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ARIZONA ASCENT

REAL-TIME MARKET PROFILE

CAVE CREEK, ARIZONA

The market is adjusting as 57% of listings experience price reductions, with new listings entering at a much lower median price of \$799,900. Homes are taking longer to sell, with an average of 110 days on market and a median of 63. Despite this, the market remains buyer-friendly with only 222 active listings—reflecting a low inventory situation that gives buyers more leverage. On the rental side, demand is strong, with median rent at \$3,750, indicating healthy rental activity.

Key Trends

- 57% of listings have price cuts.
- New listings entering at a lower median price of \$799,900.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$1,197,500
MEDIAN LIST PRICE OF NEW LISTINGS	\$799,900
PER SQUARE FOOT	\$391
AVERAGE DAYS ON MARKET	110
MEDIAN DAYS ON MARKET	63
INVENTORY	222

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$2,700,000	4,207	2.5 -5 acres	4	5
\$1,430,000	3,501	0.25 - 0.5 acre	4	4
\$934,750	2,579	0.25 - 0.5 acres	4	3
\$624,950	1,925	4,500 - 6,500 sqft	3	2

CHANDLER, ARIZONA

The market is showing signs of balance with 57% of listings experiencing price reductions, while new listings are entering at a median price of \$587,450, close to the overall median of \$597,500. Homes are selling at a relatively faster pace, with an average of 70 days on market and a median of 42 days. Inventory is moderate, with 642 active listings, reflecting a balanced market (Market Action Index of 40) that slightly favors sellers.

Key Trends

- 57% of listings have price cuts.
- New listings entering near the median price of \$587,450.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$597,500
MEDIAN LIST PRICE OF NEW LISTINGS	\$587,450
PER SQUARE FOOT	\$295
AVERAGE DAYS ON MARKET	70
MEDIAN DAYS ON MARKET	42
INVENTORY	642

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,007,500	3,520	0.25 - 0.5 acres	5	3.5
\$660,000	2,323	6,500 - 8,000 sq ft	3	3
\$535,000	1,842	6,500 - 8,000 sq ft	3	2
\$435,000	1,421	6,500 - 8,000 sqft	2	2

GILBERT, ARIZONA

The market is showing a slight shift with 55% of listings experiencing price reductions and new listings entering at a lower median price of \$600,000. Homes are selling at a moderate pace, with an average of 71 days on market and a median of 35 days. Inventory is stable, with 693 active listings, reflecting a balanced market (Market Action Index of 40), slightly favoring sellers.

Key Trends

- 55% of listings have price reductions.
- New listings entering lower at a median price of \$600,000.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$680,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$600,000
PER SQUARE FOOT	\$289
AVERAGE DAYS ON MARKET	71
MEDIAN DAYS ON MARKET	35
INVENTORY	693

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,325,000	3,938	0.25 - 0.5 acres	5	4
\$750,000	2,890	8,000 -10,000 sq ft	4	3
\$615,000	2,174	6,500 -8,000 sq ft	4	3
\$495,280	1,649	4,500 - 6,500 sq ft	3	2

FOUNTAIN HILLS, ARIZONA

The market is softening, with 61% of listings seeing price reductions and new listings entering at a lower median price of \$1,012,500. Homes are taking longer to sell, averaging 109 days on market, with a median of 63 days. Inventory remains limited at 188 active listings, and the Market Action Index sits at 32, signaling a buyer-leaning market.

Key Trends

- 61% of listings have had price reductions.
- Longer selling times: Avg. 109 days, median 63 days.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$1,088,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$1,012,500
PER SQUARE FOOT	\$404
AVERAGE DAYS ON MARKET	109
MEDIAN DAYS ON MARKET	63
INVENTORY	188

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$2,800,000	4,734	0.5 - 1 acres	4	5
\$1,345,000	3,200	0.25 - 0.5 acres	4	3
\$875,000	2,342	0.25 - 0.5 acres	3	3
\$609,900	1,788	0.25 - 0.5 acres	3	2

GLENDALE, ARIZONA

The market remains relatively balanced, with 52% of listings showing price reductions and new listings coming in slightly lower at \$489,000. Homes are selling at a moderate pace, averaging 86 days on market with a median of 42 days. Inventory is steady at 552 active listings, and a Market Action Index of 40 suggests a market that slightly favors sellers.

