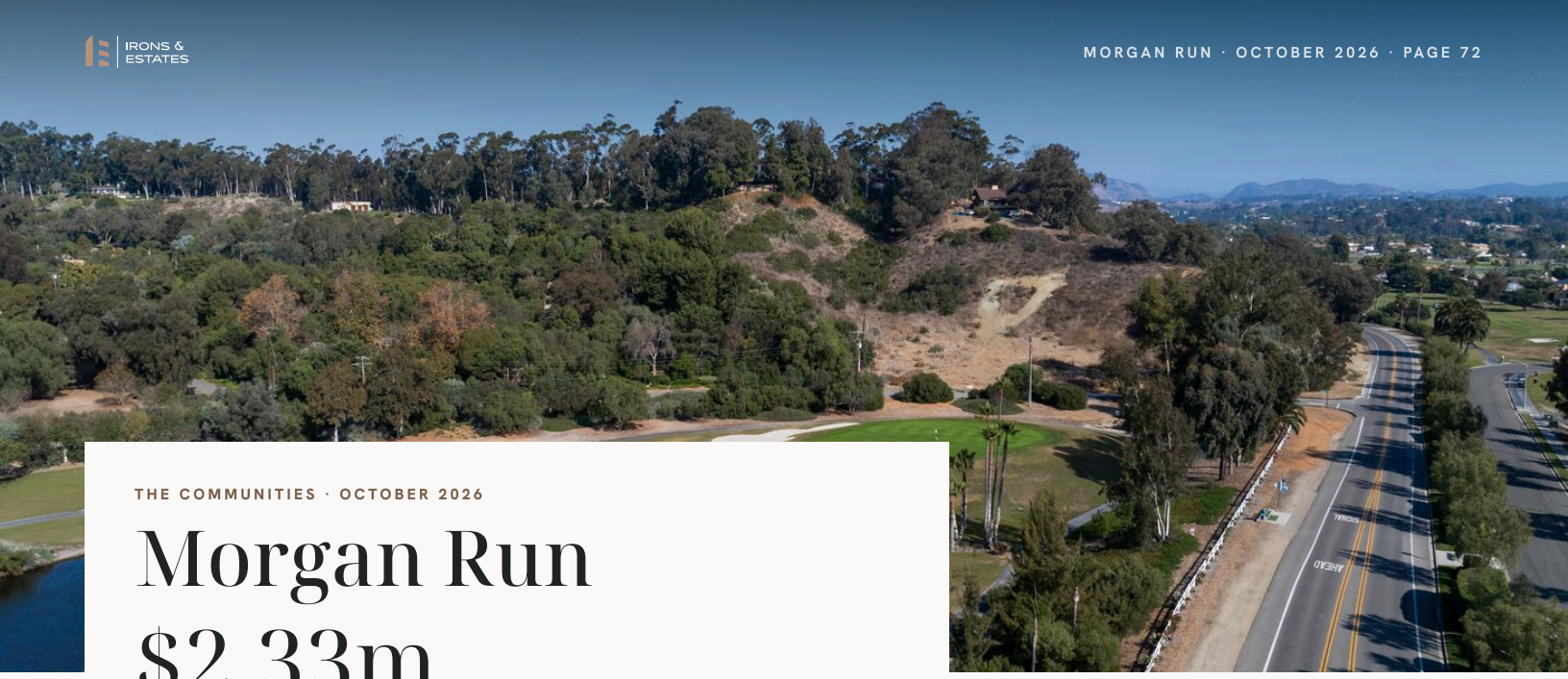


THE COMMUNITIES · OCTOBER 2026

Morgan Run

$2.33m

MEDIAN SALE · OCT 2026

The market report · October 2026

The large figures cover October alone, however many homes sold. Beside each: July to September, and the twelve months to October 31st. A dash means nothing sold in October.

