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ARIZONA ASCENT

REAL-TIME MARKET PROFILE

CAVE CREEK, ARIZONA

This week in Cave Creek, AZ, the median list price is \$1,125,000, and the Market Action Index has edged up to 33, signaling a slight Seller's Advantage. Inventory remains stable at 222, while homes are selling faster than new ones are being listed. With the index trending upward, continued demand could lead to future price increases if supply doesn't keep pace.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$1,125,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$1,520,000
PER SQUARE FOOT	\$391
AVERAGE DAYS ON MARKET	113
MEDIAN DAYS ON MARKET	70
INVENTORY	222

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$2,499,999	4,105	2.5 -5 acres	4	4.5
\$1,400,000	3,391	0.5 - 1 acres	4	3
\$909,500	2,542	0.25 - 0.5 acres	4	3
\$617,450	1,925	4,500 - 6,500 sqft	3	2

CHANDLER, ARIZONA

This week in Chandler, AZ, the median list price is \$599,000, with the Market Action Index holding steady at 40, indicating a slight Seller's Advantage. Inventory has risen to 731, but home sales continue to outpace supply, suggesting possible upward price pressure if demand persists. Median days on market is 42, with 60% of listings showing price reductions. The market remains stable but active, with room for movement if trends continue.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$599,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$632,500
PER SQUARE FOOT	\$293
AVERAGE DAYS ON MARKET	73
MEDIAN DAYS ON MARKET	42
INVENTORY	611

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$998,950	3,709	0.25 - 0.5 acres	5	3.5
\$675,000	2,378	8,000 - 10,000 sq ft	3	3
\$548,000	1,920	6,500 - 8,000 sq ft	3	2
\$439,900	1,440	4,500 - 6,500 sq ft	2	2

GILBERT, ARIZONA

The median list price is \$672,500, with a Market Action Index of 40—holding steady from last month. Inventory has increased to 783, but the market remains in a slight Seller's Advantage. While prices have plateaued, low inventory continues to support stable pricing. Homes are spending a median of 35 days on the market, with 54% seeing price drops and only 2% seeing increases. The median rent is \$2,600, and the market could shift if buyer demand intensifies.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$672,500
MEDIAN LIST PRICE OF NEW LISTINGS	\$615,000
PER SQUARE FOOT	\$290
AVERAGE DAYS ON MARKET	67
MEDIAN DAYS ON MARKET	35
INVENTORY	783

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,225,000	3,796	0.25 - 0.5 acres	5	4
\$740,950	2,768	8,000 -10,000 sq ft	4	3
\$600,000	2,159	6,500 -8,000 sq ft	4	2.5
\$489,000	1,608	4,500 - 6,500 sq ft	3	2

FOUNTAIN HILLS, ARIZONA

The median list price for Fountain Hills, AZ is \$1,075,000, with the Market Action Index (MAI) at 33—up slightly from last month's MAI of 32. Inventory remains steady at 184 homes. The MAI suggests a slight Seller's Advantage, meaning demand is outpacing supply, though prices have plateaued in recent weeks. If the MAI continues to rise, pricing pressure may return. Homes in Fountain Hills are listed at a median of \$396 per square foot, with a median market time of 70 days and an average of 113 days. About 63% of listings have had price reductions, while only 2% have seen price increases.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$1,075,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$1,289,200
PER SQUARE FOOT	\$396
AVERAGE DAYS ON MARKET	113
MEDIAN DAYS ON MARKET	70
INVENTORY	184

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$2,900,000	4,790	1 - 2.5 acres	4	4.5
\$1,387,000	3,610	0.25 - 0.5 acres	4	3.5
\$875,000	2,345	0.25 - 0.5 acres	3	2.5
\$624,950	1,788	0.25 - 0.5 acres	3	2

GLENDALE, ARIZONA

The median list price is \$499,995, with the Market Action Index at 41, reflecting a slight seller's advantage. That's a small increase from last month's index of 40. Inventory has risen to 601 homes, while over half (53%) of listings have seen price reductions, indicating some pushback on pricing. The median days on market is 42, matching other West Valley cities and suggesting steady buyer demand despite inventory growth.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$499,995
MEDIAN LIST PRICE OF NEW LISTINGS	\$475,000
PER SQUARE FOOT	\$260
AVERAGE DAYS ON MARKET	78
MEDIAN DAYS ON MARKET	42
INVENTORY	601

