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85085 Housing Market Overview (Week of May 6, 2025)

The 85085 zip code in North Phoenix is showing signs of stabilization with moderate activity for both buyers and sellers. Current data reflects a slightly cooling market, but one that still presents opportunity depending on your goals.

Key Market Indicators

Median List Price: Approximately \$683,983, a slight year-over-year decrease of 2.1%.

Median Sale Price: Around \$645,000 as of February 2025, showing a 2.1% increase from the prior year.

Average Home Value: Estimated at \$660,861, down slightly by 0.3% year-over-year.

Market Action Index (MAI): Currently at 37, which reflects a slight seller's advantage.

Inventory & Pricing Trends

Active Listings: About 252 homes were listed in April 2025, holding steady month-over-month.

Price Reductions: Roughly 66% of homes sold below asking price last month – an indicator that sellers are becoming more flexible and price-aware.

Price per Square Foot: \$276, which is down 8.3% from the previous year.

Market Pace

Average Days on Market: 83 days, a noticeable increase from 66 days last year.

Median Days to Pending: Around 43 days, suggesting a moderate transaction timeline.

Buyer Insights

Buyers currently have more leverage in this market. With an uptick in inventory and longer days on market, it's a good time to negotiate on price or terms. While the market isn't in full buyer territory, the conditions are more favorable than they were earlier in the year.

Seller Insights

For sellers, 85085 still offers a chance to make a strong sale—especially for homes priced right and in good condition. However, it's critical to stay competitive. Pricing above market without recent updates or upgrades may result in extended time on market and eventual price reductions.

Local Comparison

Compared to nearby zip codes:

85024 saw a 7.0% increase in year-over-year sale prices.

85086 posted a modest 0.6% price increase.

85083 experienced a 1.8% decrease in median sale price.

These stats position 85085 as a relatively stable market with more moderate pricing trends than some surrounding areas.

Final Takeaway

The 85085 market remains balanced with opportunities on both sides of the transaction. Buyers can find value with room to negotiate, while sellers can still achieve strong results if they price and market their homes effectively. Staying informed and working with a local expert will be key to navigating this transitioning market.



Boost Your Spring Curb Appeal

Spring is the perfect time to refresh your home's exterior and make a lasting impression on potential buyers. A well-maintained and inviting exterior sets the tone before anyone even steps inside, giving buyers confidence that the interior is just as impressive. Whether you're preparing to list your home or simply want to boost its overall appearance, these curb-appeal tips can help your property shine this season.

1. Upgrade Your Landscaping

Start by giving your landscaping a seasonal refresh. Trim overgrown shrubs, shape hedges, and remove any dead or dry plants. Consider adding fresh mulch to garden beds for a polished and vibrant look. Introduce colorful seasonal flowers to create a welcoming atmosphere that draws attention to the home. A well-maintained yard not only boosts visual appeal but also signals that the home has been properly cared for.

2. Revitalize Your Lawn

A healthy, green lawn adds instant charm and suggests a well-maintained property. Start by fertilizing and seeding any bare patches, or consider laying fresh sod if necessary.

Regular mowing, edging, and watering will keep the grass looking its best. A manicured lawn that feels lush and vibrant creates a positive first impression and gives buyers confidence in the overall upkeep of the home.

3. Make the Front Door Pop

Your front door is a natural focal point and can set the tone for what's inside. A fresh coat of paint in a bold but tasteful color can breathe new life into your entrance. Add updated door hardware, a clean welcome mat, and seasonal planters to create an inviting vibe. If you have a front porch or seating area, arrange comfortable furniture with accent pillows and outdoor rugs to make the space feel like an extension of the home.

4. Let the Light Shine In

Clean windows not only brighten your home's interior but also enhance its exterior appeal. Professionally cleaned windows make the home look fresh and well-maintained while allowing natural light to flood the inside. If you have window boxes, consider adding seasonal flowers or greenery to give the windows a charming, finished look.

5. Illuminate Your Home's Best Features

Exterior lighting adds warmth and security while highlighting your home's architectural features. Consider adding pathway lights to guide visitors to the front door or installing spotlights to showcase key elements like landscaping or architectural details. Thoughtfully placed lighting can make your home feel more inviting and add curb appeal even after sunset.

6. Wash Away Winter Grime

Months of winter weather can leave dirt and residue on your home's exterior, driveway, and walkways. A thorough power wash will remove buildup, giving your home a fresh, clean appearance. Clean surfaces can make siding, brick, or stonework look almost brand new, helping your home stand out in the neighborhood.

