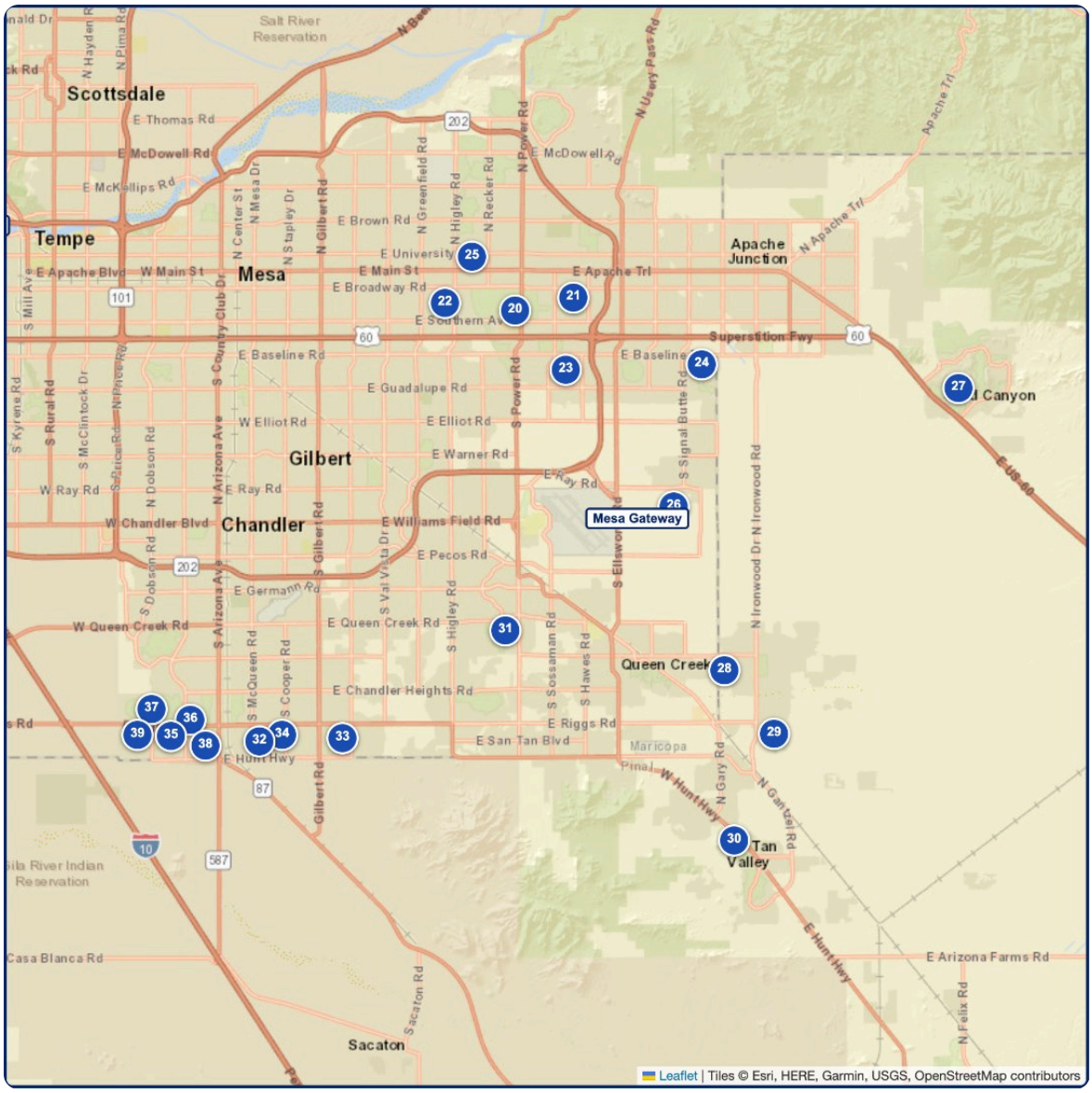
East Valley close-up



20 **Leisure World** · Mesa · from ~$215K
21 **Fountain of the Sun** · Mesa · from ~$225K
22 **Sunland Village** · Mesa · from ~$295K
23 **Sunland Village East** · Mesa · from ~$320K
24 **Sunland Springs Village** · Mesa · from ~$365K
25 **Dreamland Villa** · Mesa · from ~$220K
26 **Encore at EastMark** · Mesa · from ~$420K
27 **MountainBrook Village** · Gold Canyon · from ~$310K
28 **Ovation at Meridian** · San Tan Valley · from ~$420K
29 **Trilogy at Encanterra** · San Tan Valley · from ~$360K
30 **Solera Johnson Ranch** · San Tan Valley · from ~$320K
31 **Trilogy at Power Ranch** · Gilbert · from ~$350K
32 **Springfield** · Chandler · from ~$310K
33 **Solera Chandler** · Chandler · from ~$315K
34 **SunBird** · Chandler · from ~$205K
35 **Cottonwood (Sun Lakes)** · Sun Lakes · from ~$285K
36 **Ironwood (Sun Lakes)** · Sun Lakes · from ~$355K
37 **Oakwood (Sun Lakes)** · Sun Lakes · from ~$340K
38 **Palo Verde (Sun Lakes)** · Sun Lakes · from ~$320K
39 **Sun Lakes Country Club** · Sun Lakes · from ~$235K

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55+ golf communities and their courses

These Arizona 55+ communities have golf inside or right next to the community. The # matches the map. **HOA dues don't pay for golf**; golfers pay green fees, passes or club dues.

Map #	Community	Golf	How you play
1	**The Grand (formerly Sun City Grand)**	4 courses, 72 holes: Desert Springs, Cimarron, Granite Falls North and South	Open to the public; lower resident rates
2	**Sun City West**	9 courses: 7 resident-owned (4 regulation, 3 executive), plus a public course and a private club	Resident golf is paid separately
3	**Sun City**	11 courses: 8 resident-owned, plus 3 private clubs	Resident annual pass available
4	**Corte Bella**	18 holes, par 72	Privately owned club
5	**Arizona Traditions**	18 holes, par 70 (Arizona Traditions Golf Club)	Open to the public
9	**Happy Trails Resort**	18 holes, par 72 (Great Eagle Golf Club)	Open to the public
10	**PebbleCreek**	About 54 holes: Eagle's Nest and Tuscany Falls	Resident golf
12	**Sun City Festival**	27 holes (Copper Canyon Golf Club)	
14	**Victory at Verrado**	2 par-72 Tom Lehman courses (Victory and Founders)	Public tee times and passes
