

Annual Report for Phoenix REALTORS®

A RESEARCH TOOL PROVIDED BY PHOENIX REALTORS®



2023

2023 was a challenging year for the U.S. housing market: mortgage rates hit a 2-decade high, housing inventory remained at historic lows, and sales prices continued to climb nationwide, putting homeownership out of reach for many consumers. Housing affordability remained a top concern for homebuyers, and for good reason: mortgage payments are up significantly from 2023, with a number of homeowners now spending more than 30% of their income on their monthly payment. As a result, sales of previously owned homes remained sluggish throughout the year, while the shortage of existing-home inventory helped sales of new residential homes steadily increase from last year.

Higher mortgage rates aren't just affecting buyers. Many current homeowners purchased or refinanced their home in 2020 or 2022, when mortgage rates were several percentage points lower than today's rates. And while those pandemic-era mortgages have been a blessing for many homeowners, they've also kept others from moving. Rather than give up their current mortgage rate for a higher rate and a more expensive monthly payment, some would-be sellers have chosen to put their moving plans on hold, further limiting the number of homes for sale and driving up home prices in the process.

Sales: Pending Sales were down 14.0 percent to 66,617 in 2023. Closed sales were down 16.2 percent to 67,945.

Prices: Home prices were down 4.3 percent to \$440,245 for the year. Single Family home prices were down 4.2 percent compared to last year, and Townhouse/Condo home prices were down 2.0 percent.

Listings: Year-over-year, the number of homes available for sale was down 13.7 percent. There were 15,282 active listings at the end of 2023 compared to 17,698 listings at the end of 2022. New listings were down 23.8 percent to finish the year at 84,108.

Sq Ft Range: Decreases in closed sales occurred in homes of all sizes. In 2023, properties with 1,500 Sq Ft or Less saw the largest decline in closed sales at 21.8 percent. The highest percent of list price received at sale went to properties with 1,501 Sq Ft - 2,000 Sq. Ft, receiving 98.5 percent of their list price.

Sales by Price Range: The number of homes sold in the \$400,000 to \$699,999 price range fell 25.6 percent to 15,648 units. Homes sold in the \$300,000 to \$399,999 price range rose 5.1 percent to 18,357 units.

List Price Received: Sellers received, on average, 98.2 of their list price at sale, a year-over-year decline of 1.8 percent. If demand shrinks in 2024, list price received at sale could drop as well.

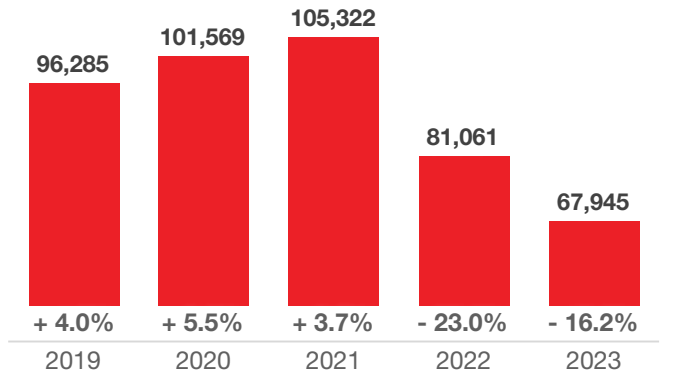
With inflation showing signs of improvement, the Federal Reserve recently announced they are likely done raising interest rates for the time being and plan to make at least three cuts to their benchmark rate in 2024. Mortgage rates have been dropping in recent months, which should help bring buyers and sellers back to the market and could lead to an uptick in both home sales and housing supply. Affordability will still prove challenging for many homebuyers, however, and economists predict U.S. home sales will remain down compared to 2019 - 2023. As for home prices, opinions are mixed, with some analysts expecting prices will hold steady or continue rising in areas, while others foresee a modest price drop in some markets.

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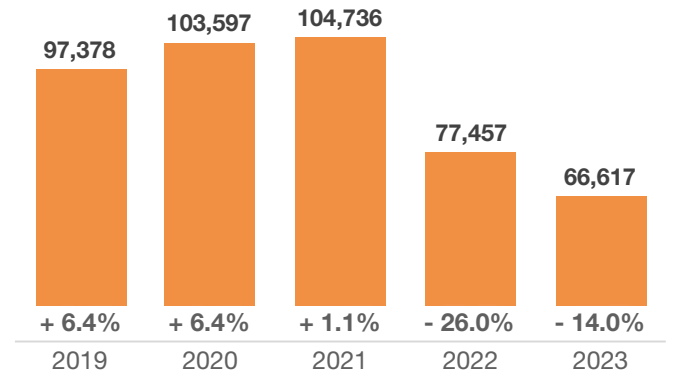
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Quick Facts

Closed Sales



Pending Sales



Top 5 Areas: Change in Closed Sales from 2022

Waddell	+ 32.7%
Wittmann	+ 15.3%
85054	+ 12.4%
85085	+ 11.2%
Payson	+ 7.4%

Top 5 Areas: Change in Pending Sales from 2022

Waddell	+ 38.1%
85054	+ 24.7%
Wittmann	+ 12.1%
Payson	+ 6.5%
Eloy	+ 6.1%

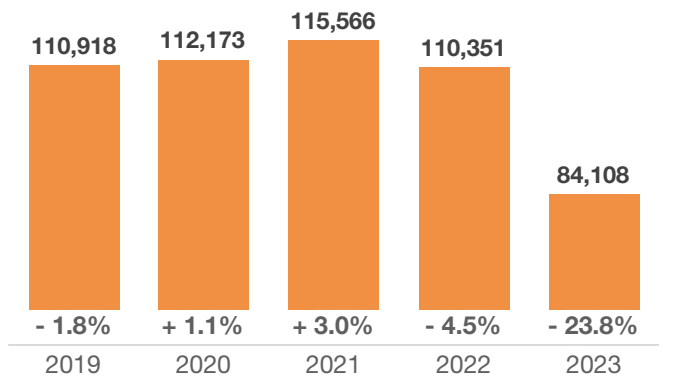
Bottom 5 Areas: Change in Closed Sales from 2022

