

June 2, 2025

April Deboda and Peter Divine
RE: Home Prep and Tacos: Your Summer Starter!
April Deboda and Peter Divine,



A business card for Bryan Deboda, a Realtor with the Phoenix Real Estate Group. On the left is a circular headshot of Bryan, a man with short dark hair wearing a green shirt and tie. To the right of the photo, his name "BRYAN DEBODA" is in large white letters, with "REALTOR" in a smaller white box below it. Contact information includes a phone number (602-317-1334), email (Bryan@phxregroup.com), and website (phxregroup.com), each preceded by an icon. The Phoenix Real Estate Group logo is on the right, along with the address: 10000 N 31st Ave Ste B-108, Phoenix AZ 85051. A small "MLS" logo is in the top right corner.



North Phoenix Market Snapshot June 2025

ZIP Codes: 85085 | 85050 | 85054

By Bryan Deboda | Phoenix Real Estate Group

As we move into the heart of summer, the North Phoenix real estate market is showing signs of stability and opportunity. Whether you're a homeowner monitoring your investment or someone considering buying or selling, staying informed on local trends can make all the difference.

? **85085** Steady Growth, More Choices

Median List Price: \$755,900

Market Action Index (MAI): 35 (Balanced, slight seller's market)

Available Inventory: Climbing slowly

This area continues to be a draw for buyers looking for newer builds, larger lots, and community living. The rise in inventory means more selection for buyers, but demand remains strong so well-priced homes are still moving. Sellers should highlight move-in readiness and outdoor spaces to stay competitive.

? **85050** Balanced and Active

Median List Price: \$638,543

Market Action Index: 43 (Seller's market)

Days on Market: Holding steady

With great access to top schools, shopping, and freeway convenience, 85050 is staying active and balanced. Homes here are selling relatively quickly, especially those priced in line with current trends. Buyers should be prepared to act promptly, while sellers have a favorable but reasonable environment to work within.

? **85054** Price Adjustments Creating Openings

Median List Price: \$722,900

Market Action Index: 39 (Leaning seller's market)

Price Trends: Down from prior year

85054 has seen some price corrections over the past few months, making it a potential opportunity zone for buyers looking to enter a premium area at a better value. For sellers, professional presentation and targeted marketing will help attract serious offers in a more price-sensitive segment.

📊 Overall Insight: A Season of Strategic Moves

The North Phoenix market is in a sweet spot offering more balance than we've seen in recent years, with steady demand and growing inventory. Buyers benefit from more choices, while sellers still enjoy favorable conditions with the right strategy.

If you're thinking about your next move whether buying, selling, or simply evaluating your options it's a great time to start the conversation. I'm always happy to share local insight, connect you with helpful tools, or answer questions about your neighborhood's performance.

Here's to a successful summer in real estate!

"Success is where preparation and opportunity meet."

~ Bobby Unser



Protecting your investment is key as a homeowner, especially during the busy summer months. A little seasonal maintenance now can help preserve your home's value, boost its curb appeal, and give you peace of mind whether you're entertaining at home or preparing for time away.

Daily Tasks:

Start with simple habits. Depending on your climate, watering your lawn and garden every day or every other day keeps landscaping healthy and vibrant. However, be mindful of state and local water restrictions, as many areas enforce usage limits during the summer to conserve resources. If you have an in-ground sprinkler system, it's a smart idea to have it serviced early in the season. Pool owners should also skim daily and monitor chemical levels to maintain a safe, refreshing space.

Weekly Tasks:

Each week, take a few minutes to maintain outdoor spaces. Regularly weeding gardens, mowing the lawn, and edging keep your property looking sharp. If you have water features like fountains, weekly cleaning can help prevent algae buildup and discourage mosquitoes.

Monthly Tasks:

Monthly upkeep can catch small problems before they escalate. Schedule pest control services to guard against summer pests and rodents. Also, replace or clean air conditioner filters to keep cooling systems running efficiently and to improve indoor air quality.

Seasonal Tasks:

As the season begins, tackle bigger maintenance items. Reverse the ceiling fans to a counterclockwise setting to push cool air downward, and check for dust buildup or loose blades. Inspect your home's siding for mildew, cracks, or damage, and consider power washing to restore its appearance. Clear out gutters to prevent water damage after summer storms, and power wash driveways, patios, and walkways to instantly refresh your home's exterior.