15	**Trilogy at Vistancia**	18 holes (Gary Panks design)	Public; resident discounts
17	**Westbrook Village**	2 courses: Lakes and Vistas	
20	**Leisure World**	2 courses: Coyote Run (par 73) and Heron Lakes (executive, par 62)	Private; added fee
21	**Fountain of the Sun**	18-hole executive, par 63	Semi-private; memberships and passes
22	**Sunland Village**	18-hole executive, par 62	
23	**Sunland Village East**	18-hole executive, par 62	Public
24	**Sunland Springs Village**	27-hole executive (three nines)	
39	**Sun Lakes Country Club**	18-hole executive, par 60	Residents and guests
35	**Cottonwood (Sun Lakes)**	18 holes, par 72	
38	**Palo Verde (Sun Lakes)**	18-hole executive, par 62	
36	**Ironwood (Sun Lakes)**	18 holes, par 67	IronOaks club (shared with Oakwood)
37	**Oakwood (Sun Lakes)**	27 holes (three par-36 nines)	IronOaks club (shared with Ironwood)
49	**Mission Royale**	18 holes, par 72 (Greg Nash design)	Club membership or fees

Several other communities, like Robson Ranch, Tonto Verde and Trilogy at Wickenburg Ranch, also have golf. Ask us for details. Courses, fees and access rules change, so confirm before you buy.

55+ pickleball communities

Pickleball is one of the most-asked-about amenities in Arizona 55+ communities. Courts are community amenities, paid for by your HOA or rec center dues, and most communities also have a resident club that runs leagues and open play. The # matches the map.

Map #	Community	Courts	Good to know
10	**PebbleCreek**	36 (24 lighted)	Championship court; 7 more in development for 43 total
2	**Sun City West**	24+	
1	**The Grand (formerly Sun City Grand)**	20	
3	**Sun City**	20+	20 at one rec center, 8 covered
35–39	**Sun Lakes (5 communities)**	About 23 combined	
20	**Leisure World**	16 lighted	Residents and guests; club about $100 a year
9	**Happy Trails Resort**	14 lighted	Hosts the "Wild West" Pickleball Classic
7	**Heritage at Asante**	12 lighted	
24	**Sunland Springs Village**	12	
23	**Sunland Village East**	9	6 dedicated + 3 multi-use
4	**Corte Bella**	8 lighted	Club with 300+ members
22	**Sunland Village**	8	
21	**Fountain of the Sun**	6	6 more approved in 2026
49	**Mission Royale**	Lighted courts	Club membership required
5	**Arizona Traditions**	Yes	At the community center