85035	- 37.5%
85009	- 37.6%
Coolidge	- 38.0%
85033	- 38.3%
El Mirage	- 38.7%

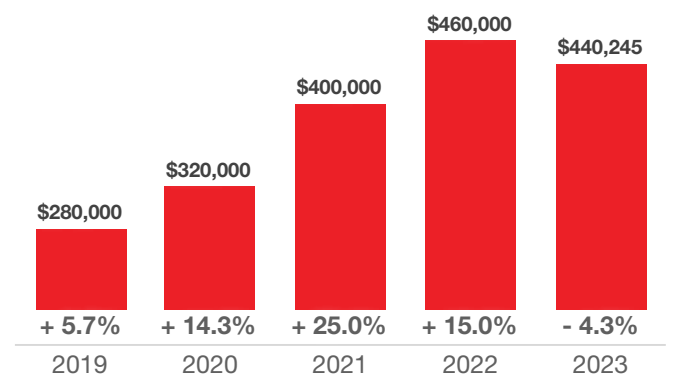
Bottom 5 Areas: Change in Pending Sales from 2022

85037	- 32.3%
85009	- 35.4%
85035	- 36.8%
85033	- 37.1%
El Mirage	- 37.3%

New Listings



Median Sales Price



Top 5 Areas: Change in New Listings from 2022

Eloy	+ 18.9%
Waddell	+ 13.1%
85003	+ 11.3%
85054	+ 10.0%
Hereford	+ 5.6%

Top 5 Areas: Change in Median Sales Price from 2022

85054	+ 27.2%
85018	+ 13.6%
85007	+ 10.6%
85259	+ 10.0%
85262	+ 9.1%

Bottom 5 Areas: Change in New Listings from 2022

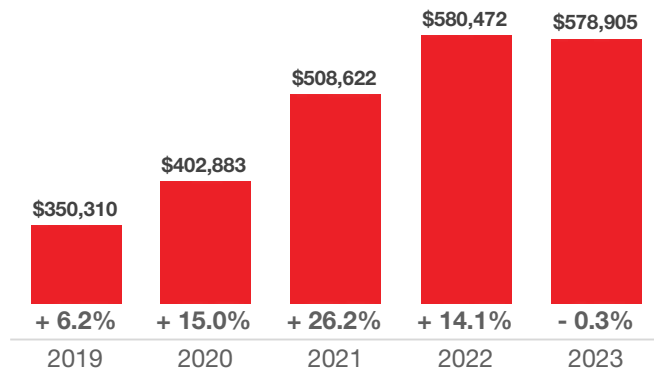
85009	- 42.8%
85043	- 43.5%
El Mirage	- 46.9%
85035	- 47.2%
85033	- 50.1%

Bottom 5 Areas: Change in Median Sales Price from 2022

El Mirage	- 10.3%
Maricopa	- 10.4%
Litchfield Park	- 11.1%
Waddell	- 15.4%
85021	- 16.7%

Quick Facts

Average Sales Price



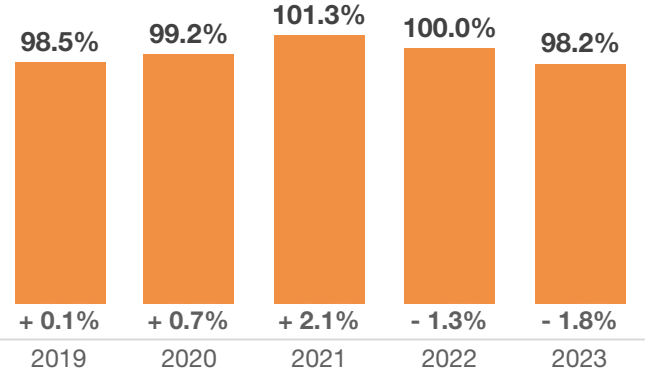
Top 5 Areas: Change in Avg. Sales Price from 2022

Paradise Valley	+ 8.8%
85013	+ 7.8%
85259	+ 7.7%
85251	+ 7.5%
85018	+ 7.2%

Bottom 5 Areas: Change in Avg. Sales Price from 2022

San Tan Valley	- 7.5%
Maricopa	- 8.3%
El Mirage	- 8.9%
Litchfield Park	- 8.9%
Waddell	- 12.9%

Percent of List Price Received



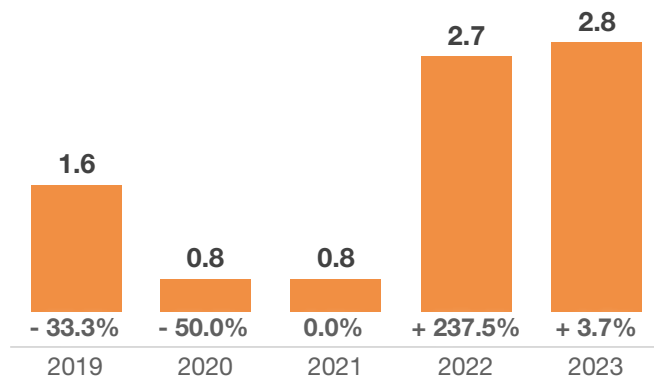
Top 5 Areas: Change in Pct. of List Price Received from 2022

Arizona City	- 0.4%
Wickenburg	- 0.4%
Waddell	- 0.5%
Tolleson	- 0.7%
Wittmann	- 0.7%

