



BARRÉ PROPERTIES · JUNE 2026

# Market & *Lifestyle* Brief

*Scottsdale · Phoenix · Sedona · Verde Valley*

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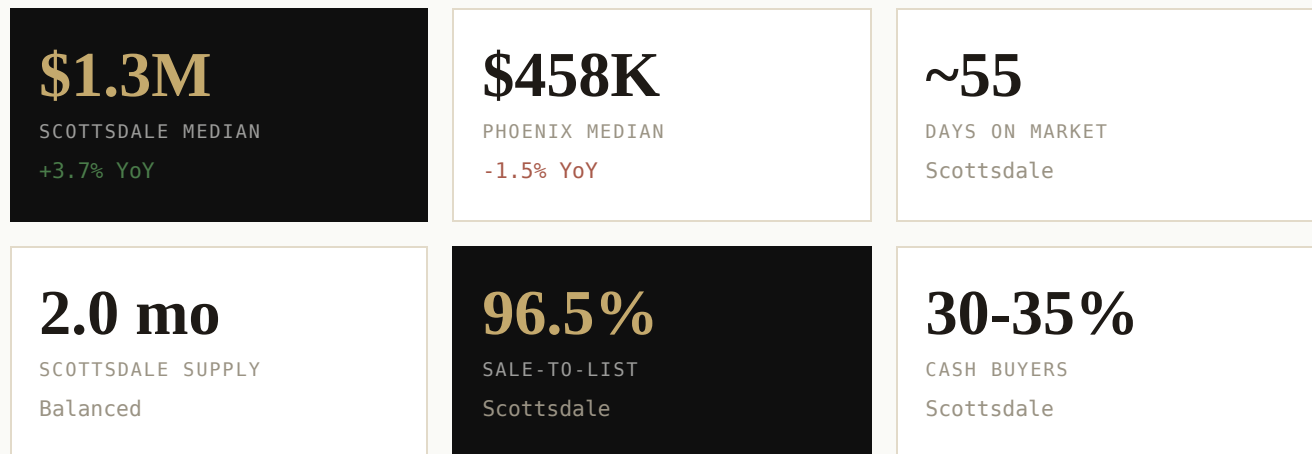
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# The *Market* Now

Welcome to the inaugural Barré Properties Market & Lifestyle Brief. Each edition tracks what's moving across the Valley and beyond — the numbers, the major developments reshaping our region, and the dining, nightlife, and events that make life here worth celebrating.

## THE NUMBERS — WHERE THE MARKET STANDS



## The Story Behind the Numbers

The Valley has settled into a genuinely balanced market — a normalization, not a downturn. Scottsdale continues to diverge upward, with the median climbing to roughly \$1.3 million even as the broader Phoenix metro holds near \$458,000. Inventory has improved across the board, giving buyers time to inspect, finance, and negotiate without the frenzy of recent years.

Well-priced, move-in-ready homes still sell in 30 to 45 days; overpriced listings sit. For luxury buyers, many still view North Scottsdale and Paradise Valley as relatively undervalued compared with coastal California and Colorado — particularly for golf-course, waterfront, and guard-gated product.

### OLIVIER'S TAKE

This is the most negotiable Scottsdale market we've seen in years — but the structural demand drivers underneath it (which we cover next) are some of the strongest in the country. Buyers who move in front of that demand, rather than after it, will look smart in five years.

# Building the *Future*

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Two generational projects are reshaping the Phoenix region's economy and housing demand for the decade ahead. If you own here — or are thinking about it — these are the forces to understand.

## SPOTLIGHT — TSMC'S NORTH PHOENIX MEGACAMPUS

TSMC's Arizona investment has surged to a staggering **\$165 billion** — the largest foreign direct investment in U.S. history. Fab 1 is producing advanced 4nm chips; Fab 2 (3nm) recently topped out with production accelerated to 2027; and Fab 3 (2nm) broke ground in 2025. The full buildout envisions up to six fabs, two packaging facilities, and an R&D center on a 2,000+ acre campus near 43rd Avenue and Dove Valley Road.

For housing, the impact is just beginning. The campus is projected to create roughly 6,000 direct high-tech jobs — engineers and operations professionals often earning \$100,000+ — plus tens of thousands of indirect supplier and construction roles. Most of that workforce hasn't arrived yet. The strongest-positioned neighborhoods include Norterra, Stetson Valley, Fireside at Desert Ridge, Anthem, and the emerging Halo Vista development near 51st Avenue.

## SPOTLIGHT — TERAVALIS, THE WEST VALLEY'S FUTURE CITY

Howard Hughes' **37,000-acre** Teravalis master plan in Buckeye welcomed its first residents in November 2025. Its first village, Floreo, will grow to 8,000+ homes, with seven builders — Century, Lennar, Meritage, KB Home, DRB, Courtland, and New Home Co. — now active. Pricing starts in the low \$300,000s.