Key Trends

- 52% of listings have price reductions.
- New listings are priced slightly lower at \$489,000.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$499,450
MEDIAN LIST PRICE OF NEW LISTINGS	\$489,000
PER SQUARE FOOT	\$263
AVERAGE DAYS ON MARKET	86
MEDIAN DAYS ON MARKET	42
INVENTORY	552

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$799,900	2,945	0.25 - 0.5 acres	4	3
\$547,500	2,099	6,500 - 8,000 sq ft	4	2
\$450,000	1,815	6,500 - 8,000 sq ft	3	2
\$385,000	1,406	6,500 - 8,000 sq ft	3	2

GOODYEAR, ARIZONA

The Goodyear market is experiencing a shift, with 57% of listings undergoing price reductions and new listings entering below the median at \$499,900. Homes are spending more time on the market—92 days on average, with a median of 56 days. Inventory is moderate at 592 active listings, and a Market Action Index of 36 indicates a cooling but still active market

Key Trends

- 57% of listings have price reductions.
- New listings are entering below the median at \$499,900.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$524,945
MEDIAN LIST PRICE OF NEW LISTINGS	\$499,900
PER SQUARE FOOT	\$236
AVERAGE DAYS ON MARKET	92
MEDIAN DAYS ON MARKET	56
INVENTORY	592

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$742,450	3,002	0.25 - 0.5 acres	4	3
\$554,995	2,500	6,500 - 8,000 sq ft	4	3
\$479,994	2,047	6,500 - 8,000 sq ft	3	2
\$415,000	1,725	4,500 - 6,500 sq ft	3	2

MESA, ARIZONA

The Mesa housing market is showing steady activity, with 56% of listings experiencing price reductions and new listings coming in lower at \$501,495, compared to the median list price of \$539,000. Homes are selling at a consistent pace, averaging 75 days on market with a median of 42 days. Inventory is healthy at 1,151 active listings, and a Market Action Index of 41 indicates a market that slightly favors sellers.

Key Trends

- 56% of listings have seen price reductions.
- Inventory is ample at 1,151 active listings.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$539,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$501,495
PER SQUARE FOOT	\$279
AVERAGE DAYS ON MARKET	75
MEDIAN DAYS ON MARKET	42
INVENTORY	1,151

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$924,000	3,239	0.25 - 0.5 acres	4	3.5
\$599,900	2,242	6,500 - 8,000 sq ft	4	3
\$489,000	1,789	6,500 - 8,000 sq ft	3	2
\$379,900	1,369	6,500 - 8,000 sq ft	3	2

PARADISE VALLEY, ARIZONA

The luxury market is moving slowly, with 54% of listings showing price reductions and new listings entering at a lower median price of \$4,950,000. Homes are taking longer to sell, averaging 156 days on market with a median of 84 days. Inventory remains limited at 185 active listings, and a Market Action Index of 30 signals a buyer-leaning market.

Key Trends

- 54% of listings have had price reductions.
- New listings are entering lower at \$4.95M, vs. a median list price of \$5.7M.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$5,700,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$4,950,000
PER SQUARE FOOT	\$944
AVERAGE DAYS ON MARKET	156
MEDIAN DAYS ON MARKET	84
INVENTORY	185

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$11,625,000	8,043	1 - 2.5 acres	5	7
\$6,525,000	6,690	1 - 2.5 acres	5	6
\$4,762,500	5,825	1 - 2.5 acres	5	5
\$2,999,000	3,972	0.5 - 1 acres	4	4

PEORIA, ARIZONA

The Peoria market is showing balanced activity, with 53% of listings experiencing price reductions and new listings entering at a slightly lower median price of \$575,000. Homes are selling at a moderate pace, with an average of 82 days on market and a median of 42 days. Inventory is steady at 757 active listings, and the Market Action Index of 36 suggests a buyer-leaning market.