Bottom 5 Areas: Change in Pct. of List Price Received from 2022

85258	- 3.1%
85250	- 3.2%
85255	- 3.2%
85260	- 3.3%
85262	- 3.3%

Months Supply of Inventory



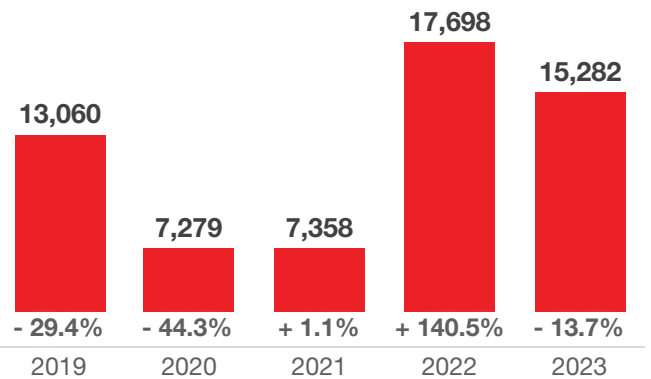
Top 5 Areas: Change in Months Supply from 2022

85003	+ 142.9%
85012	+ 123.1%
Sierra Vista	+ 93.8%
Cochise County	+ 91.3%
Hereford	+ 87.9%

Bottom 5 Areas: Change in Months Supply from 2022

85006	- 30.3%
85304	- 30.4%
Waddell	- 34.3%
85043	- 37.9%
Tolleson	- 41.4%

Inventory of Homes for Sale



Top 5 Areas: Change in Homes for Sale from 2022

85003	+ 113.3%
85012	+ 63.9%
Eloy	+ 63.3%
Hereford	+ 60.0%
85054	+ 42.5%

Bottom 5 Areas: Change in Homes for Sale from 2022

85006	- 47.6%
85023	- 48.1%
85035	- 51.7%
85033	- 51.9%
85043	- 52.2%

Property Type Review

65

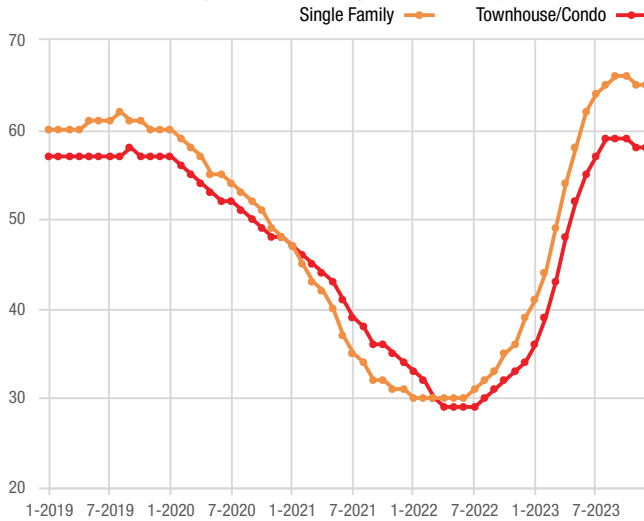
Average Days on Market
Single Family

58

Average Days on Market
Townhouse/Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point



Top Areas: Townhouse/Condo Market Share in 2023

85251	72.6%
85250	65.9%
85012	59.8%
85003	56.1%
85258	55.0%
85016	52.1%
85014	51.6%
85020	50.9%
85054	45.0%
85260	42.7%

- 4.2%

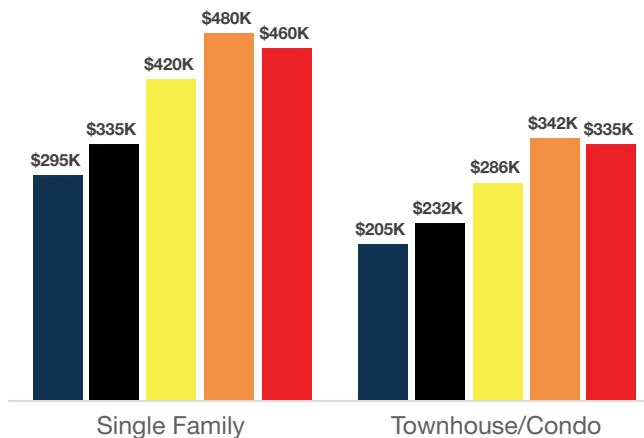
One-Year Change in Price
Single Family

- 2.0%

One-Year Change in Price
Townhouse/Condo

Median Sales Price

■ 2019 ■ 2020 ■ 2021 ■ 2022 ■ 2023



98.3%

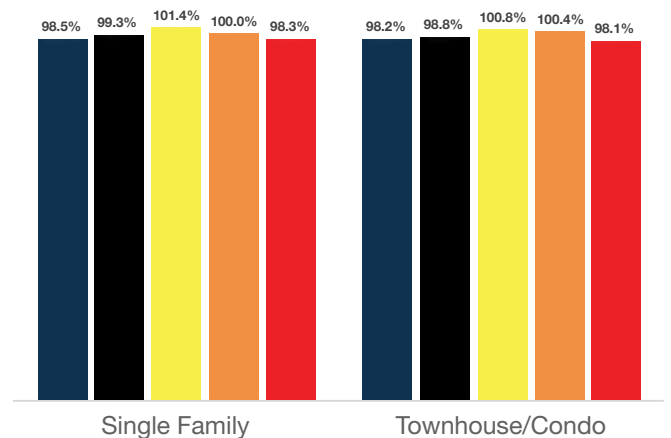
Pct. of List Price Received
Single Family