At full buildout, Teravalis is planned for up to 100,000 homes and 300,000 residents, which would make Buckeye Arizona's fourth-largest city. The planned Interstate 11 corridor will eventually link Phoenix to Las Vegas and Southern California, cementing the West Valley as the region's primary growth frontier.

# What It *Means for You*

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Beyond the headlines, here's how the region's momentum is playing out market by market — and what we're advising clients.

## **North Phoenix & the Northwest Valley**

The TSMC corridor is the region's clearest long-term growth story. Inventory here is higher than it's been in years, creating a rare window to buy ahead of a workforce wave that's still mostly on the horizon. We see the fundamentals in this corridor as among the strongest in the metro.

## **West Valley & Buckeye**

Teravalis and Halo Vista anchor the most aggressive new-construction pipeline in the state. For investors and first-time buyers priced out of the core, the West Valley offers ground-floor entry — with builder incentives still common in this phase of the cycle.

## **Scottsdale & Paradise Valley**

The luxury tier remains the Valley's pricing outlier, climbing while the broader market flattens. Watch for a familiar summer pattern: as the heat arrives, listing cancellations can tighten supply and briefly shift leverage back to sellers in Paradise Valley — buyers in that segment should be ready to act if the window opens.

## **Sedona & the Verde Valley**

Steady as ever. Sedona's view-driven, supply-constrained market continues to reward well-positioned short-term rentals, while the Verde Valley — Cottonwood especially — remains the region's best value play, drawing overflow demand from buyers priced out of the red rocks.

### THINKING OF BUYING OR SELLING?

Every submarket in this brief behaves differently. For a property-specific read on where you stand, call or text Olivier directly at 480-256-9227 — no obligation.

# New on the *Scene*

The Valley's dining and nightlife scene is in the middle of a remarkable run — with Scottsdale, in particular, drawing some of the most ambitious names in hospitality. Here's what's new and worth a reservation.

## NEW & NOTABLE — DINING

OLD TOWN SCOTTSDALE · STEAKHOUSE

### **Wolf by Vanderpump**

Lisa Vanderpump's buzzy new arrival brings tableside theater, a Wagyu-driven steak program, and a polished cocktail lineup to Old Town.

AC HOTEL OLD TOWN · ROOFTOP

### **Cielito**

Northwest-Mexico flavors and agave-forward cocktails atop the new AC Hotel, with sunset views of Camelback Mountain.

SCOTTSDALE · FRENCH-VIETNAMESE

### **DEPWAH**

An elevated French-Vietnamese concept with a rooftop lounge and an espresso bar built around Vietnamese coffee and matcha.

SCOTTSDALE QUARTER · SOCIAL DINING

### **The Guest House**

Opened in the former Etta space — warm lighting, lush greenery, and curated art designed around the rhythm of a night out.

NORTH SCOTTSDALE · UPSCALE ASIAN

### **Jing**

The Aspen and Vegas favorite brings sushi, steak, and seafood to its first Arizona location on Scottsdale Road.

ALSO OPENING

BOA STEAKHOUSE

CATCH

DIN TAI FUNG (SPRING)

TELEFÈRIC BARCELONA

PISTOLEROS PARRILLA

# Out & *About*

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From dayclubs to live music and summer festivals, here's where to be this month. June is the Valley's sunniest stretch — the energy moves to evenings, rooftops, and the water.

## NIGHTLIFE & ENTERTAINMENT

Scottsdale's entertainment district stays the Southwest's nightlife capital — Maya Day & Nightclub headlines the dayclub scene with SG Lewis (June 13–14) and Said The Sky (June 27). Talking Stick Resort anchors the live-music calendar with a steady run of concerts and comedy through the summer.

## EVENTS CALENDAR – JUNE 2026

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**JUN 13** **Scottsdale Juneteenth Freedom Festival**  
Scottsdale Center for the Performing Arts

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**JUN 13** **June Jam 2026 — Desert Dwellers, The Motet**  
Virginia G. Piper Theater, Scottsdale

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**JUN 13** **SG Lewis**  
Maya Day & Nightclub, Scottsdale

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**JUN 20** **Scottsdale Pride Bar Crawl**  
Old Town Scottsdale

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**JUN 26** **Frankie Valli & The Four Seasons**  
The Showroom, Talking Stick Resort

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**JUN 27** **Said The Sky**  
Maya Day & Nightclub, Scottsdale

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**JUN 27** **Andrew Dice Clay, Jon Lovitz & Billy Gardell**  
Talking Stick Resort

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Recurring: First Friday Art Walk (downtown Phoenix, monthly) · Scottsdale ArtWalk (Thursdays, Old Town) · Rock & Roll at the Railroad Park (Saturdays). Dates and lineups subject to change — confirm with venues.



# Until *Next Month*

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The Barré Properties Market & Lifestyle Brief lands monthly — tracking the Valley's market, its biggest developments, and the best of life here.

Have a question about your home, an investment, or a move? Let's talk.

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