



# AUGUST 2026

## AUGUST Maintenance Tips

- Flush your water heater to improve efficiency.
- Inspect paint and stucco for cracks or sun damage.
- Clean ceiling fans to improve airflow.
- Check your garage door and lubricate moving parts.
- Test outdoor lighting and replace burned-out bulbs.
- Inspect for pests and seal potential entry points.

## BACK-TO-SCHOOL SEASON & THE AZ HOUSING MARKET

As students across Arizona head back to school, the real estate market begins its transition from the busy summer season into fall. While the pace of the market may slow slightly, opportunities remain for both buyers and sellers.

For **sellers**, serious buyers are still actively looking, especially those who want to get settled before the holiday season. With more homes on the market than earlier in the year, strategic pricing and strong marketing are more important than ever to attract attention.

For **buyers**, August can be an excellent time to make a move. Increased inventory means more choices, less competition than the spring market, and greater opportunities to negotiate on price, repairs, or seller concessions.

Arizona's market continues to be driven by strong population growth, desirable communities, and long-term demand. Whether you're considering buying, selling, or investing, understanding the local market can help you make the best decision.

If you'd like to know what's happening in your neighborhood or are curious about your home's current value, I'd be happy to provide a personalized market update.



### Beautiful Home- Fully Upgraded in 2025

30600 N PIMA RD 19, Scottsdale, AZ 85266

Price **\$1,699,000**

 5+ BEDROOMS  3 CAR SPACE

 4 BATHROOMS  3,272 SQFT

Listed by Rick Sowers- West USA Realty



# Market Update

## Scottsdale

2,518  
NEW  
LISTINGS

\$1,350,000  
MEDIAN  
LIST  
PRICE

4.6  
MONTHS OF  
INVENTORY

119  
DAYS ON  
MARKET

\$4,473  
MEDIAN  
RENT

494  
PRICE/  
SQFT

## Hot Restaurant Highlight



## SORRENTO ITALIAN RESTAURANT PIZZERIA

Pizzeria pizzeria-restaurant  
featuring Neapolitan-style pizza and  
other pasta dishes, plus wine, beer,  
and cocktails.

23335 N Scottsdale Rd d105, Scottsdale, AZ 85255

# Affordable Updates to Help Sell Your Home

Thinking about selling? A few simple updates can make a big impact without breaking the bank.

1. Refresh the paint with light, neutral colors.
2. Update cabinet hardware for a modern look.
3. Replace outdated light fixtures to brighten your space.
4. Boost curb appeal with fresh mulch, trimmed landscaping, and a clean entryway.
5. Deep clean windows, baseboards, and flooring.
6. Declutter and depersonalize to help buyers envision themselves in the home.

Small improvements can increase your home's appeal and help it stand out in today's market. If you're considering selling, I'd be happy to recommend updates that offer the best return on investment.

## Events in Scottsdale

August 6-9  
**2026 Xfinity U.S.  
Gymnastics  
Championships**  
WestWorld of Scottsdale  
Weekend-Long Event

August 15  
**Fun Show**  
WestWorld of Scottsdale  
All-Day Event

August 21-23  
**Agility Championship**  
WestWorld of Scottsdale  
Weekend-Long Event

August 29  
**Night Trip Festival**  
WestWorld of Scottsdale  
Evening Event

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\*Not intended to solicit currently listed properties.



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