98.1%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received

■ 2019 ■ 2020 ■ 2021 ■ 2022 ■ 2023



Price Range Review

\$299,000 or Less

\$500,000 or More

Price Range with Shortest Average Days on Market Until Sale

Price Range with Longest Average Days on Market Until Sale

53.2%

+ 6.6%

of Sales at Year End Priced \$500,000 or More

One-Year Change in Homes for Sale Priced \$500,000 or More

Days on Market Until Sale by Price Range



Share of Homes for Sale \$500,000 or More



\$500,000 or More

+ 5.1%

\$299,000 or Less

- 25.6%

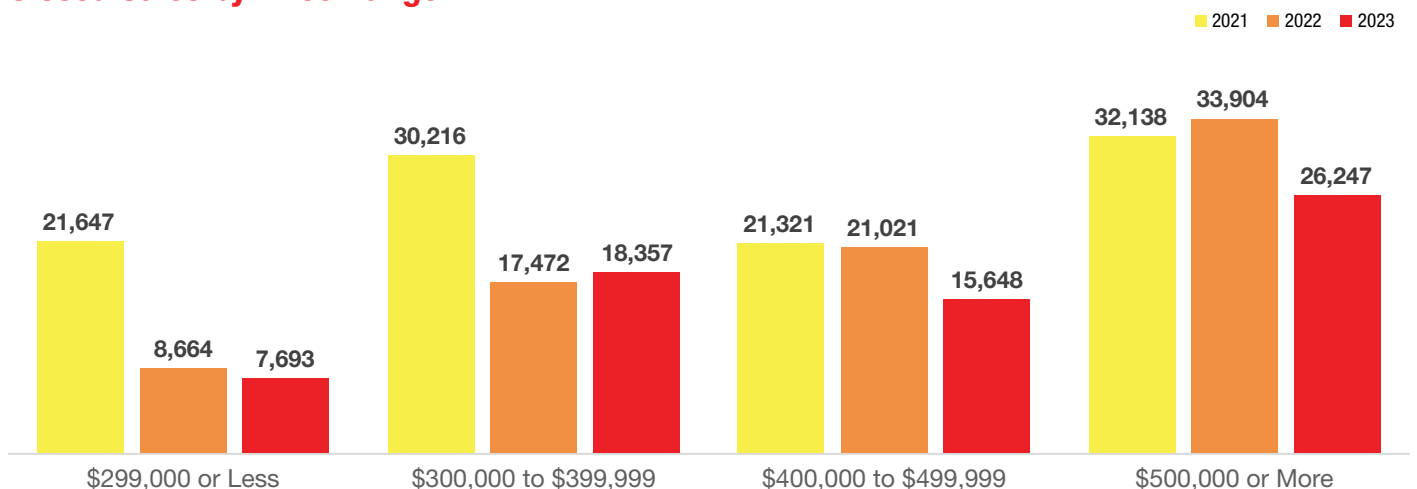
Price Range with the Most Closed Sales

Price Range with Strongest One-Year Change in Sales: \$300,000 to \$399,999

Price Range with the Fewest Closed Sales

Price Range with Weakest One-Year Change in Sales: \$400,000 to \$499,999

Closed Sales by Price Range



- 21.8%

Reduction in Closed Sales
1,500 Sq Ft or Less

- 13.4%

Reduction in Closed Sales
2,001 Sq Ft - 2,500 Sq Ft

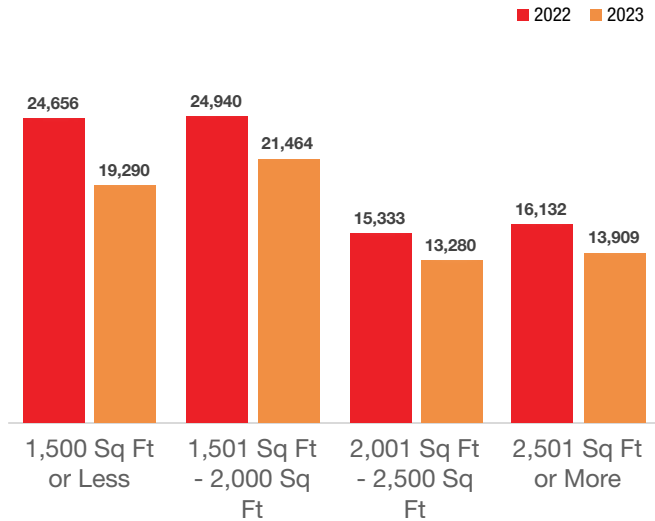
29.0%

of Sales at Year End
2,501 Sq Ft or More

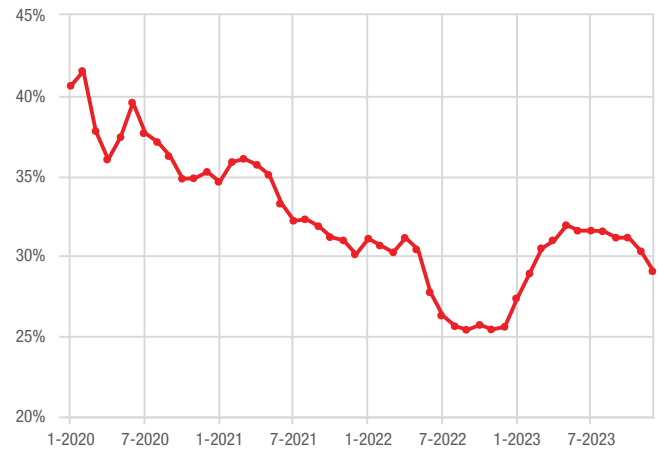
+ 13.5%

One-Year Change
in Homes for Sale
2,501 Sq Ft or More

Closed Sales



**Share of Homes for Sale
2,501 Sq Ft or More**



98.4%

Percent of List Price Received
in 2023 for
1,500 Sq Ft or Less

98.5%

Percent of List Price Received
in 2023 for
1,501 Sq Ft - 2,000 Sq Ft

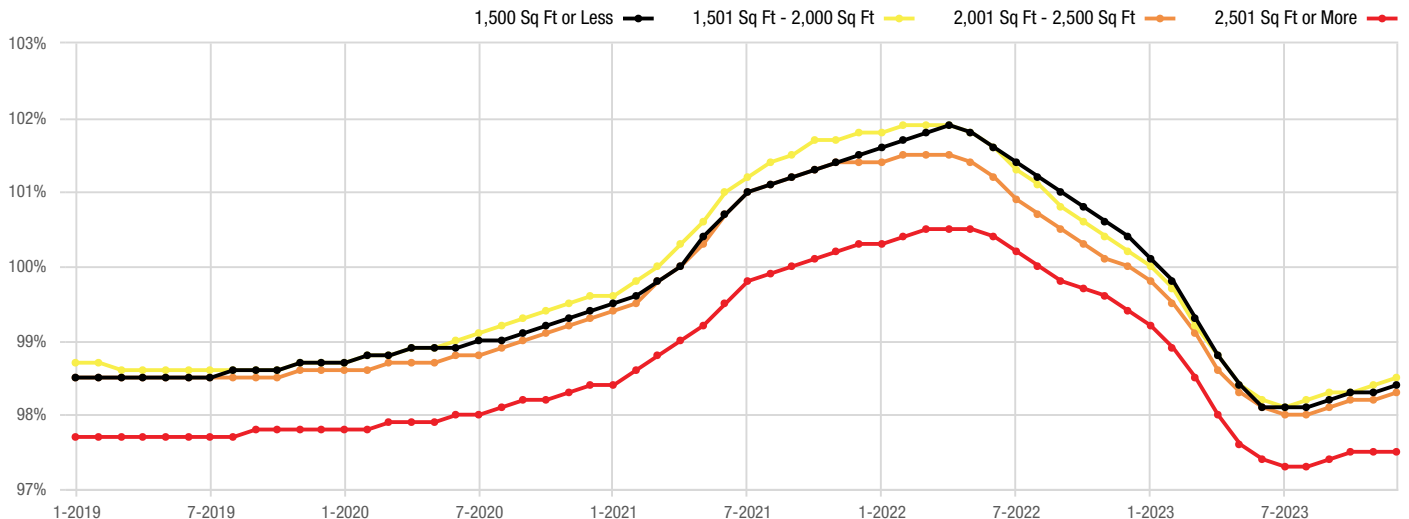
98.3%

Percent of List Price Received
in 2023 for
2,001 Sq Ft - 2,500 Sq Ft

97.5%

Percent of List Price Received
in 2023 for
2,501 Sq Ft or More

Percent of List Price Received



Area Historical Median Prices

	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
85003	\$399,600	\$425,000	\$503,500	\$615,000	\$579,000	- 5.9%	+ 44.9%
85006	\$299,900	\$330,000	\$395,000	\$460,000	\$452,250	- 1.7%	+ 50.8%
85007	\$315,000	\$366,000	\$400,000	\$477,000	\$527,500	+ 10.6%	+ 67.5%
85008	\$243,000	\$279,500	\$330,690	\$397,900	\$375,000	- 5.8%	+ 54.3%
85009	\$180,000	\$205,000	\$250,000	\$316,000	\$315,000	- 0.3%	+ 75.0%
85012	\$372,000	\$440,000	\$385,050	\$510,000	\$525,000	+ 2.9%	+ 41.1%
85013	\$325,000	\$343,000	\$419,500	\$451,950	\$469,280	+ 3.8%	+ 44.4%
85014	\$289,450	\$336,500	\$410,000	\$505,000	\$461,875	- 8.5%	+ 59.6%