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$775,000	2,931	8,000 - 10,000 sqft	4	3
\$559,849	2,227	6,500 - 8,000 sq ft	4	2.5
\$456,250	1,837	6,500 - 8,000 sq ft	3	2
\$390,000	1,473	6,500 - 8,000 sq ft	3	2

GOODYEAR, ARIZONA

With a median list price of \$519,900 and a Market Action Index of 36, Goodyear remains in a slight seller's market. Inventory has increased to 703 homes, yet demand is still strong enough to sustain pricing pressure. Price reductions remain high at 55%, suggesting strategic seller adjustments amid rising inventory. Homes are seeing a median of 42 days on market, aligning with other Valley cities and indicating a relatively balanced pace.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$519,900
MEDIAN LIST PRICE OF NEW LISTINGS	\$511,090
PER SQUARE FOOT	\$236
AVERAGE DAYS ON MARKET	81
MEDIAN DAYS ON MARKET	42
INVENTORY	703

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$735,000	3,012	0.25 - 0.5 acres	4	3
\$553,336	2,490	6,500 - 8,000 sq ft	4	3
\$480,495	2,079	6,500 - 8,000 sq ft	4	2.5
\$415,000	1,739	4,500 - 6,500 sq ft	3	2

MESA, ARIZONA

The median list price holds steady at \$544,700, with the Market Action Index at 41, reflecting a slight seller's advantage. Inventory has climbed to 1,220 active listings, yet sales remain strong enough to maintain pressure on supply. Homes are spending a median of 42 days on market, with 56% seeing price drops—a sign of competitive pricing even in a seller-favored environment. Watch for continued stability unless buyer demand shifts dramatically.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$535,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$507,245
PER SQUARE FOOT	\$278
AVERAGE DAYS ON MARKET	65
MEDIAN DAYS ON MARKET	35
INVENTORY	990

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$859,000	3,133	0.25 – 0.5 acres	4	3
\$599,900	2,238	6,500 – 8,000 sq ft	4	3
\$490,000	1,784	6,500 – 8,000 sq ft	3	2
\$393,250	1,390	6,500 – 8,000 sq ft	3	2

PARADISE VALLEY, ARIZONA

The median list price has reached \$5.93M, with the Market Action Index inching up to 31, reflecting a slight seller's edge. Inventory has risen to 190 homes, but sales continue to outpace supply, suggesting ongoing demand. Homes are spending a median of 70 days on market, with over half experiencing price reductions—a potential opportunity for buyers even in this high-end market. If demand holds, we could see upward pricing pressure continue into the summer.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$5,925,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$4,675,000
PER SQUARE FOOT	\$960
AVERAGE DAYS ON MARKET	141
MEDIAN DAYS ON MARKET	70
INVENTORY	190

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$12,950,000	8,088	1 - 2.5 acres	5	7
\$6,750,000	6,872	1 - 2.5 acres	5	6
\$4,995,000	5,941	1 - 2.5 acres	5	5.5
\$2,999,450	3,922	0.5 - 1 acres	4	4

PEORIA, ARIZONA

The Peoria market remains relatively steady, with the median list price at \$589,000 and the Market Action Index (MAI) holding at 36, signaling a slight advantage for sellers. Inventory has climbed to 828 homes, giving buyers more options. Homes are spending a median of 42 days on the market, and over half of listings have seen price reductions—indicating potential negotiation opportunities. While sales and inventory are balanced for now, a shift in the MAI could signal future price changes.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$589,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$552,450
PER SQUARE FOOT	\$276
AVERAGE DAYS ON MARKET	76
MEDIAN DAYS ON MARKET	42
INVENTORY	828

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$924,723	3,193	0.25- 0.5 acres	4	3.5
\$670,000	2,478	6,500- 8,000 sq ft	4	3
\$530,000	2,005	6,500- 8,000 sq ft	3	2
\$425,000	1,601	4,500 - 6,500 sq ft	3	2