How to pick a community for pickleball

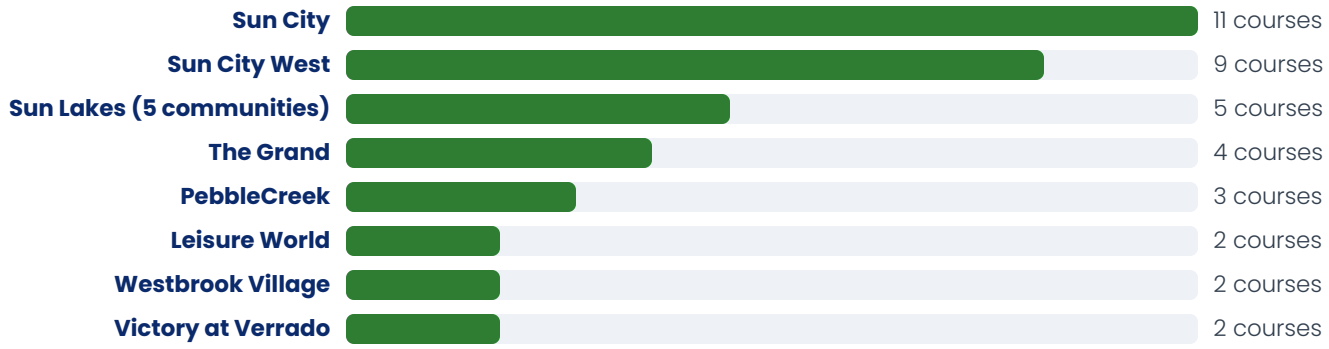
- **Count courts per resident,** not just courts. A big community with 20 courts can feel as busy as a small one with 8.
- **Ask about open play and leagues.** Some clubs are social; others run competitive ladders.
- **Check shade and lights** for summer mornings and cool evenings.

Court counts change as communities add and resurface courts. Confirm current courts and club rules before you buy, or call or text (480) 710-6326.

Golf and pickleball at a glance

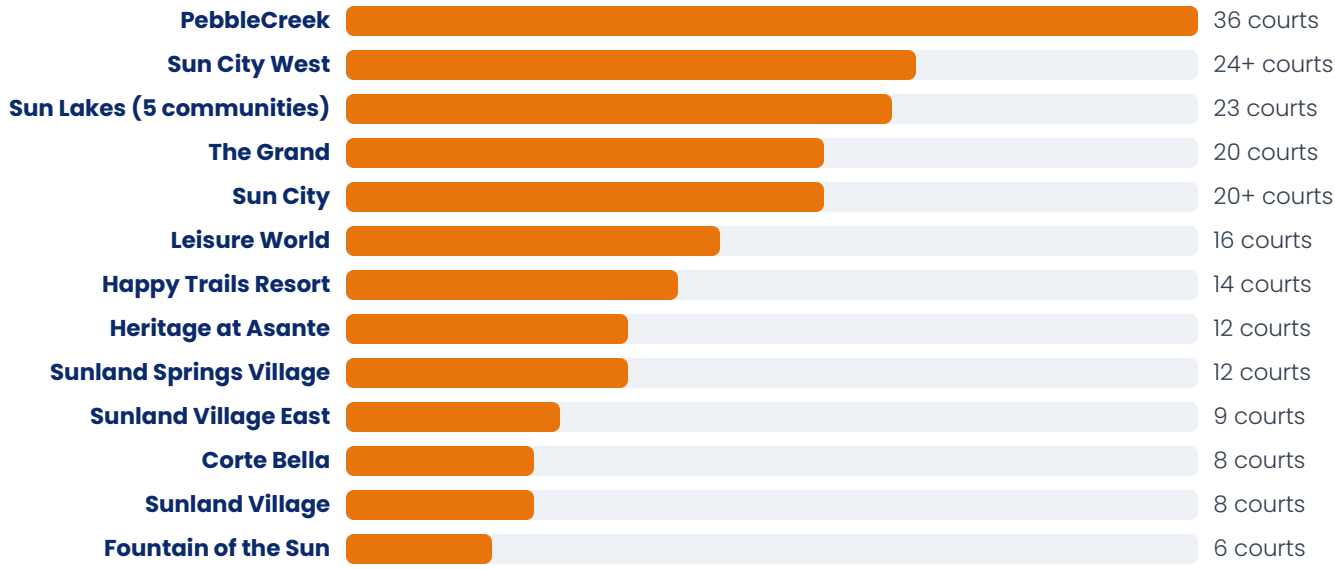
A quick way to compare. Golf counts are courses inside or right next to each community; pickleball counts are courts we've confirmed.

Golf courses by community



Many more communities have one 18- or 27-hole course, like Arizona Traditions, Corte Bella, Sun City Festival, Trilogy at Vistancia, Happy Trails, Mission Royale and the three Sunland communities.