85015	\$225,000	\$260,000	\$310,000	\$350,000	\$350,000	0.0%	+ 55.6%
85016	\$340,500	\$388,500	\$450,000	\$519,000	\$522,450	+ 0.7%	+ 53.4%
85017	\$189,975	\$219,894	\$275,000	\$315,000	\$320,507	+ 1.7%	+ 68.7%
85018	\$506,000	\$655,000	\$800,000	\$915,000	\$1,039,250	+ 13.6%	+ 105.4%
85019	\$205,000	\$230,000	\$287,000	\$335,500	\$330,000	- 1.6%	+ 61.0%
85020	\$259,000	\$290,000	\$349,950	\$405,000	\$385,000	- 4.9%	+ 48.6%
85021	\$313,500	\$340,000	\$390,000	\$480,000	\$400,000	- 16.7%	+ 27.6%
85022	\$275,000	\$315,000	\$395,000	\$460,150	\$455,000	- 1.1%	+ 65.5%
85023	\$260,000	\$300,800	\$380,000	\$438,100	\$421,250	- 3.8%	+ 62.0%
85024	\$303,500	\$352,000	\$423,000	\$500,000	\$464,900	- 7.0%	+ 53.2%
85027	\$236,740	\$265,000	\$335,000	\$400,000	\$375,500	- 6.1%	+ 58.6%
85028	\$400,000	\$447,000	\$558,000	\$699,000	\$685,000	- 2.0%	+ 71.3%
85029	\$225,000	\$250,000	\$325,000	\$380,000	\$360,000	- 5.3%	+ 60.0%
85032	\$279,000	\$315,000	\$390,000	\$465,000	\$429,450	- 7.6%	+ 53.9%
85033	\$196,000	\$222,000	\$280,000	\$334,790	\$325,000	- 2.9%	+ 65.8%
85035	\$199,000	\$220,000	\$285,000	\$349,000	\$336,500	- 3.6%	+ 69.1%
85037	\$210,000	\$238,000	\$310,000	\$375,000	\$355,000	- 5.3%	+ 69.0%
85040	\$209,000	\$235,000	\$295,000	\$352,500	\$340,000	- 3.5%	+ 62.7%
85041	\$233,750	\$270,000	\$350,000	\$415,000	\$384,000	- 7.5%	+ 64.3%
85042	\$249,900	\$285,211	\$372,000	\$430,000	\$408,000	- 5.1%	+ 63.3%
85043	\$222,000	\$249,700	\$320,000	\$400,000	\$360,000	- 10.0%	+ 62.2%
85044	\$302,000	\$335,000	\$420,000	\$476,000	\$460,000	- 3.4%	+ 52.3%
85048	\$354,000	\$401,500	\$479,950	\$581,250	\$558,000	- 4.0%	+ 57.6%
85050	\$366,250	\$415,000	\$508,000	\$605,000	\$575,000	- 5.0%	+ 57.0%
85051	\$210,000	\$240,000	\$300,000	\$349,000	\$340,000	- 2.6%	+ 61.9%
85053	\$237,000	\$267,000	\$345,000	\$404,000	\$378,000	- 6.4%	+ 59.5%
85054	\$422,500	\$406,750	\$423,000	\$607,500	\$772,445	+ 27.2%	+ 82.8%
85083	\$371,000	\$410,000	\$539,900	\$617,500	\$625,000	+ 1.2%	+ 68.5%
85085	\$382,899	\$420,000	\$533,750	\$629,490	\$623,375	- 1.0%	+ 62.8%
85086	\$354,900	\$409,500	\$530,000	\$600,000	\$582,640	- 2.9%	+ 64.2%
85250	\$350,000	\$396,500	\$515,000	\$593,750	\$575,000	- 3.2%	+ 64.3%

