THE 85260 MONTHLY MARKET REPORT

MAY 2025 | YOUR TOP REAL ESTATE TEAM IN 85260

SCAN ME

The Housing Market is Shifting — Is Your Knowledge Up to Date? Scan the QR code to get the latest May Market Update for 85260 and stay ahead of the curve. *You Don't Want to Miss This*

COOK & ASSOCIATES
REAL ESTATE ADVISORS

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| @EverythingPhoenix

IS PHOENIX OUTDOOR LIFE OVERRATED? WHAT NO ONE TELLS YOU...

Check out Everything Phoenix on our YouTube channel, scan the QR code and hit that play button.

Everything Phoenix by Kelly Cook

@kellycookhomes

Cook & Associates Scottsdale AZ Homes for Sale

LUXURY real

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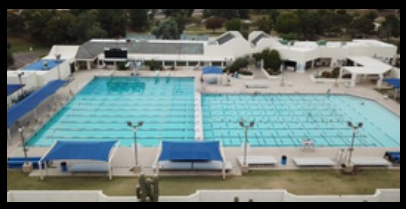
Kelly Cook & Family
480.227.2028

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer

KICK OFF TO SUMMER: FAMILY FUN IN 85260



Cactus Park & Aquatic Center

A hidden gem in your own neighborhood! Let the kids explore the shaded playground, open grassy areas, and cool off in the pool — it's open weekends in May and daily starting Memorial Day!

McDowell Sonoran Preserve

Adventure before the heat kicks in! Explore miles of scenic desert trails at sunrise when it's cool and quiet — ideal for family hikes and photo ops.

!BUYER NEED!

I have a builder looking for a property on a ¾ acre + lot for under $1.65M in any condition, Pick Your Closing Date

call Kelly @480-227-2028

!BUYER NEED!

I have a family looking for the following in 85260:

- **Large Lot**
- **Under $3.5M**
- **Could be Finished or Needs Work**
- **RV Garage is Ideal**
- **4 Bedrooms minimum**

call Kelly @480-227-2028

Want more information on the homes in your neighborhood? Give me a call today!

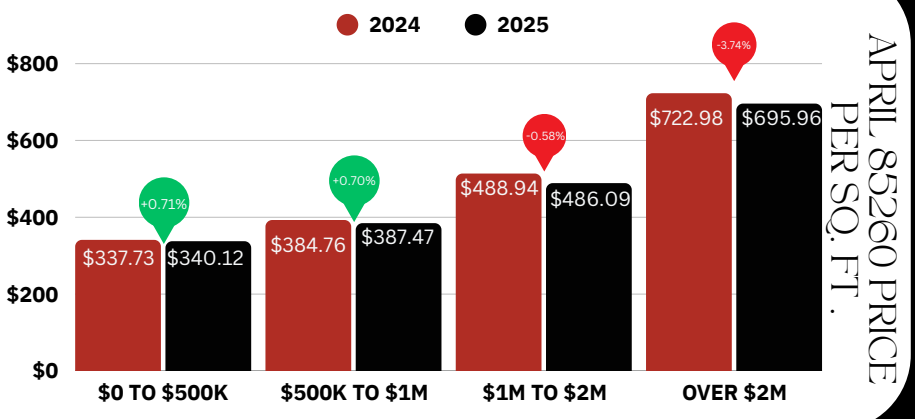
480.227.2028

148 ↑ 29% inrease
Active Listings

$534.58 ↑ 22% inrease
Avg Price/SQ FT

↑ 4%
Average Price

↑ 92%
Monthly Sales



APRIL 85260 PRICE PER SQ. FT.

What is your home worth today? Scan the QR Code or visit our website for an INSTANT and Free Home Evaluation.

www.myhomevaluecalculator.com

real LUXURY

If you are working with an agent, please do not consider this solicitation. This information is deemed reliable but not guaranteed.