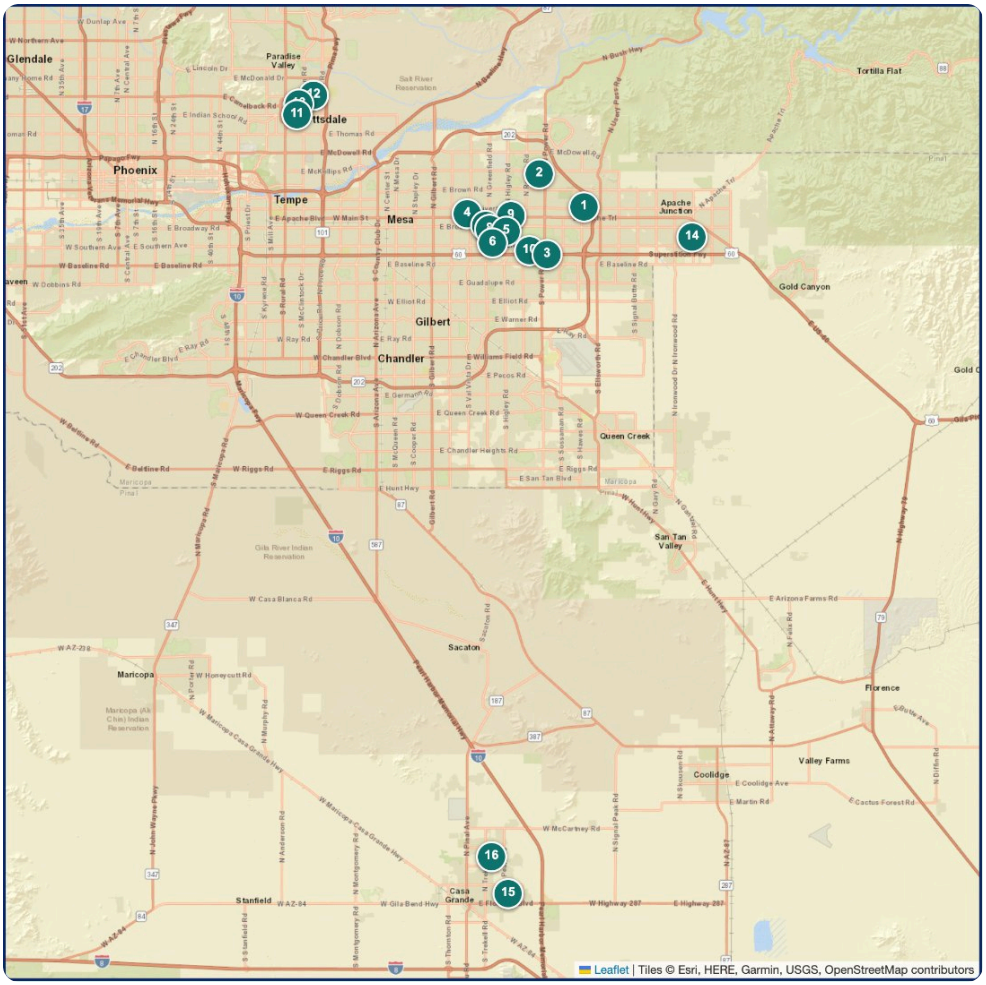
Pickleball courts by community

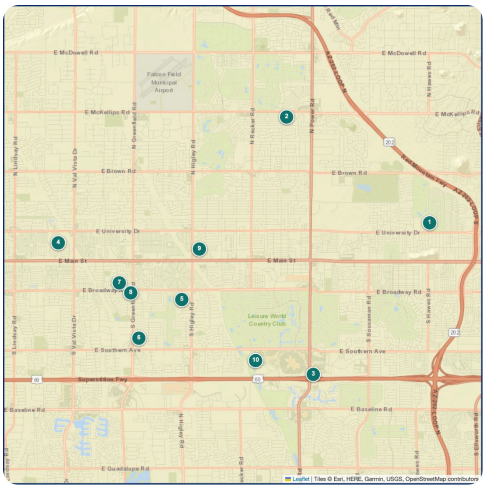


Counts change as communities add and resurface courts. HOA dues don't pay for golf; pickleball courts are community amenities. Call or text (480) 710-6326 to confirm before you buy.

