BARRÉ
PROPERTIES

MARKET & LIFESTYLE GUIDE · 2026

Buckeye Real Estate, *Arizona.*

Prepared by	Barré Properties · Scottsdale, Arizona
Market	Buckeye Real Estate
Edition	2026

Olivier “Ollie” Lessing Barré
Designated Broker · 480-269-1621 · hello@barreproperties.com

THIRD GENERATION
BARREPROPERTIES.COM

BARRÉ PROPERTIES

A DIVISION OF BARRÉ & COMPANY REALTY LLC
AZ BROKER BR721911000 · AZ ENTITY LC722056000 · CA BROKER 01786835
480-269-1621 · HELLO@BARREPROPERTIES.COM

THE MARKET

Buckeye Real Estate

Buckeye is the epicenter of the West Valley's explosive growth — home to Howard Hughes' 37,000-acre Teravalis master plan and some of the most affordable new construction in metro Phoenix. For buyers priced out of the core and investors chasing ground-floor opportunity, Buckeye offers room to grow that few markets can match.

This market: City-level rent and vacancy figures vary block by block here — request a complimentary property analysis and management proposal and we'll run your property's exact numbers against live comparables.

Buckeye is a buy-ahead-of-the-wave market: prices are still among the most accessible in the metro while the long-term demand drivers — Teravalis, the I-11 corridor, and West Valley job growth — are some of the strongest in Arizona.

MANAGEMENT

One rate

All-inclusive, quoted in writing. No setup fee, no vacancy fee, no markup on routine maintenance.

LICENSED

2007

Practicing in Arizona real estate since 2007, third generation.

MARKETS

36

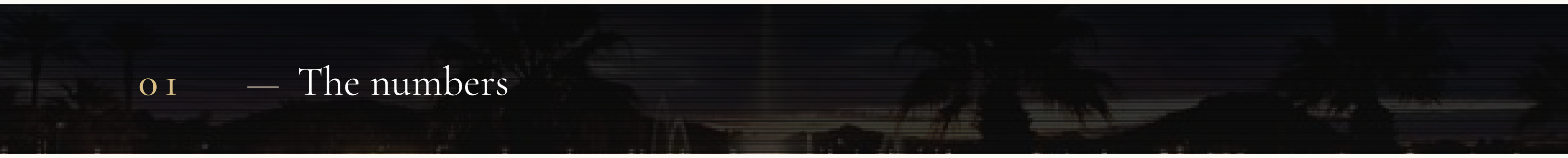
One brokerage, one statement, one trust account across Arizona.

WHAT WE DO HERE

Management first, then leasing, sales and investor advisory in Buckeye Real Estate.

Inspections, showings and walkthroughs happen in person wherever the property is — never subcontracted to a local partner you did not choose. 480-269-1621 · hello@barreproperties.com

A DIVISION OF BARRÉ & COMPANY REALTY LLC
AZ BROKER BR721911000 · AZ ENTITY LC722056000 · CA BROKER 01786835
480-269-1621 · HELLO@BARREPROPERTIES.COM



01 — The numbers

What the figures say, *and what they do not.*

Every number below carries the area it actually describes. Metro-wide medians are useful for direction and useless for pricing a specific property: rent and value in Buckeye Real Estate vary block by block, and a figure quoted without its geography is worse than no figure at all.

MEASURE	FIGURE, WITH ITS SCOPE AND SOURCE
Greater Phoenix median sale price	About $458,000 · metro-wide, not city-level · The Cromford Report
Days on market, metro	About 48 days · Greater Phoenix · The Cromford Report
Scottsdale average home value	About $954,000, +9.1% year over year · city of Scottsdale only
Typical 3-bedroom rent	Phoenix about $2,200 · Scottsdale about $3,500 · Arizona statewide about $2,150
30-year fixed mortgage	About 6.66% · Freddie Mac PMMS, as of 2026-08-27
Statewide rent trend	Rents roughly flat over the past month and down about 3.5% over twelve months in Phoenix (Apartment List, September 2026); roughly three quarters of Arizona cities flat or declining year over year

Data: The Cromford Report · Apartment List · Realtor.com · Freddie Mac · Arizona Commerce Authority. Metro and city-level estimates for orientation only, not a guarantee of value or rental income. Updated 2026-08-28.

WHAT HAPPENS NEXT

Own property here? *Let our family manage it.*

One all-inclusive rate, quoted in writing, covers the whole job: tenant placement, rent collection, 24-hour maintenance intake, inspections, trust accounting and monthly statements. No setup fee, no vacancy fee, and no markup on routine maintenance — the vendor's invoice reaches you with the original attached.

- A written rental analysis for your Buckeye Real Estate property, with live comparables and a recommended rent.
- A make-ready scope: what must be done, what is worth doing, and what we would leave alone.
- County rental registration filed on your behalf, and statutory agent service if you live out of state.
- Photography, floor plan and video after the property is staged — never before.
- Every applicant, showing and piece of feedback visible to you as it happens.

REQUEST A RENTAL ANALYSIS

No cost, no obligation, and a real number at the end of it.

480-269-1621 · hello@barreproperties.com · barreproperties.com

For informational purposes only. Not legal, tax or financial advice. Every engagement begins with an individual assessment of your property and objectives, and terms are structured to be fair to all parties.