Key Trends

- 53% of listings have price reductions.
- New listings are entering slightly lower at \$575,000.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$589,990
MEDIAN LIST PRICE OF NEW LISTINGS	\$575,000
PER SQUARE FOOT	\$273
AVERAGE DAYS ON MARKET	82
MEDIAN DAYS ON MARKET	42
INVENTORY	757

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$924,999	3,230	0.25- 0.5 acres	4	4
\$669,999	2,450	6,500- 8,000 sq ft	4	3
\$539,000	2,002	6,500- 8,000 sq ft	3	2
\$424,990	1,615	4,500 - 6,500 sq ft	3	2

PHOENIX, ARIZONA

The Phoenix market is experiencing moderate activity, with 52% of listings seeing price reductions and new listings entering lower at a median price of \$505,000. Homes are selling at a steady pace, with an average of 79 days on market and a median of 42 days. Inventory remains ample at 2,703 active listings, and the Market Action Index of 39 indicates a balanced market.

Key Trends

- 52% of listings have price reductions.
- New listings are entering at a lower median of \$505,000.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$575,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$505,000
PER SQUARE FOOT	\$307
AVERAGE DAYS ON MARKET	79
MEDIAN DAYS ON MARKET	42
INVENTORY	2,703

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,325,000	3,262	0.25 - 0.5 acres	4	4
\$690,000	2,181	6,500 - 8,000 sq ft	4	3
\$485,000	1,740	6,500 - 8,000 sq ft	3	2
\$374,900	1,372	4,500 - 6,500 sqft	3	2

SCOTTSDALE, ARIZONA

With a median list price of \$1,625,000 and over half of listings seeing price reductions, sellers are adjusting to shifting buyer expectations. New listings are entering lower at \$1,275,000, and while some homes are moving quickly, others linger—pushing the average days on market to 107. Inventory is high at 1,610, giving buyers more leverage, and a Market Action Index of 33 reflects a market leaning slightly in their favor. Strong rental prices suggest continued investor interest despite the sales slowdown.

Key Trends:

- 51% of listings had price cuts.
- New listings priced lower at \$1.275M.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$1,625,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$1,275,000
PER SQUARE FOOT	\$516
AVERAGE DAYS ON MARKET	107
MEDIAN DAYS ON MARKET	56
INVENTORY	1,610

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$4,397,500	5,545	0.5 - 1 acres	4	5
\$2,000,000	3,729	0.25 - 0.5 acres	4	4
\$1,249,000	2,669	8,000 - 10,000 sqft	4	3
\$745,000	1,791	6,500 - 8,000 sqft	3	2

SURPRISE, ARIZONA

The market is seeing moderate activity, with 55% of listings experiencing price reductions and new listings entering lower at \$468,690. Homes are taking longer to sell, with an average of 90 days on market and a median of 49 days. Inventory is steady at 1,087 active listings, and the Market Action Index of 35 suggests a buyer-leaning market

Key Trends:

- 51% of listings had price cuts.
- New listings are entering lower at \$468,690.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$475,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$468,690
PER SQUARE FOOT	\$239
AVERAGE DAYS ON MARKET	90
MEDIAN DAYS ON MARKET	49
INVENTORY	1,087

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$665,000	2,631	8,000 - 10,000 sq ft	4	3
\$525,000	2,350	6,500 - 8,000 sq ft	4	3
\$440,000	1,906	4,500 - 6,500 sq ft	3	2
\$385,000	1,500	4,500 - 6,500 sq ft	3	2

TEMPE, ARIZONA

The Tempe market is showing steady activity, with 51% of listings experiencing price reductions and new listings entering at a median price of \$599,000. Homes are selling relatively quickly, with an average of 69 days on market and a median of 35 days. Inventory is low at 210 active listings, and the Market Action Index of 40 indicates a balanced market.

Key Trends:

- 51% of listings have price reductions
- New listings entering at a slightly lower median of \$599,000.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$600,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$599,000
PER SQUARE FOOT	\$325
AVERAGE DAYS ON MARKET	69
MEDIAN DAYS ON MARKET	35
INVENTORY	210

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,044,975	2,808	0.25 - 0.5 acre	4	3
\$649,747	1,972	6,500 -8,000 sq ft	4	2
\$554,900	1,776	6,500 -8,000 sq ft	3	2
\$450,000	1,400	6,500 -8,000 sq ft	3	2



ARIZONA ASCENT

Bringing Business, Real Estate, and Community Together

16782 E. Avenue of the Fountains, #103
Fountain Hills, Arizona 85268

(602) 930-7504
Email: info@arizonaascent.com
arizonaascent.com