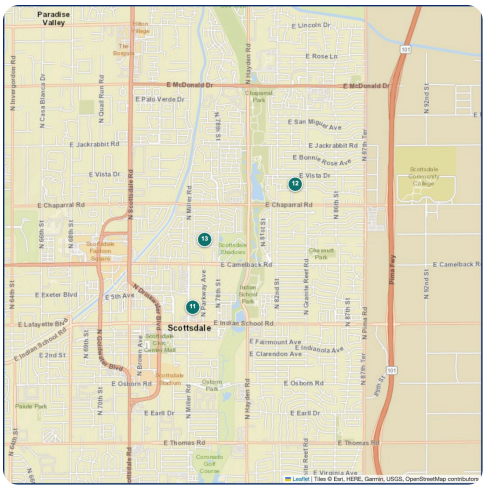
Patio home and townhome communities

Want less yard work and a lower price? These smaller 55+ communities are made up of patio homes, townhomes, villas or condos. The numbers match the list on the next page.





Mesa close-up (1–10)



Scottsdale close-up (11–13)

Patio home and townhome communities: the list

1 **Barclay Village** · Mesa
A small, gated 55+ community of about 65 single-level patio homes built from 2003 to 2009. It has a pool and tennis, and the HOA handles a lot of the outside upkeep.

2 **Red Mountain Villas** · Mesa
About 70 patio homes in northeast Mesa, built between 1985 and 2000. It's pet-friendly, with a fenced dog run, and there's no capital-improvement fee at closing.

3 **HearthStone Villas** · Mesa
Just 60 townhome-style garden villas behind a gate, built by True North Homes from 1997 to 1999. Quiet, secure and close-knit.

4 **Las Alegres** · Mesa
A gated community of 84 attached townhomes built from 1980 to 1986, in a calm, well-landscaped setting.

5 **Camino del Rey** · Mesa
About 120 townhomes built by Parklinks Homes between 1984 and 1999. It's pet-friendly, and the HOA fee includes front-yard care.

6 **Greenfield Glen** · Mesa
About 208 townhomes built from 1985 to 1994, with more amenities than you'd expect: courts for pickleball, racquetball and handball, plus a full clubhouse.

7 **Verde Groves** · Mesa
About 210 single-level patio homes behind a gate, built by Hughes Development from about 1999 to 2004, around a 10,000-square-foot clubhouse with a pool, lap pool and fitness room.

8 **Desert Sun Condos** · Mesa
A gated community of 191 owned condominiums with a lot of amenities for a small, budget-friendly HOA fee.

9 **Casa de Paz** · Mesa
More than 80 patio homes and garden condos built by Farnsworth Homes from 1980 to 1984. The HOA handles the outside, and the fee includes water, sewer and garbage.

10 **Parklinks** · Mesa
A gated community of more than 85 patio homes and Gemini twin homes, built from 1993 to 1998. The association handles all exterior upkeep, and there's a pool and an activity calendar.

11 **Golden Keys** · Scottsdale
About 184 midcentury-modern attached homes built from 1964 to 1968, minutes from Old Town Scottsdale.

12 **Heritage Village IV** · Scottsdale
About 162 single-level attached homes built from 1985 to 1994, behind a gate. Some are updated and some are more original.

13 **Villa Monterey** · Scottsdale
One of Scottsdale's original 55+ communities: classic 2- and 3-bedroom patio homes built starting in 1961, northeast of Old Town. It's several separate associations, so rules vary by phase.

14 **Lantana Villas** · Apache Junction
A small, gated community of side-by-side villa-style townhomes near the Superstition Mountains, with low yearly dues.

15 **Ironwood Village** · Casa Grande
A small, gated community of single-level townhomes on owned land. The HOA takes care of the exterior. (Not the same as Ironwood in Sun Lakes.)

