

Search For Homes Now

Tina Marie Miller | DeLex Realty | Loving AZ Homes

Guiding you home with local expertise and a personal touch.



LOVING AZ HOMES

Sunday Newsletter — October 18, 2026

[Search For Homes Now](#)

[Visit LovingAZHomes.com](https://www.LovingAZHomes.com)

Happy Sunday, friends! Halloween is almost here! This week I'm sharing a little about me, our latest market numbers, a show-stopping beef Wellington, a sweet Coolidge home, and where to trick-or-treat around the Valley.

Free Webinar: Your First Arizona Home, Step by Step

STEP 5 - INSPECTION PERIOD
Ten days to look closely

calendar days by default on the AZ resale contract. Weekends and holidays count.

- Review the seller's disclosures and any HOA documents
- BINSR: accept, cancel, or ask the seller to correct items, all in one notice
- Schedule inspections the day your offer is accepted

LOVING AZ HOMES
Tina Marie Miller, REALTOR®
(480) 972-2159

Al-generated presenter

► Click to watch on YouTube

Thinking about buying your first home? This calm, 15-minute video walks you through the whole Arizona process in plain English, whenever it fits your schedule:

- Renting vs. owning, and the step-by-step roadmap
- Your offer, earnest money, and the 10-day inspection period
- Appraisal, title, escrow, and closing day
- Down payment assistance and common mistakes
- Arizona tips: HOAs, pools, monsoons, wells and septic

For anything about financing, rates, credit, or payments, call a lender first. Then call me with your questions! Want the free Arizona First-Time Buyer's Guide that goes with it? Sign up at [lovingazhomes.com/first-time-buyers](https://www.lovingazhomes.com/first-time-buyers).

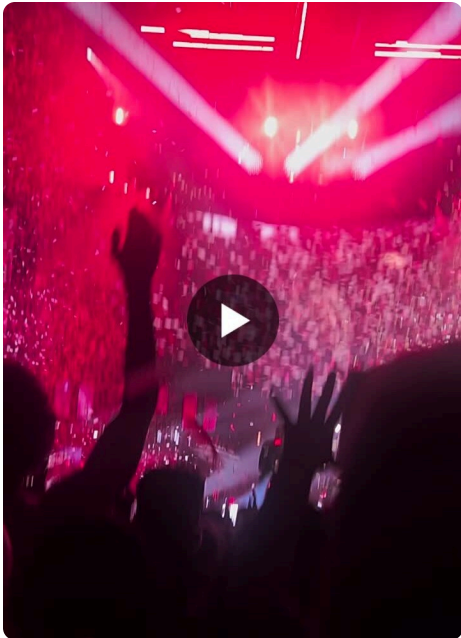
This video is presented by my AI twin, an AI-generated version of me. The script is mine. General information only, not legal, tax, or lending advice.



LOVING AZ HOMES
Tina Marie Miller, REALTOR®
(480) 572-2159



A Little About Me: Confetti, Concerts & My Favorite Guy



▶ Tap to watch

When you're a mom, there's nothing sweeter than your grown son saying, "Hey Mom, want to go to a concert with me?" Of course I said yes! 🎵

We went to see **Sombr** at Desert Diamond Arena in Glendale, and it was a blast. There were bright lights, a packed crowd, and so much confetti I was still finding it in my purse the next day. My son even turned to the camera and flashed his big smile. That's my favorite part of the whole video.

When I'm not helping families buy and sell homes around Casa Grande, Pinal County and the Valley, you'll find me making memories like this one. Life's too short not to dance a little!

Tell me, what's the best concert *you've* ever been to? Just hit reply. I read every one!