Taking care of these tasks now will not only keep your home in peak condition but also make it easier to prepare when you're ready to enjoy a well-deserved summer getaway.



Ingredients

- 1 ½ pounds hanger steak
- 1 large orange, halved
- 1 lime, halved
- ½ teaspoon ground coriander
- ½ teaspoon ground cumin
- 1 teaspoon ground ancho powder
- Kosher salt
- 1 tablespoon apple cider vinegar
- ½ teaspoon sugar
- ½ large red onion, thinly sliced
- 1 rounded teaspoon paprika
- 1 cup vegetable oil, plus more for the pan
- 1 cup lightly packed fresh cilantro sprigs, plus additional leaves for garnish.
- ½ cup lightly packed fresh parsley leaves
- About ¼ cup Mexican crema or sour cream
- 12 corn tortillas warm
- 1 avocado, halved, pitted, and sliced.

Directions

1. In a large bowl, mix juice from half the orange and lime with coriander, cumin, ½ tsp ancho powder, and 1 tsp salt. Poke the steak with a fork, add to the bowl, and marinate for 15 minutes at room temperature.
2. In a microwave-safe bowl, combine the remaining citrus juices, vinegar, sugar, ¼ tsp salt, and 2 tbsp water. Microwave until simmering (about 45 seconds), add the onion, and toss occasionally until serving.
3. In a small saucepan, heat paprika, ½ cup oil, and the remaining ½ tsp ancho powder over medium-low heat until hot and red (about 3 minutes). Transfer to a bowl.
4. Boil water in a medium pot and prepare an ice bath.
5. Blanch cilantro and parsley for 20 seconds, then transfer to the ice bath. Squeeze dry, blend with the remaining ½ cup oil until smooth, and strain into a bowl.
6. Heat oil in a hot cast-iron pan. Pat the steak dry, cook for 5-6 minutes per side for medium rare. Let rest for 5 minutes, then slice thinly across the grain and season with salt.
7. Spread crema and oils on 4 plates. Make 3 tacos each with steak, pickled onion, avocado, cilantro, more crema, and oils.

[FoodNetwork](#)



As a real estate professional, I know how important it is to protect your home, whether you're selling soon, building equity, or simply enjoying your space. With summer vacations on the horizon, now's the time to ensure your home is secure and well-maintained while you're away.

Secure Your Property

Before you head out, double-check all entry points. Lock windows, doors, garage access, and even side gates. If you have a security system, make sure it's activated and tested. Setting indoor and outdoor lights on timers can also make your home appear occupied, which discourages potential break-ins.

Hold Deliveries and Mail

An overflowing mailbox or a pile of packages is a clear sign that no one is home. Visit your local post office to place a temporary hold on mail and pause any regular deliveries such as newspapers, groceries, or subscriptions. Alternatively, arrange for a trusted neighbor to collect items daily.

Manage Utilities and Appliances

Set your thermostat to an energy-saving mode, ideally around 85°F, to minimize utility bills without compromising your home's interior. Unplug unnecessary electronics to protect against power surges and save energy. If you'll be gone for an extended time, consider shutting off the main water supply to prevent potential leaks.

Tidy Up the Interior

Coming back to a clean home makes your return much more pleasant. Clear perishables from the refrigerator, take out the trash, run the dishwasher, and do a final load of laundry. Not only does this prevent odors, but it also ensures you return to a fresh, welcoming environment.

Notify a Trusted Contact

It's always smart to let a trusted neighbor, friend, or family member know your travel plans. Share your itinerary and provide emergency contact information in case anything urgent arises. Having an extra set of eyes on your property can offer priceless peace of mind.

By taking a few simple steps now, you can protect your home and enjoy your vacation worry-free. These strategies not only safeguard your property but also maintain its value and curb appeal an important consideration whether you're planning to sell in the near future or just investing in long-term homeownership success.

[Beaches](#)



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Your Personal Home Wealth Dashboard
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ADVISOR – BUT FOR YOUR HOME!*



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"Its not about Real Estate, Its about People"



Bryan Deboda

Realtor - Owner - Phoenix Real Estate Group



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