PHOENIX, ARIZONA

The Phoenix housing market is showing steady strength, with the median list price at \$575,000 and the Market Action Index (MAI) rising slightly to 40, signaling a slight advantage for sellers. Inventory has grown to 2,953 homes, and most listings are spending about 42 days on the market. While buyer demand continues to slightly outpace new listings, over half of sellers have adjusted their prices downward—hinting at more negotiation room. If current trends hold, Phoenix could see upward pressure on home prices in the near future.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$575,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$499,900
PER SQUARE FOOT	\$306
AVERAGE DAYS ON MARKET	76
MEDIAN DAYS ON MARKET	42
INVENTORY	2,563

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,349,900	3,279	0.25 - 0.5 acres	4	3.5
\$699,000	2,187	6,500 - 8,000 sq ft	4	2.5
\$485,000	1,753	6,500 - 8,000 sq ft	3	2
\$370,000	1,366	6,500 - 8,000 sq ft	3	2

SCOTTSDALE, ARIZONA

Thinking about buying or selling in Scottsdale? The market is slightly favoring sellers right now. The median home price is holding steady at \$1,547,000, with 1,738 homes currently for sale—up from last month. The Market Action Index, which measures how fast homes are selling compared to how many are listed, rose slightly to 34. That means there's moderate demand, but it's not a frenzy. Homes are spending about 104 days on the market, and over half of sellers are cutting prices. If you're selling, the window may be opening. Buyers may find some room to negotiate as inventory rises.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$1,547,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$1,175,000
PER SQUARE FOOT	\$510
AVERAGE DAYS ON MARKET	104
MEDIAN DAYS ON MARKET	56
INVENTORY	1,738

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$4,250,000	5,540	0.5 - 1 acres	4	5
\$1,996,000	3,629	0.25 - 0.5 acre	4	4
\$1,169,000	2,502	8,000-10,000 sq ft	4	3
\$715,900	1,674	6,500 - 8,000 sqft	3	2

SURPRISE, ARIZONA

The housing market in Surprise, AZ remains slightly in favor of sellers, even as momentum has cooled a bit. The median list price is \$474,250, and inventory has grown to 1,252 homes. The Market Action Index dipped slightly to 34, suggesting that while homes are still selling faster than new ones are being listed, demand has softened just a touch. Over half of listings have seen price reductions, and homes are taking about 49 days to go under contract. If demand picks back up, prices could rise again—making now a good time for buyers to keep an eye out for deals and for sellers to price strategically.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$474,250
MEDIAN LIST PRICE OF NEW LISTINGS	\$423,490
PER SQUARE FOOT	\$237
AVERAGE DAYS ON MARKET	84
MEDIAN DAYS ON MARKET	49
INVENTORY	1,252

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$659,900	2,646	8,000 - 10,000 sq ft	4	3
\$519,999	2,330	6,500 - 8,000 sq ft	4	3
\$440,000	1,961	6,500 - 8,000 sq ft	3	2
\$384,990	1,504	4,500 - 6,500 sq ft	3	2

TEMPE, ARIZONA

The housing market is holding steady with a slight advantage for sellers. The median list price sits at \$595,000, and inventory has increased to 232 homes. The Market Action Index, which gauges supply and demand, remains unchanged at 40—indicating that while demand is moderate, there's still enough buyer interest to keep it a seller's market. Homes are moving relatively quickly, with a median of 35 days on the market, though about half of listings have seen recent price drops. If you're considering selling, now is a good time to watch the market closely—any rise in demand could push prices higher.

REAL-TIME MARKET PROFILE

MEDIAN LIST PRICE	\$595,000
MEDIAN LIST PRICE OF NEW LISTINGS	\$587,499
PER SQUARE FOOT	\$323
AVERAGE DAYS ON MARKET	71
MEDIAN DAYS ON MARKET	35
INVENTORY	232

MARKET SEGMENTS

Median Price	Sq. Ft.	Lot Size	Beds	Bath
\$1,145,000	2,817	0.25 - 0.5 acre	4	3
\$634,500	1,976	6,500 -8,000 sq ft	4	2
\$549,000	1,698	6,500 -8,000 sq ft	3	2
\$442,499	1,264	6,500 -8,000 sq ft	3	2



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