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LOVING AZ HOMES

Sunday Newsletter — October 25, 2026

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Happy Sunday, friends! The mornings are finally cool, the pumpkins are out, and Halloween is next Saturday. This week I'm sharing our latest market numbers, a beautiful Queen Creek home, a cozy pumpkin green chile soup, Tina's Tips for fall, how to keep your little ones safe on trick-or-treat night, a few favorite quotes about home, and fun things to do around Arizona.

Mini Market Report (Latest: September 2026)

Area	Median sale price	Homes sold	Median DOM
Maricopa County	\$473,939 (-2.7% YoY)	4,588 (-2.8%)	67
Pinal County	\$371,514 (-1.1% YoY)	749 (-7.8%)	77
Casa Grande	\$324,296 (-0.22% YoY)	193 (-14.6%)	66
Phoenix	\$452,285 (+0.5% YoY)	3,810 (-1.8%)	60
Chandler	\$517,254 (-3.3% YoY)	703 (+0.1%)	51

Tina's Takeaway

October numbers come out in mid-November, so these are still the freshest. The big picture is calm: prices are close to last year, and homes are taking around two months to sell. That gives buyers time to think and rewards sellers who price well from the start. Curious what your home might sell for today? I'm happy to run a free, no-pressure estimate.

Sources: Redfin housing-market data, September 2026 (all home types; 3-month median price). Sale-to-list: Maricopa 97.9%, Pinal 98.8%, Casa Grande 98.6%.

Featured Home: 18814 E Walnut Dr, Queen Creek



If you’ve been dreaming of a single-level home with room to spread out, this one is worth a look. It’s a highly upgraded 2022 Taylor Morrison home in Legado, in a finished part of the community with no construction around it. Inside you’ll find a dedicated den, an oversized media room, a 12-foot multi-slide glass door, and a gourmet kitchen with quartz counters and upgraded appliances. Out back there’s turf, landscape lighting, and room for a future pool. Add an epoxy garage and EV-ready electrical, and it’s ready to move right in.

Detail	As listed
Price	\$769,581 (Price Reduced)
Status / MLS #	Active / 7064022
Bedrooms	4
Bathrooms	3.5
Approx. sq ft	3,004
Year built	2022
Subdivision	Legado Parcel C
Lot	10,000+ sq ft (per listing remarks)

Want to see it in person? Call or text me at 480-572-2159 and I’ll set up a private showing.

[Contact Tina](#)

Listing information from ARMLS via Flexmls, as of October 23, 2026. Copyright 2026 Arizona Regional Multiple Listing Service, Inc. Information not guaranteed and must be confirmed by end user. Photo © 2026 ARMLS. Listed by Gabrielle Bruner, DeLex Realty.



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Fall Favorite: Pumpkin Green Chile Soup



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This is fall in a bowl, Arizona style. Sweet pumpkin, a little smoky heat from roasted green chiles, and a squeeze of lime. It comes together in about 30 minutes, so it's perfect after a busy day. Serves 6.

Ingredients

- 1 tbsp olive oil and 1 tbsp butter
- 1 yellow onion, chopped
- 3 cloves garlic, minced
- 1 cup roasted green chiles, chopped (Hatch or Anaheim; fresh-roasted, frozen, or canned)
- 1 tsp ground cumin
- ½ tsp smoked paprika
- 2 cans (15 oz each) pumpkin purée (not pie filling)
- 4 cups chicken or vegetable broth
- 1 cup half-and-half or coconut milk
- 1 tbsp honey (Arizona desert honey is lovely here)
- Juice of 1 lime, plus salt and pepper
- To top: sour cream or crema, roasted pepitas, cilantro, warm tortillas

Directions

1. Warm the oil and butter in a large pot over medium heat. Add the onion and cook until soft, about 6 minutes. Stir in the garlic, cumin, and smoked paprika for 1 minute.
2. Add the green chiles, pumpkin, and broth. Stir well, bring to a simmer, and cook 15 minutes, stirring now and then.
3. Turn off the heat and blend until smooth with an immersion blender (or carefully in batches in a regular blender, venting the lid).
4. Stir in the half-and-half, honey, and lime juice. Warm gently without boiling, then season with salt and pepper.
5. Ladle into bowls, swirl in a little crema, and top with pepitas and cilantro. Serve with warm tortillas. Enjoy!

Tina's twist: like it spicier? Add a diced jalapeño with the onion.