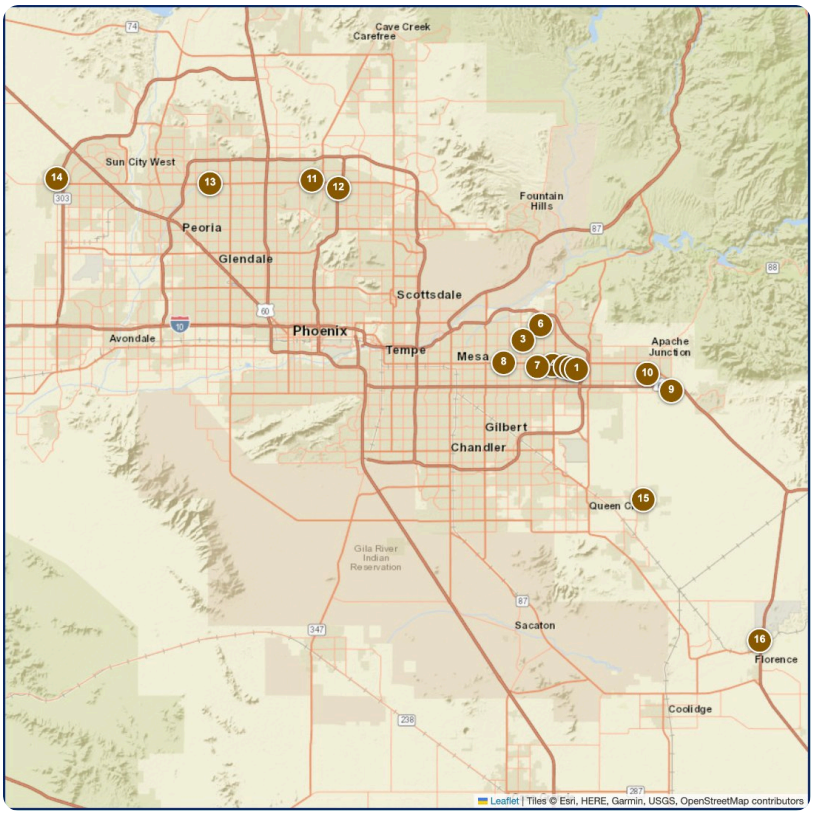
16 **Pueblo Townhomes** · Casa Grande
A small community of townhomes and Gemini twin homes. The association handles the outside, so you can lock the door and travel.

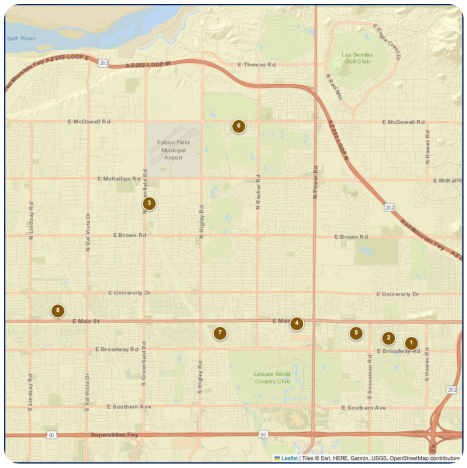
Inside the bigger communities, too: Many of the bigger communities also have patio homes, townhomes or condos alongside their single-family homes: Sun City, Sun City West, The Grand (La Solana condos), PebbleCreek, Ventana Lakes, Westbrook Village, Leisure World, Robson Ranch, the three Sunland communities and Cottonwood and Oakwood in Sun Lakes.

Some map dots for the smallest communities are approximate. Fees, pet rules and what the HOA covers vary by community, sometimes by building, so we confirm them for every home.

Manufactured home communities on owned land

For many buyers, a manufactured or park-model home is the most affordable way to own a retirement home in a 55+ community. Every community here is on **land you own**, so there's no lot rent. We don't sell homes on leased land.





Mesa close-up (1–8)

Manufactured home communities: the list

1. **Arizona Skies** · Mesa
A 55+ manufactured-home community where each lot is deeded to the home, so there's no lot rent. An affordable way to own a single-level home in the East Valley.

2. **Carriage Manor** · Mesa
A guard-gated, resident-owned community of park-model homes with more than 900 lots and one of the biggest amenity lineups of any park-model resort.

3. **Greenfield Village** · Mesa
A guard-gated, resort-style park-model community on deeded lots, with bowling, tennis and pickleball courts and many hobby shops.

4. **Desert Dawn Estates** · Mesa
A small, easygoing community of manufactured homes, including double-wides, on owned lots. Few amenities; the draw is a low-cost home on land you own.

5. **Mesa East** · Mesa
An established community of about 613 owned lots, run by a property owners association, with an active social calendar.

6. **The Wells** · Mesa
A gated manufactured-home community on deeded lots, with heated pools, tennis and a friendly, active feel.

7. **Velda Rose Garden Countryside** · Mesa
A quiet, established community of manufactured homes, including double-wides, on owned lots, with a community pool.

8. **Village Grove** · Mesa
A small, simple community of manufactured homes on owned lots in a convenient Mesa location.

9. **Golden Vista** · Apache Junction
A guard-gated resort with about 1,075 deeded lots of manufactured homes and park models, beneath the Superstition Mountains, welcoming residents since the 1980s.

10. **Roadhaven Resort** · Apache Junction
A guard-gated park-model resort with about 1,000 homes on owned lots, its own golf course, two heated pools and more than 30 clubs.

11. **Bell Casas** · Phoenix
A modest community of manufactured homes, including double-wides, on owned lots.

12. **Palm Lakes Village** · Phoenix
About 363 privately owned lots on roughly 80 acres, with a mix of manufactured and modular homes. Pet-friendly.