01
OCTOBER 2026

$2.33m	$973	95.5%	65.5	2
MEDIAN SALE	PRICE PER SQ FT	OF ORIGINAL ASK	TOTAL DAYS ON MARKET	CLOSINGS
Q3 2026: $1.72m 12 months: $1.8m	Q3 2026: $808 12 months: $808	Q3 2026: 99.5% 12 months: 94.5%	Q3 2026: 23 12 months: 64	Q3 2026: 5 12 months: 27

WHAT IT MEANS IF YOU'RE BUYING

This quarter is about as busy as last year. Morgan Run closed two homes in October, and with two more in escrow it's on track for about 6 this quarter, against 6 in the same three months last year. There are seven homes for sale right now, up from 5 at the start of October. At the pace homes have sold over the last year, that's about 3.1 months' worth.

The homes that sold in October took a median of 65.5 days from the first listing to the sale, relistings included. One of the two sold below the last asking price, and the median was about 97% of it. Counting earlier listings, two of the seven homes for sale have cut the price.

If you're buying, there isn't much to choose from right now, so it pays to have your criteria and financing settled before the right home comes up. Tell me what you're after and I'll show you what's selling in that range.

02

THIS QUARTER AND THE SEVEN BEFORE

The Card

THIS QUARTER
Q4 2026

2	$2.33m	6	2	6
CLOSED SO FAR	MEDIAN SO FAR	FORECAST	IN ESCROW NOW	SAME QUARTER LAST YEAR

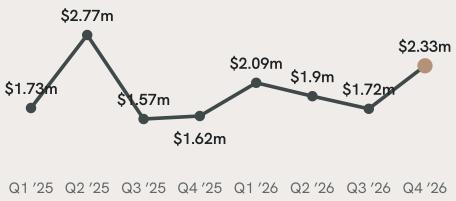
QUARTER BY QUARTER
MOST RECENT FIRST

QUARTER	SALES	MEDIAN SALE	$ / SQ FT	TOTAL DAYS	OF ORIGINAL
Q4 2026 so far	**2**	**$2.33m**	**$973**	**65.5**	**95.5%**
Q3 2026	5	$1.72m	$808	23	99.5%
Q2 2026	8	$1.9m	$803	113.5	87.1%
Q1 2026	8	$2.09m	$960	45	95.7%
Q4 2025	6	$1.62m	$897	74.5	93.0%
Q3 2025	6	$1.57m	$1,061	38.5	96.1%
Q2 2025	4	$2.77m	$1,047	22	94.2%
Q1 2025	7	$1.73m	$838	26.5	96.0%

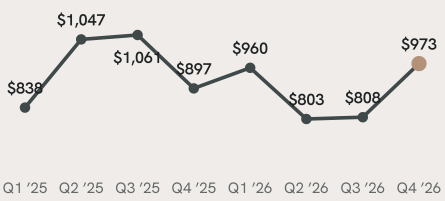
Every quarter shows its medians, however many homes sold; a dash means nothing sold. Total days count every listing of the home.

EIGHT-QUARTER SHAPE · Q1 '25 TO Q4 '26 SO FAR

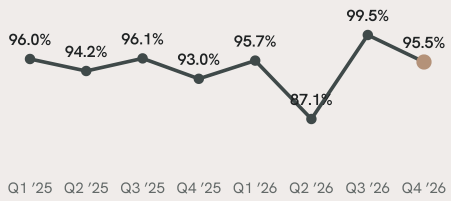
MEDIAN SALE



$ PER SQ FT



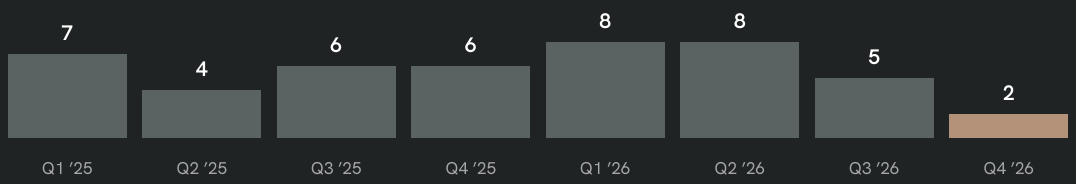
% OF ORIGINAL



SUPPLY

3.1 months of supply, up from 2.2 on October 4th. 7 for sale and 2 pending on November 1st, 2026.

