

EAST VALLEY MARKET REPORT

Residential Real Estate Data — City-by-City Breakdown

Real numbers. Honest analysis. Updated regularly.

"Not Just Your Agent, Your Advocate"

East Valley Phoenix, Arizona

Gilbert • Mesa • Chandler • San Tan Valley • Queen Creek • Apache Junction • Florence

How to Use This Report

This report provides a snapshot of the current residential real estate market across the East Valley. Whether you're thinking about buying, selling, or just want to know what your home is worth, this data gives you the real numbers — not Zillow estimates.

I update this report regularly. For the most current data or a personalized analysis of your specific neighborhood, reach out anytime.

East Valley Market Summary

The East Valley continues to be one of the most active residential markets in the greater Phoenix metro. Here are the key indicators to watch:

Metric	What It Means for You
Median Sale Price	The middle point of all home sales. If this is rising, sellers have more leverage. If flat or declining, buyers may have more negotiating power.
Average Days on Market	How long homes take to sell. Under 30 days = competitive seller's market. Over 60 days = more opportunity for buyers.
Active Inventory	The number of homes currently for sale. Low inventory = more competition among buyers. High inventory = more choices and negotiating room.
Months of Supply	How long current inventory would last if no new homes were listed. Under 3 months favors sellers. Over 6 months favors buyers. 3–6 months is balanced.
List-to-Sale Price Ratio	What percentage of the asking price homes actually sell for. Above 100% means bidding wars. Below 98% means room to negotiate.
New Listings	How many new homes hit the market each month. Rising new listings can signal a shift toward a buyer's market.

City-by-City Breakdown

Below is a detailed look at each major East Valley market. These numbers represent single-family residential homes.

Note: The data fields below are templates. Brian updates these with the latest MLS data each month. Contact him for the most current figures.

Gilbert

Gilbert continues to be one of the most desirable markets in the East Valley, driven by top-rated schools (Higley, Gilbert, and Chandler Unified districts), a thriving dining and entertainment scene, and a strong sense of community. Inventory tends to move quickly, especially in the \$380K–\$550K range.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

Mesa

Mesa offers the most diverse inventory in the East Valley, from older established neighborhoods near downtown to newer master-planned communities in the southeast. It's often the most affordable entry point for first-time buyers, with a wide range of home ages, styles, and price points. Note: many older Mesa homes (pre-2000) may need updated HVAC, roofing, or plumbing.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]

Metric	Current Data
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

Chandler

Chandler's tech corridor (Intel, Microchip, PayPal, Wells Fargo) drives strong demand from relocating professionals. The city offers excellent parks, walkable neighborhoods, and a vibrant downtown. Prices tend to be slightly higher than Mesa but lower than Gilbert for comparable homes.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

San Tan Valley

San Tan Valley offers some of the best value in the East Valley — newer homes, larger lots, and lower price points. It's a rapidly growing community popular with families. The trade-off is a longer commute into Phoenix or Tempe, but the space and affordability make up for it for many buyers.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]

Metric	Current Data
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

Queen Creek

Queen Creek has transformed from a small agricultural town into a thriving community with excellent new construction options. Buyers here get access to newer homes with modern amenities, often at prices lower than Gilbert. The San Tan Mountains provide stunning desert views, and the community has a strong family-oriented culture.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

Apache Junction

Apache Junction offers the most affordable mountain-proximity living in the East Valley. With the Superstition Mountains as a backdrop, it's ideal for buyers who love outdoor recreation and want more space for less money. Inventory includes a mix of manufactured homes, older ranch-style properties, and newer subdivisions.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]

Metric	Current Data
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

Florence

Florence provides the most space per dollar in the East Valley. Large lots, newer construction, and a small-town atmosphere attract buyers who prioritize space and value over proximity to the metro core. It's an especially strong option for buyers who work remotely or don't mind the commute.

Metric	Current Data
Median Sale Price	[Update monthly]
Average Days on Market	[Update monthly]
Active Listings	[Update monthly]
Months of Supply	[Update monthly]
List-to-Sale Price Ratio	[Update monthly]
Price Trend (YoY)	[Update monthly]

What Does This Mean for You?

For Buyers

[Update monthly with honest market assessment. Example: 'Right now, well-priced homes in the \$300K–\$450K range are moving quickly across most East Valley cities. If you're pre-approved and ready to act, you're in a strong position. But you need to be strategic about your offer — I can help with that.']

For Sellers

[Update monthly with honest market assessment. Example: 'Sellers in Gilbert and Chandler are seeing strong demand, especially for move-in ready homes priced correctly from day one. If you've been thinking about listing, the numbers are working in your favor. But overpricing is still the #1 mistake I see — let's talk about strategy.']

Want a Personalized Analysis?

This report gives you the big picture, but real estate is hyperlocal. What's happening in your specific neighborhood, on your specific street, can be very different from city-wide averages.

I'm happy to provide a free, no-obligation Comparative Market Analysis (CMA) for your home, or a customized buyer search based on your exact criteria. Just reach out.

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