Fun Around the Valley

Feeling inspired to get out and make some memories of your own? Here are some upcoming concerts and shows around Greater Phoenix:

Show	Date	Venue
Gorillaz	Fri, Oct 23	Mortgage Matchup Center (formerly Footprint Center), Phoenix Info
Los Tigres del Norte	Sat, Oct 24	Desert Diamond Arena, Glendale Info
Water for Elephants (Broadway musical)	Oct 27 – Nov 1	ASU Gammage, Tempe Info
Doja Cat	Thu, Oct 29	Mortgage Matchup Center, Phoenix Info
Suffs (Tony-winning musical)	Now – Nov 29	The Phoenix Theatre Company, Hormel Theatre Info
Dan + Shay with Tyler Hubbard	Thu, Nov 5	Talking Stick Resort Amphitheatre, Phoenix Info
Cristian Castro	Fri, Nov 6	Desert Diamond Arena, Glendale Info
The Smashing Pumpkins	Wed, Nov 11	Mortgage Matchup Center, Phoenix Info
Teddy Swims	Mon, Nov 16	Mortgage Matchup Center, Phoenix Info
Mary Poppins	Nov 18 – Jan 3	The Phoenix Theatre Company, Stephenson Theatre Info

Dates from venue sites and KTAR's Phoenix concert calendar (updated Oct 16, 2026). Please confirm times and tickets with the venue.



LOVING AZ HOMES
Tina Marie Miller, REALTOR®
(480) 572-2159



Mini Market Report (September 2026)

Area	Median sale price	Homes sold	Median DOM	Inventory
Maricopa County	\$473,939 (-2.7% YoY)	4,588 (-2.8%)	67	15,422 single-family homes for sale; 3.9 months supply*
Pinal County	\$371,514 (-1.1% YoY)	749 (-7.8%)	77	7,061 active listings**
Casa Grande	\$324,296 (-0.22% YoY)	193 (-14.6%)	66	Not available
Phoenix	\$452,285 (+0.5% YoY)	3,810 (-1.8%)	60	Not available
Scottsdale	\$889,576 (+9.2% YoY)	1,208 (+3.4%)	82	Not available
Chandler	\$517,254 (-3.3% YoY)	703 (+0.1%)	51	Not available

Tina's Takeaway

Prices across our area are holding pretty steady. Most places are within a few percent of last year, and Scottsdale is up. Homes are taking about two months to sell, so buyers have a little breathing room and sellers do best when they price it right from day one. Thinking about financing? Call a lender to see what fits your budget.

Sources: Redfin housing-market data, September 2026 (all home types). *Phoenix REALTORS® Local Market Update, September 2026.

**Realtor.com, September 2026. Inventory for individual cities was not available.

“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”

— Franklin D. Roosevelt



LOVING AZ HOMES
Tina Marie Miller, REALTOR®
(480) 572-2159



Fall Favorite: Beef Wellington



Photo: Parkerman & Christie, [CC BY 2.0](#)

Beef Wellington sounds fancy, but it's really just a few simple steps. A showstopper for a cozy fall dinner or the holidays. Serves 6.

Ingredients

- 2 to 2½ lb center-cut beef tenderloin, trimmed
- Salt and black pepper
- 2 tbsp olive oil
- 2 tbsp Dijon mustard
- 1½ lb cremini or white mushrooms
- 2 shallots and 2 cloves garlic
- 1 tbsp butter and 1 tsp fresh thyme leaves
- 8 to 10 thin slices prosciutto
- 1 sheet (about 14 oz) puff pastry, thawed in the fridge
- 1 egg beaten with 1 tbsp water
- Flour for rolling