CLOSINGS BY QUARTER

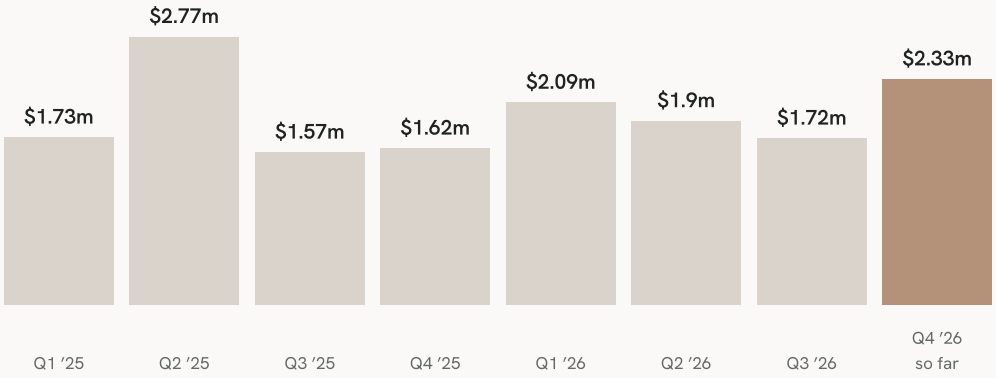


03

EIGHT QUARTERS, OLDEST TO NEWEST

The trend

MEDIAN SALE PRICE, QUARTER BY QUARTER · Q4 '26 SO FAR IN GOLD

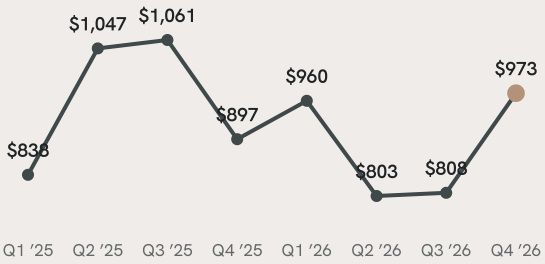


$1.8m

TWELVE-MONTH MEDIAN

The latest full quarter, July to September, closed at a median of $1.72m, down 9% from $1.9m in April to June. One quarter mostly reflects which homes happened to sell, so I'd weigh the last two together.

PRICE PER SQ FT

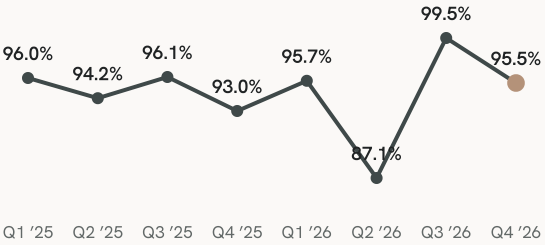


$808

TWELVE MONTHS

Price per square foot was $808 in July to September against $803 the quarter before. Check the lot every time you compare two homes on price per foot.

OF ORIGINAL ASK



94.5%

TWELVE MONTHS

Homes sold at a median of 99.5% of their first asking price in July to September, against 87.1% in April to June.

WHAT THE MONEY BOUGHT

	HOMES	MEDIAN PRICE	MEDIAN SQ FT	MEDIAN LOT	$ / SQ FT
Sold, Oct 2026	2	$2.33m	2,815	0.20 ac	$973
Sold, last 12 months	27	$1.8m	2,243	0.07 ac	$808
For sale, November 1st, 2026 (asking)	7	$2.5m	2,056	0.15 ac	$1,072

Asking prices are not sale prices, so read the last row on its own.

