



Glendale housing crawls to recovery

Real-estate experts beginning to see hope return to the market

by **Rebekah L. Sanders** - Oct. 16, 2010 07:13 AM
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The housing market is still ripe with deals for savvy buyers as home values in most of the Northwest Valley remain low. Prices that plummeted by half or more in most parts of Glendale, Peoria, Surprise and neighboring communities since the bubble burst have not recovered much.

But homeowners should be relieved to see that median home values in seven of 10 Northwest Valley cities stabilized, improved or declined only modestly, less than 5 percent, during the first eight months of this year. Glendale dipped 0.2 percent.

Only Sun City, Wickenburg and Waddell lost between 7.3 percent and 20.9 percent of their median

Real-estate data indicates 2009 dealt the sharpest pain to the Northwest Valley housing market. Prices in 2010, at least while the [homebuyer](#) tax credit was spurring sales, appear now to have begun bumping along the bottom.

Worst is over

"It seems the worst of it has passed," said Sue Goodrich, vice president of sales for homebuilder Cachet [Homes](#). "Hopefully we're getting to the end of the tunnel."

Goodrich says one indication that the market has made a slight turn at least is that buyers are looking at [new homes](#) again, even the expensive, semi-custom ones Cachet offers at Vistancia in north Peoria.

In fact, the Peoria ZIP code 85383, which includes Vistancia, boasted the overall highest median price in the Northwest Valley this year at \$240,000 due to its pristine-desert living homesites.

The second-highest median price in the region was ZIP code 85387 in Surprise, where part of the golf-course community Arizona Traditions is located, at \$209,000. They were the only two areas in the Northwest Valley to break the \$200,000 threshold for overall resale and new homes.

Read more: <http://www.azcentral.com/business/realestate/articles/2010/10/15/20101015glendale-home-values.html#ixzz1KrHG8CDH>