Directions

1. Pat the beef dry and season it well. Sear it in hot oil on all sides, about 2 minutes per side, until browned. Let it cool a few minutes, then brush it all over with Dijon.
2. Pulse the mushrooms, shallots, and garlic in a food processor until finely chopped. Cook in the butter with the thyme over medium-high heat, stirring, until all the liquid is gone and it looks like a dry paste (10–15 minutes). Season and cool completely.
3. Lay plastic wrap on the counter. Overlap the prosciutto into a rectangle, spread the mushrooms over it, set the beef on one edge, and roll it up tightly using the wrap. Twist the ends and chill 30 minutes.
4. Heat the oven to 400°F. Roll the pastry a little bigger on a floured surface. Unwrap the beef, set it on the pastry, and fold the pastry around it, sealing the seam with egg wash. Place seam-side down on a lined baking sheet, trim extra pastry at the ends, and chill 15 minutes.
5. Brush with egg wash, lightly score the top, and sprinkle with flaky salt.
6. Bake 35–45 minutes, until golden and a thermometer in the center reads 120–125°F for medium-rare.
7. Rest 10 minutes, then slice thick with a serrated knife. Enjoy!



LOVING AZ HOMES

Tina Marie Miller, REALTOR®

(480) 572-2159



Home Highlight: 4662 W Nutmeg Ave, Coolidge



Looking for room to grow without stretching your budget? This 2021-built home is freshly painted, with a big open kitchen, an oversized family room, a split floor plan, and a covered patio out back, all in Martin Valley with a playground and walking paths.

Price	\$259,900
Bedrooms / Baths	4 / 2 full
Square feet	1,770 (assessor)
Lot	5,593 sq ft (0.128 acre)
Year built	2021
Garage	2-car attached, direct access
HOA	Martin Valley HOA, \$64 per month
MLS #	7087934

Good to know: the solar is a monthly lease to be assumed, and water comes from a private well. Ask me for the details!

[Read the Full Post](#)

Listing courtesy of DeLex Realty. Info deemed reliable but not guaranteed. Status and price as of October 16, 2026.

TINA'S HOME TIP

Before you fall in love with a home, ask about the HOA rules, the age of the roof and AC, and where the water comes from. A few smart questions up front can save a lot of surprises later.



LOVING AZ HOMES

Tina Marie Miller, REALTOR®

(480) 572-2159



Trick-or-Treat Times

Halloween falls on a Saturday this year! Casa Grande, Chandler, Scottsdale, and Phoenix haven't set official trick-or-treat hours, so most neighborhoods head out in the early evening on Oct. 31. Check with your HOA or neighborhood group for local plans. Want even more fun? Here are some free events:

City	Event	Info
Casa Grande	Halloween Harvest Festival , Thu, Oct 22, 6–9 p.m., Paul Mason Sports Complex (2525 N. Pinal Ave.). Free! Trick or Treat Village, costume contest, and haunted hayride. Enter on Rodeo Road.	Details
Chandler	Halloween Spooktacular , Fri, Oct 30, 5:30–8:30 p.m., Dr. A.J. Chandler Park (178 E. Commonwealth Ave.). Free! Trunk-or-treat and costume parades at 6:15 and 7:30 p.m.	Details
Scottsdale	Scottsdale Police Trunk-or-Treat , Thu, Oct 29, 5–7 p.m., Granite Reef Senior Center (1700 N. Granite Reef Rd.). Free!	Details
Phoenix	Paradise Valley Community Center Trunk or Treat , Sat, Oct 24, 6–8:30 p.m. (17402 N 40th St.). Free!	Details

Stay safe out there, and send me pictures of your little ghosts and goblins! 🎃

Tina Marie Miller, REALTOR® | DeLex Realty | Loving AZ Homes

Call/Text 480-572-2159

lovingazhomes.com | tinamiller.delexrealty.com | youtube.com/@LovingAZHomes/shorts

[Search For Homes Now](#)

You're receiving this because you connected with Tina Marie Miller. Market data from Redfin, Phoenix REALTORS®, and Realtor.com, September 2026.

TINA'S HOME TIP

Thinking about selling next spring? Fall is the perfect time for small fixes like fresh paint, caulk, and a little curb appeal. Call me for a free, no-pressure walkthrough.



LOVING AZ HOMES
Tina Marie Miller, REALTOR®
(480) 572-2159