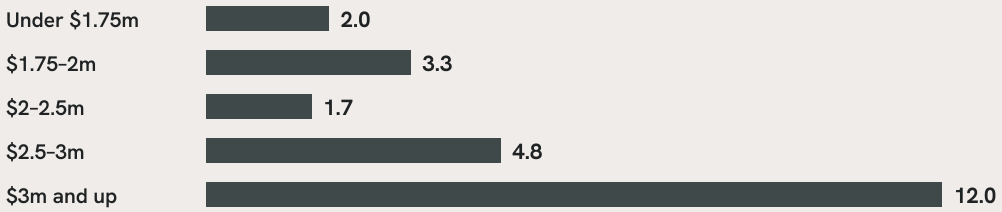
04

WHAT EACH PRICE RANGE BUYS, AND HOW IT'S MOVING

The Range Finder

PRICE RANGE	SOLD, 12 MO	MEDIAN SQ FT	MEDIAN LOT	$ / SQ FT	TOTAL DAYS	FOR SALE	VS OCT 4TH	SUPPLY (MO)
Under $1.75m	12	1,990	0.05 ac	$823	81	2	▲ 100%	2.0 ▲ 100%
$1.75–2m	4	2,361	0.06 ac	$772	47.5	1	—	3.3 20-mo pace
$2–2.5m	7	2,272	0.13 ac	$880	45	1	—	1.7 ▲ 14%
$2.5–3m	2	2,923	0.16 ac	$911	206	1	▲ new	4.8 24-mo pace
$3m and up	2	4,648	0.18 ac	$683	121.5	2	—	12.0 24-mo pace

MONTHS OF SUPPLY BY PRICE RANGE



WHAT IT MEANS

Under $1.75 million, there is one more home for sale than on October 4th. Supply is tightest between $2 and $2.5 million, at 1.7 months.

Sold, size, lot, $/sq ft and total days: closings over the last twelve months, medians of however many sold. For sale: homes listed on November 1st, 2026, by asking price. Vs Oct 4th: the change in homes for sale since October 4th, up in green, down in red, a dash if the same. Supply: homes for sale divided by that range's monthly pace of sales, with its change since October 4th beneath. Where a range had fewer than six sales in twelve months, its pace reaches back by whole months until six sales, never past two years, and the months used show beneath.



THE TEN HIGHEST SALES · MAY–OCT 2026

The Leaderboard

$3,100,000

1 · 3919 VIA VALLE VERDE · CLOSED 10/30/26

4,363 sq ft · 0.20 ac · first asked $3,325,000 · 13 total days



2 · CLOSED 5/14/26

16138 Via Madera Circa

$2,400,000

2,901 sq ft · 0.17 ac · first asked $2,350,000 · 4 total days



3 · CLOSED 9/30/26

3855 Via Reposo

$2,358,000

1,880 sq ft · 0.15 ac · first asked $2,358,000 · 2 total days



4 · CLOSED 6/30/26

3817 Avenida Feliz

$2,000,000

2,272 sq ft · 0.13 ac · first asked $2,895,000 · 204 total days

	ADDRESS	CLOSED	SQ FT	LOT	FIRST ASKED	SOLD	TOTAL DAYS
5	15315 Via Simpatico	7/8/26	2,479	0.05 ac	$1,845,000	**$1,836,250**	23
6	3623 Paseo Vista Famosa	6/15/26	2,243	0.06 ac	$2,099,000	**$1,800,000**	72
7	3626 Paseo Vista Famosa	8/7/26	2,129	—	$1,649,000	**$1,720,000**	13
8	3774 Paseo Vista Famosa	5/26/26	2,129	—	$1,749,000	**$1,700,000**	23
9	3786 Paseo Vista Famosa	7/16/26	2,129	—	$1,799,000	**$1,699,000**	54
10	16073 Vista De Golf	8/17/26	1,576	0.06 ac	$1,690,000	**$1,620,000**	106

THE WINDOW

The ten highest sales from May 1st, 2026 to October 31st, 2026. The window starts with October and reaches back by whole months only until there are ten sales to rank. Days are total days on market across every listing of the home.