Area Historical Median Prices

Continued	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
85251	\$329,000	\$375,000	\$450,000	\$527,500	\$535,000	+ 1.4%	+ 62.6%
85254	\$490,000	\$575,000	\$727,500	\$850,000	\$779,990	- 8.2%	+ 59.2%
85255	\$666,000	\$735,000	\$940,000	\$1,157,500	\$1,250,000	+ 8.0%	+ 87.7%
85257	\$342,250	\$385,000	\$497,285	\$611,500	\$559,500	- 8.5%	+ 63.5%
85258	\$463,700	\$535,000	\$655,000	\$790,000	\$775,000	- 1.9%	+ 67.1%
85259	\$632,300	\$736,750	\$895,000	\$1,020,734	\$1,122,450	+ 10.0%	+ 77.5%
85260	\$415,000	\$455,500	\$605,000	\$690,000	\$672,500	- 2.5%	+ 62.0%
85262	\$783,750	\$930,000	\$1,200,000	\$1,375,000	\$1,500,000	+ 9.1%	+ 91.4%
85266	\$750,000	\$836,250	\$995,000	\$1,200,000	\$1,200,000	0.0%	+ 60.0%
85301	\$183,000	\$205,000	\$265,000	\$301,000	\$304,500	+ 1.2%	+ 66.4%
85302	\$235,000	\$260,000	\$335,000	\$400,000	\$380,000	- 5.0%	+ 61.7%
85303	\$232,000	\$260,000	\$343,000	\$409,300	\$390,000	- 4.7%	+ 68.1%
85304	\$246,500	\$280,000	\$366,500	\$429,900	\$400,500	- 6.8%	+ 62.5%
85306	\$249,000	\$280,000	\$360,000	\$415,000	\$400,000	- 3.6%	+ 60.6%
85308	\$299,000	\$339,000	\$425,000	\$500,000	\$475,000	- 5.0%	+ 58.9%
85310	\$325,000	\$349,000	\$460,500	\$550,000	\$540,000	- 1.8%	+ 66.2%
Anthem	\$333,500	\$379,000	\$492,250	\$550,000	\$545,000	- 0.9%	+ 63.4%
Apache Junction	\$224,000	\$252,000	\$330,000	\$390,000	\$395,000	+ 1.3%	+ 76.3%
Arizona City	\$147,000	\$180,000	\$242,000	\$272,450	\$249,990	- 8.2%	+ 70.1%
Avondale	\$245,000	\$276,000	\$366,000	\$430,000	\$414,900	- 3.5%	+ 69.3%
Buckeye	\$243,000	\$280,000	\$380,000	\$430,000	\$390,000	- 9.3%	+ 60.5%
Casa Grande	\$205,000	\$225,000	\$290,000	\$360,000	\$335,000	- 6.9%	+ 63.4%
Cave Creek	\$459,000	\$555,000	\$695,000	\$811,250	\$790,000	- 2.6%	+ 72.1%
Chandler	\$325,000	\$367,500	\$456,000	\$527,000	\$510,000	- 3.2%	+ 56.9%
Cochise County	\$125,000	\$210,000	\$237,318	\$265,000	\$274,990	+ 3.8%	+ 120.0%
Coolidge	\$160,000	\$170,490	\$244,415	\$306,990	\$304,995	- 0.6%	+ 90.6%
El Mirage	\$216,000	\$240,000	\$330,000	\$390,000	\$350,000	- 10.3%	+ 62.0%
Eloy	\$231,000	\$267,750	\$267,500	\$268,445	\$275,000	+ 2.4%	+ 19.0%
Florence	\$201,000	\$230,000	\$320,000	\$370,000	\$339,945	- 8.1%	+ 69.1%
Fountain Hills	\$410,000	\$474,950	\$575,000	\$665,000	\$660,000	- 0.8%	+ 61.0%
Gila County	\$300,000	\$340,000	\$420,000	\$430,000	\$445,000	+ 3.5%	+ 48.3%
Gilbert	\$345,000	\$385,000	\$495,000	\$578,500	\$555,000	- 4.1%	+ 60.9%
Glendale	\$255,000	\$288,000	\$370,000	\$434,000	\$418,000	- 3.7%	+ 63.9%
Gold Canyon	\$299,950	\$348,000	\$449,000	\$510,000	\$499,000	- 2.2%	+ 66.4%
Goodyear	\$299,900	\$325,000	\$428,085	\$505,000	\$476,036	- 5.7%	+ 58.7%
Hereford	\$320,625	\$315,000	\$387,401	\$412,500	\$410,000	- 0.6%	+ 27.9%
Laveen	\$259,000	\$295,000	\$403,500	\$460,000	\$429,900	- 6.5%	+ 66.0%
Litchfield Park	\$325,000	\$388,194	\$470,000	\$540,000	\$479,990	- 11.1%	+ 47.7%
Maricopa	\$220,600	\$250,000	\$342,500	\$396,000	\$355,000	- 10.4%	+ 60.9%