With just a little time and effort, you can significantly enhance your home's curb appeal this spring. These small changes can have a big impact, helping your property make a great first impression and attracting the right buyers.

RISMedia | [Spring Curb Appeal Guide](#)



Cheese Rangoons with Sweet Ginger Chili Sauce

Ingredients- Cheese Rangoons

- 8 ounces cream cheese at room temperature
- 3 green onions, finely chopped
- 1/2 teaspoon garlic powder

Ingredients- Sweet Ginger Chili Sauce

- 1/3 cup honey
- 2 tablespoons ketchup
- 1-2 tablespoons chili sauce
- 2 teaspoons lime zest, plus 2

- 2 teaspoons Tamari or Soy Sauce
- 20 square wonton wrappers
- Toasted sesame oil for brushing

- tablespoons lime juice
- 1 tablespoon rice vinegar
- 2 teaspoons Tamari or Soy Sauce
- 1 tablespoon grated ginger
- 1 clove garlic, grated
- 2 tablespoons chopped Thai basil or cilantro

Directions

1. Preheat the oven to 400F. Line a baking sheet with parchment
2. In a bowl, mix the cream cheese, green onions, garlic powder, and soy sauce.
3. To assemble, spoon 1 rounded teaspoon of filling onto each wrapper. Brush water around the edges of the wrapper, then bring the corners of the wrapper together in the center and pinch to seal the cream cheese inside. Place on the prepared baking sheet. Brush each Rangoon with oil.
4. Bake for 12-15 minutes until crispy. If the Rangoons are browning on top, cover with foil.
5. To make the sauce, combine all ingredients in a bowl.
6. Service topped with green onions and dip in chili sauce.

To Make Crab Rangoons: mix in 1/2 cup chopped crab meat.

Tieghan | [Half-Baked Harvest](#)



Memorial Day: A Time to Honor and Reflect

While May is a time for freshening up our homes, it's also important to pause and recognize the true meaning of Memorial Day. This day is about honoring the brave men and women who made the ultimate sacrifice for our country. Whether you're attending a local ceremony, decorating with patriotic flowers, or simply taking a moment of reflection, I hope you have a meaningful and peaceful holiday.



Create a Stylish Home with May Bouquets

As a real estate professional, I know how important details are in creating a warm, inviting space. Whether you're staging your home or simply freshening it up for spring, fresh flowers can make all the difference. With May's blooms, peonies, tulips, garden roses, and sweet peas, you can create stunning arrangements that brighten any space. Here's how to arrange them like a pro.

[Start with a Vision](#)

Just like home staging, floral arrangements should complement their surroundings. Soft pastels create elegance, while bold hues add energy. Mixing different textures, like the lushness of peonies with the delicate charm of sweet peas, adds depth and interest.

Prepare Your Flowers

To keep flowers fresh, remove excess leaves and wilting petals. Cut stems at a 45-degree angle for better water absorption, and place them in a bucket of water with flower food before arranging.

Select the Right Vase

Tall, structured vases support long-stemmed tulips and garden roses, while round or wide vases suit full-bodied peonies. Ensure the vase complements both the flowers and the space where they'll be displayed.

Build a Strong Foundation

A sturdy base keeps flowers in place. Create a grid with floral tape over the vase's opening, or use a floral frog insert. A small ball of chicken wire inside the vase also helps the stems stay put.

Layer with Greenery

Greenery, like eucalyptus or ferns, provides structure and enhances the beauty of focal flowers. Arrange the greenery first to create shape and volume before adding blooms.

Feature Statement Blooms

Peonies, garden roses, and tulips make beautiful focal flowers. Position them at varying heights for a natural, effortless look. Odd-numbered clusters create an organic flow.

Fill in the Details

Sweet peas and smaller filler flowers soften the arrangement and add texture. Tuck them between larger blooms for a balanced, finished design.

Finishing Touches Matter

Mist petals lightly to enhance freshness and change the water daily. A well-maintained arrangement not only brightens your space but also creates a welcoming atmosphere for guests and potential buyers.

With May's stunning flowers, you can create effortless, elegant arrangements that bring warmth and charm to any home.

Source: [Better Homes And Gardens](#)

"The world's favorite season is the spring. All things seem possible in May"

~Edwin Way Teale



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