06
SEVEN SALES
JUL–OCT 2026

Closed sales



CLOSED 10/30/26
3919 Via Valle Verde
4,363 sq ft · 5 bd · 0.20 ac · first asked $3,325,000 · 13 total days

$3,100,000
$711 / sq ft
93.2% of original



CLOSED 10/1/26
119 Via Coronado
1,267 sq ft · 2 bd · — · first asked $1,599,900 · 118 total days

$1,564,900
$1,235 / sq ft
97.8% of original



CLOSED 9/30/26
3855 Via Reposo
1,880 sq ft · 3 bd · 0.15 ac · first asked $2,358,000 · 2 total days

$2,358,000
$1,254 / sq ft
100.0% of original



CLOSED 8/17/26
16073 Vista De Golf
1,576 sq ft · 3 bd · 0.06 ac · first asked $1,690,000 · 106 total days

$1,620,000
$1,028 / sq ft
95.9% of original



CLOSED 8/7/26
3626 Paseo Vista Famosa
2,129 sq ft · 3 bd · — · first asked $1,649,000 · 13 total days

$1,720,000
$808 / sq ft
104.3% of original

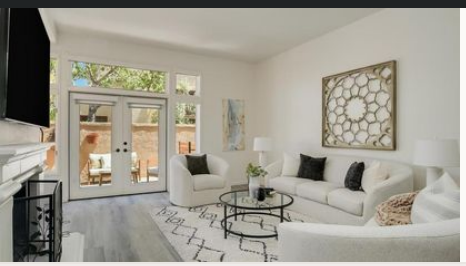


CLOSED 7/16/26
3786 Paseo Vista Famosa
2,129 sq ft · 3 bd · — · first asked $1,799,000 · 54 total days

$1,699,000
$798 / sq ft
94.4% of original

06
SEVEN SALES
JUL–OCT 2026

Closed sales (continued)



CLOSED 7/8/26

15315 Via Simpatico

2,479 sq ft · 3 bd · 0.05 ac · first asked $1,845,000 · 23 total days

$1,836,250
$741 / sq ft
99.5% of original

THE WINDOW

Every closing from July 1st, 2026 to October 31st, 2026, most recent first. October alone had fewer than six, so this page reaches back by whole months until it shows six. It is the only page that does.

07

AS OF NOVEMBER 1ST, 2026

For sale and pending

MONTHS OF SUPPLY

3.1

Seven homes are for sale today, against 5 on October 4th. At the pace homes have sold over the last year, that's 3.1 months of supply, up from 2.2 four weeks ago. Another two are in escrow.

FOR SALE · 7
MEDIAN ASK $2.5M
Days are total days, every listing counted

ADDRESS	ASK	SQ FT	DAYS
15912 Avenida Calma	$3,995,000	4,706	1
3805 Avenida Feliz	$2,995,000	2,056	27
121 Via Coronado	$1,800,000	1,267	29
16050 Avenida Calma	$3,195,000	2,585	44

ADDRESS	ASK	SQ FT	DAYS
137 Via Coronado	$1,695,000	1,764	95
129 Cancha De Golf	$1,539,000	1,764	102
3868 Avenida Feliz	$2,495,000	2,327	201

PENDING · 2

ADDRESS	LAST ASK	SQ FT	DAYS
3817 Avenida Feliz	$2,995,000	2,382	19

ADDRESS	LAST ASK	SQ FT	DAYS
223 Via Osuna	—	1,603	125

Days are total days, every listing counted.

08
CAME OFF WITHOUT SELLING, LAST 30 DAYS

Off the market

THE LAST 30 DAYS

One home came off the market here in the last 30 days and is already back for sale, so it is in the for-sale list.



A NOTE FROM AJ

If I were buying in Morgan Run right now

Supply here is thin right now, so I'd have my criteria settled before the right home comes up. The good ones don't wait for a second showing.

If your range is between $2 and $2.5 million, that's where supply is tightest, at 1.7 months. I'd move faster there than anywhere else in Morgan Run.

Before you compare two homes on price per foot, compare the lots. A lot of the value here sits in the land, and price per foot hides it.

Some of the best opportunities I see are homes a buyer can make their own. My design and renovation background is how I help clients see what a home becomes and what the work is worth.

AJ Powers
BROKER/OWNER, IRONS & ESTATES

CALL OR TEXT AJ | EMAIL AJ