Area Historical Median Prices

Continued	2019	2020	2021	2022	2023	Change from 2022	Change from 2019
Maricopa County	\$290,000	\$330,000	\$415,000	\$480,000	\$460,000	- 4.2%	+ 58.6%
Mesa	\$270,000	\$310,000	\$385,000	\$450,000	\$438,000	- 2.7%	+ 62.2%
Paradise Valley	\$1,432,500	\$1,722,500	\$2,300,000	\$2,991,325	\$2,932,500	- 2.0%	+ 104.7%
Payson	\$319,900	\$369,000	\$448,000	\$490,000	\$469,000	- 4.3%	+ 46.6%
Peoria	\$310,000	\$347,000	\$440,000	\$515,000	\$492,748	- 4.3%	+ 59.0%
Phoenix	\$260,000	\$300,000	\$370,000	\$428,000	\$415,000	- 3.0%	+ 59.6%
Pinal County	\$227,500	\$258,000	\$342,000	\$399,000	\$365,590	- 8.4%	+ 60.7%
Queen Creek	\$331,220	\$399,000	\$510,000	\$613,950	\$600,000	- 2.3%	+ 81.1%
San Tan Valley	\$240,000	\$278,000	\$380,000	\$445,335	\$408,500	- 8.3%	+ 70.2%
Scottsdale	\$485,000	\$560,000	\$686,250	\$810,000	\$795,000	- 1.9%	+ 63.9%
Sierra Vista	\$161,000	\$220,000	\$244,750	\$277,000	\$285,000	+ 2.9%	+ 77.0%
Sun City	\$199,000	\$225,200	\$269,000	\$310,000	\$294,500	- 5.0%	+ 48.0%
Sun City West	\$255,000	\$285,000	\$350,000	\$415,000	\$380,000	- 8.4%	+ 49.0%
Sun Lakes	\$315,000	\$350,000	\$420,000	\$487,500	\$470,000	- 3.6%	+ 49.2%
Surprise	\$265,000	\$299,900	\$390,000	\$455,000	\$425,000	- 6.6%	+ 60.4%
Tempe	\$300,000	\$332,000	\$410,000	\$475,000	\$451,000	- 5.1%	+ 50.3%
Tolleson	\$240,000	\$267,750	\$360,000	\$427,000	\$400,000	- 6.3%	+ 66.7%
Tonopah	\$240,000	\$261,950	\$379,000	\$405,000	\$400,000	- 1.2%	+ 66.7%
Waddell	\$314,500	\$350,000	\$457,000	\$542,500	\$459,000	- 15.4%	+ 45.9%
Wickenburg	\$327,500	\$365,000	\$424,900	\$552,000	\$535,000	- 3.1%	+ 63.4%
Wittmann	\$344,450	\$375,000	\$464,888	\$549,000	\$550,000	+ 0.2%	+ 59.7%

Area Overviews



	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
85003	114	- 19.1%	177	49	32	3.4	97.9%
85006	178	- 23.6%	217	77	33	2.3	97.7%
85007	102	- 19.0%	145	70	27	3.3	98.0%
85008	287	- 32.5%	383	54	60	2.5	98.1%
85009	194	- 37.6%	254	55	46	2.9	97.6%
85012	117	- 25.0%	218	62	59	5.8	97.8%
85013	262	- 11.5%	344	62	45	2.1	98.1%
85014	316	- 23.9%	440	51	68	2.6	98.1%
85015	347	- 20.8%	417	52	63	2.2	98.7%
85016	534	- 20.2%	754	64	146	3.3	97.4%
85017	202	- 28.4%	233	46	26	1.6	98.5%
85018	596	- 15.7%	903	71	163	3.4	96.6%
85019	185	- 34.4%	226	49	27	1.8	98.8%
85020	497	- 25.8%	617	61	104	2.5	98.2%
85021	345	- 9.0%	451	56	69	2.4	97.7%
85022	545	- 18.3%	641	53	97	2.2	98.5%
85023	344	- 23.2%	349	60	40	1.5	99.1%
85024	307	- 26.7%	364	59	61	2.4	98.9%
85027	378	- 27.4%	409	44	54	1.8	99.0%
85028	272	- 23.8%	335	58	46	2.1	98.0%
85029	419	- 30.7%	512	46	69	2.0	99.0%
85032	734	- 21.2%	831	53	100	1.7	98.0%
85033	316	- 38.3%	352	46	37	1.4	99.3%
85035	252	- 37.5%	273	45	29	1.4	99.3%
85037	386	- 34.9%	455	49	63	2.0	98.9%
85040	221	- 35.0%	266	54	44	2.4	98.5%
85041	571	- 15.7%	660	51	99	2.2	98.6%
85042	389	- 33.0%	447	64	66	2.1	98.2%
85043	294	- 24.8%	322	62	44	1.8	98.4%
85044	457	- 13.0%	465	51	59	1.6	98.4%
85048	390	- 26.4%	460	54	76	2.4	98.5%
85050	404	- 30.0%	436	50	49	1.5	98.5%
85051	402	- 29.3%	435	51	64	2.0	98.9%
85053	306	- 29.3%	321	47	37	1.5	98.5%
85054	209	+ 12.4%	309	64	57	3.0	98.4%
85083	215	- 23.2%	263	54	45	2.4	98.7%
85085	468	+ 11.2%	559	71	88	2.4	98.1%
85086	640	- 21.8%	801	68	161	3.1	98.1%
85250	460	- 6.1%	604	60	84	2.2	97.6%