13. **Casa Campana** · Glendale
A low-key community of manufactured homes on owned lots in a convenient West Valley location.

14. **Happy Trails Resort** · Surprise
A guard-gated resort around the 18-hole Great Eagle golf course, with park models and manufactured homes on owned lots, 4 pools and 14 lighted pickleball courts.

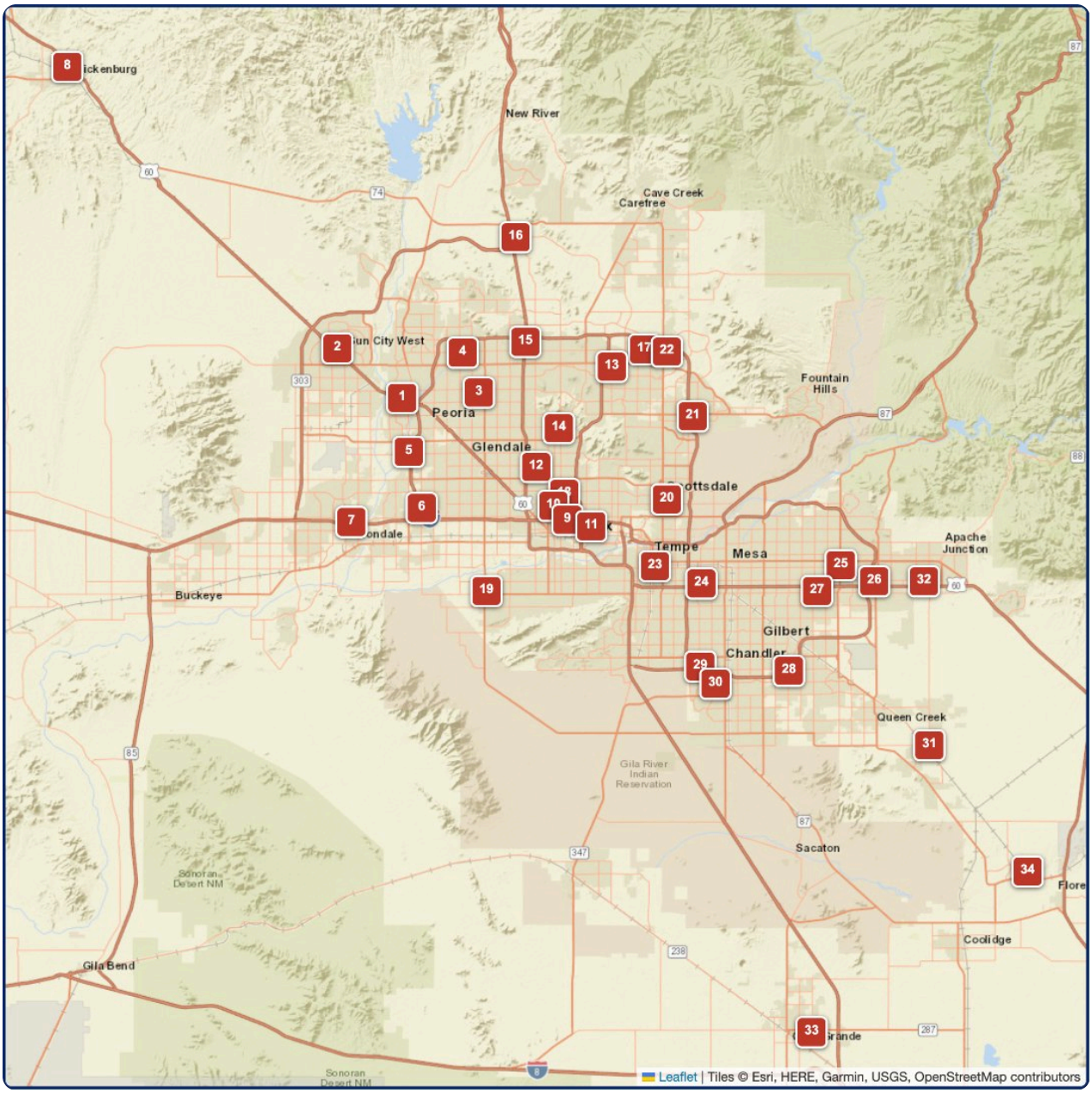
15. **Links Estates** · San Tan Valley
A gated community of newer manufactured homes on owned land, quiet and easy to live in.

16. **Florence Gardens** · Florence
An established 179-home community of manufactured and park-model homes on owned lots, first started in 1971.

SunBird (Chandler) and Sun Lakes Country Club also have some manufactured homes alongside site-built homes. Some map dots are approximate. Before any offer, we confirm the land is owned and check the home's age and condition.