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Tina's Tips: Getting Your Arizona Home Ready for Fall

Fall is my favorite time to take care of the little things around the house. Here are my go-to tips:

- 1. Swap your AC filter, then test the heat.** Our AC worked hard all summer. Put in a fresh filter and run the heat for a few minutes before the first chilly night, so you're not surprised.
- 2. Cut back the sprinklers.** Cooler days mean thirsty plants need less water. Trim your irrigation timer and keep an eye out for leaks or soggy spots.
- 3. Look up after monsoon season.** Walk around and check for loose or cracked roof tiles, clogged gutters, and stains on ceilings. Small fixes now are easier than big ones later.
- 4. Give your pool a lighter schedule.** Most pools need shorter pump run times in the cooler months. Ask your pool pro what's right for yours.
- 5. Seal up for scorpion season.** Weatherstripping, door sweeps, and caulk around gaps help keep critters outside where they belong.
- 6. Plant and patio time is here.** Fall is a great time to plant desert-friendly shrubs and refresh your patio, while it's comfortable to be outside.

Thinking about selling next spring? These same small fixes help your home shine. Call me for a free, no-pressure walkthrough.

TINA'S HOME TIP

Keep a simple home binder or phone folder with your AC, roof, and pool service dates.
It makes life easier now, and buyers love it later.



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A Safe & Happy Arizona Trick-or-Treat



Halloween is Saturday, Oct. 31! Our family pumpkins are carved and ready. 🎃

Here's how to keep the night fun and safe for the whole family:

- **Plan around the heat:** Even late October afternoons can be warm here. Head out closer to dusk, keep costumes light and breathable, and bring water bottles for everyone.
- **Get ready for early dark:** Sunset comes around 5:30 p.m. this time of year. Add glow sticks, reflective tape, or a small flashlight to every costume.
- **Light the way home:** If you're handing out candy, turn on porch lights, clear toys and hoses off walkways, and light up your path.
- **Watch for desert critters:** Stick to sidewalks and lit paths, wear closed-toe shoes, and never reach into dark plants or rocks. Scorpions and snakes are still out.
- **Costume safety:** Choose costumes kids can see out of and walk in safely. Face paint is often easier than masks.
- **Keep kids close:** Young ones go with a grown-up. Older kids should go in a group, stay on a planned route, and check in by phone.
- **Check the candy:** Look treats over at home before eating, and toss anything unwrapped or homemade from strangers.
- **Protect your pets:** Keep pets inside and away from the door, and keep chocolate and candy wrappers out of reach.
- **Drive slowly:** Watch for little ones crossing between parked cars, and use your headlights early.

Most neighborhoods head out in the early evening, so check with your HOA or neighborhood group for local plans. Still want a community event? Chandler's free Halloween Spooktacular is Fri., Oct. 30, 5:30–8:30 p.m., at Dr. A.J. Chandler Park.

Send me pictures of your little ghosts and goblins! 🎃

General safety tips only. For emergencies, call 911.



“Each year, the Great Pumpkin rises out of the pumpkin patch that he thinks is the most sincere.”

— Linus, *It's the Great Pumpkin, Charlie Brown* (1966)



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Words About Home

A few of my favorite words about home. They remind me why I love what I do.

“Home is where one starts from.”

— T.S. Eliot, *East Coker* (1940)

“The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.”

— Maya Angelou, *All God's Children Need Traveling Shoes* (1986)

“Where we love is home, home that our feet may leave, but not our hearts.”

— Oliver Wendell Holmes Sr.

“There's no place like home.”

— Dorothy, *The Wizard of Oz* (1939)

Under our big Arizona sky, home is where the memories get made. Helping you find yours is my favorite part of the job.



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Fun Around Arizona

Cooler weather means it’s finally time to get outside! Here are some fun things coming up:

Event	Date	Where
Entre Dos Mundos: Día de Muertos	Sun, Nov 1, 12:30–3:30 p.m.	Chandler
Mariachi & Folklórico Festival (ticketed)	Sun, Nov 1, 4 p.m.	Chandler Center for the Arts
Queen Creek Feastival (food trucks)	Fri, Nov 6, 5:30–9 p.m.	Ellsworth Loop & Aldecoa Dr., Queen Creek
CGAA Group Art Show (opening reception)	Nov 6–21; reception Nov 6, 5–7 p.m.	Casa Grande Art Museum
Día de Muertos (ticketed)	Nov 6–9	Desert Botanical Garden, Phoenix
Arizona Fall Fest (free)	Sat, Nov 7, 10 a.m.–4 p.m.	Hance Park, Phoenix
Diwali: Festival of Lights	Sat, Nov 7	Downtown Chandler
Veterans Day Concert	Wed, Nov 11, 3–5 p.m.	Casa Grande Middle School
Third Thursday (free)	Thu, Nov 19, 6–9 p.m.	Landmark Event Center, Casa Grande

Dates from City of Chandler, Queen Creek Edge, Casa Grande Art Association, Casa Grande Chamber, Casa Grande Guide, and azcentral, checked Oct 23, 2026. Please confirm times and tickets with the organizer.

ONE QUICK QUESTION

What’s your favorite fall treat here in Arizona? Just hit reply. I read every one!

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Call/Text [480-572-2159](tel:480-572-2159)

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