Area Overviews



Continued	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
85251	861	- 14.6%	1,275	69	264	3.7	97.4%
85254	972	- 1.0%	1,208	56	183	2.3	97.9%
85255	965	- 13.2%	1,410	68	326	4.0	96.7%
85257	412	- 22.8%	594	58	123	3.7	97.8%
85258	737	- 4.8%	914	62	142	2.3	97.1%
85259	394	- 23.3%	525	64	80	2.5	98.4%
85260	592	- 20.3%	790	61	117	2.4	97.4%
85262	527	- 12.6%	839	114	279	6.5	96.0%
85266	299	- 8.8%	436	76	120	5.1	96.8%
85301	334	- 24.8%	404	48	56	2.0	98.5%
85302	373	- 16.6%	428	44	50	1.7	99.1%
85303	192	- 30.9%	264	50	58	3.6	98.8%
85304	304	- 19.8%	345	50	41	1.6	98.6%
85306	245	- 20.2%	271	55	39	1.9	98.7%
85308	721	- 26.4%	806	55	119	2.0	98.6%
85310	219	- 20.7%	265	51	41	2.3	98.4%
Anthem	369	- 9.6%	433	64	72	2.4	98.1%
Apache Junction	557	- 8.2%	710	50	111	2.4	98.6%
Arizona City	387	- 31.1%	477	56	103	3.3	99.0%
Avondale	865	- 7.7%	1,059	62	209	3.0	98.7%
Buckeye	2,547	- 2.4%	3,100	73	589	2.8	98.6%
Casa Grande	1,359	- 9.6%	1,665	78	347	3.1	98.1%
Cave Creek	503	- 24.2%	731	71	181	4.6	98.1%
Chandler	2,659	- 24.4%	2,883	52	358	1.7	98.6%
Cochise County	1,236	- 25.1%	1,612	74	423	4.4	98.1%
Coolidge	343	- 38.0%	469	85	107	3.7	98.9%
El Mirage	279	- 38.7%	314	52	41	1.8	99.1%
Eloy	221	- 7.9%	327	63	80	4.2	97.5%
Florence	756	- 11.0%	924	78	194	3.1	98.5%
Fountain Hills	585	- 19.8%	765	72	162	3.4	97.4%
Gila County	502	+ 1.0%	732	76	171	4.1	95.8%
Gilbert	3,105	- 20.6%	3,466	57	434	1.7	98.6%
Glendale	2,779	- 19.6%	3,243	51	474	2.1	98.6%
Gold Canyon	428	- 11.0%	553	80	157	4.6	97.8%
Goodyear	1,634	- 16.4%	2,135	68	393	2.9	98.3%
Hereford	115	- 12.9%	170	95	56	6.2	97.9%
Laveen	735	- 17.6%	857	62	135	2.2	99.0%
Litchfield Park	667	- 9.5%	942	74	200	3.6	97.9%
Maricopa	2,002	- 9.6%	2,314	85	517	3.1	98.9%

Area Overviews



Continued	Total Closed Sales	Change from 2022	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Maricopa County	55,610	- 17.1%	67,948	61	11,619	2.6	98.2%
Mesa	5,878	- 19.9%	6,540	58	995	2.1	98.5%
Paradise Valley	392	- 7.8%	701	87	194	6.1	95.5%
Payson	305	+ 7.4%	432	74	97	3.9	96.3%
Peoria	2,486	- 18.0%	2,957	59	488	2.4	98.4%
Phoenix	13,185	- 24.3%	16,075	56	2,473	2.3	98.3%
Pinal County	8,570	- 12.6%	10,444	75	2,219	3.1	98.6%
Queen Creek	1,648	- 6.7%	2,054	82	450	3.3	98.4%
San Tan Valley	2,013	- 2.7%	2,400	66	445	2.7	99.0%
Scottsdale	6,225	- 12.2%	8,606	68	1,719	3.4	97.3%
Sierra Vista	771	- 26.7%	913	68	187	3.1	98.8%
Sun City	1,426	- 15.2%	1,695	67	331	2.9	97.9%
Sun City West	1,049	- 5.6%	1,176	64	204	2.4	97.8%
Sun Lakes	432	- 14.6%	477	62	74	2.0	97.5%
Surprise	3,332	+ 1.2%	4,150	66	814	3.0	98.4%
Tempe	1,283	- 27.0%	1,507	51	209	2.0	98.0%
Tolleson	579	+ 2.8%	635	55	84	1.7	99.1%
Tonopah	115	- 3.4%	143	85	29	3.1	98.4%
Waddell	353	+ 32.7%	433	65	69	2.3	98.9%
Wickenburg	221	- 17.8%	360	103	145	8.2	96.9%
Wittmann	181	+ 15.3%	248	117	67	4.6	98.3%