Hospitals in the Valley

Being close to good health care matters. Here are the major full-service hospitals within about 50 miles of Phoenix, from Wickenburg to Casa Grande. The numbers match the list on the next page.



Hospitals in the Valley: the list

WEST VALLEY & WICKENBURG

1. **Banner Boswell Medical Center** · Sun City
2. **Banner Del E. Webb Medical Center** · Sun City West
3. **Banner Thunderbird Medical Center** · Glendale
4. **Abrazo Arrowhead Campus** · Glendale
5. **Dignity Health St. Joseph's Westgate Medical Center** · Glendale
6. **Banner Estrella Medical Center** · Phoenix (west)
7. **Abrazo West Campus** · Goodyear
8. **Wickenburg Community Hospital** · Wickenburg

PHOENIX & SCOTTSDALE

9. **Banner – University Medical Center Phoenix** · Phoenix
10. **Dignity Health St. Joseph's Hospital and Medical Center** · Phoenix
11. **Valleywise Health Medical Center** · Phoenix
12. **Abrazo Central Campus** · Phoenix
13. **Abrazo Scottsdale Campus** · Phoenix (Bell Rd)
14. **HonorHealth John C. Lincoln Medical Center** · Phoenix
15. **HonorHealth Deer Valley Medical Center** · Phoenix
16. **HonorHealth Sonoran Crossing Medical Center** · Phoenix (north)
17. **Mayo Clinic Hospital** · Phoenix (north)
18. **Phoenix VA Medical Center (Carl T. Hayden)** · Phoenix
19. **Dignity Health Arizona General Hospital** · Laveen
20. **HonorHealth Scottsdale Osborn Medical Center** · Scottsdale
21. **HonorHealth Scottsdale Shea Medical Center** · Scottsdale
22. **HonorHealth Scottsdale Thompson Peak Medical Center** · Scottsdale

EAST VALLEY

23. **HonorHealth Tempe Medical Center** · Tempe
24. **Banner Desert Medical Center** · Mesa
25. **Banner Baywood Medical Center** · Mesa
26. **HonorHealth Four Peaks Medical Center** · Mesa
27. **Banner Gateway Medical Center** · Gilbert
28. **Dignity Health Mercy Gilbert Medical Center** · Gilbert
29. **Dignity Health Chandler Regional Medical Center** · Chandler
30. **Banner Ocotillo Medical Center** · Chandler
31. **Banner Ironwood Medical Center** · San Tan Valley
32. **Banner Goldfield Medical Center** · Apache Junction

SOUTH OF THE VALLEY

33. **Banner Casa Grande Medical Center** · Casa Grande
34. **HonorHealth Florence Medical Center** · Florence

> **Our tip:** When you tour a community, drive to the nearest hospital and time it. Many 55+ communities in the West Valley and East Valley have a major hospital within a few miles.

Main hospitals only; not a complete list of clinics, urgent care, specialty or emergency-only centers. Names and services change, so check before you rely on one. In an emergency, call 911.

Meet Jarl Kubat



I'm Jarl Kubat, founder of Arizona 55+ Communities Real Estate with West USA Realty.

For more than 22 years, I've helped buyers and sellers in Arizona 55+ and retirement communities across the West Valley and East Valley, from Sun City, Sun City West and The Grand to Sun Lakes and Mesa.

I live in Arizona Traditions in Surprise, a 55+ golf community, so I know these communities as a neighbor, not just an agent. I've walked the fairways, sat through the HOA meetings and toured the rec centers with buyers year after year.

Many of my clients move here from out of state. Others are long-time residents ready to right-size or move closer to family. Either way, my job is the same: give you straight answers on prices, fees and age rules, and help you find the home that fits how you want to live.

22+ YEARS

Helping buyers and sellers in Arizona 55+ and retirement communities.

4.9 ★ GOOGLE

Rated 4.9 stars by clients on Google.

BOTH VALLEYS

West Valley and East Valley, plus communities beyond the Valley.

BUYERS & SELLERS

From your first tour to closing, in person or from out of state.

Call or text me any time: (480) 710-6326

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How we help

Arizona 55+ Communities Real Estate helps buyers find the right 55+ and retirement community at the right price, across the West Valley and East Valley.

Founder Jarl Kubat has spent 22+ years helping buyers in Arizona 55+ communities, and he lives in one himself. Our team will:

- Show you the best-value homes that fit your budget
- Figure the true monthly cost of each home with you
- Pull HOA dues, one-time fees and rules before you offer
- Price your offer using real recent sales
- Help you spot costly repairs before you buy

Let's find a home that fits your budget

Call or text any time. We'll send you today's best-priced homes in the communities you like.

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