

# Local Market Update – September 2024

A Research Tool Provided by Phoenix REALTORS®



## Avondale

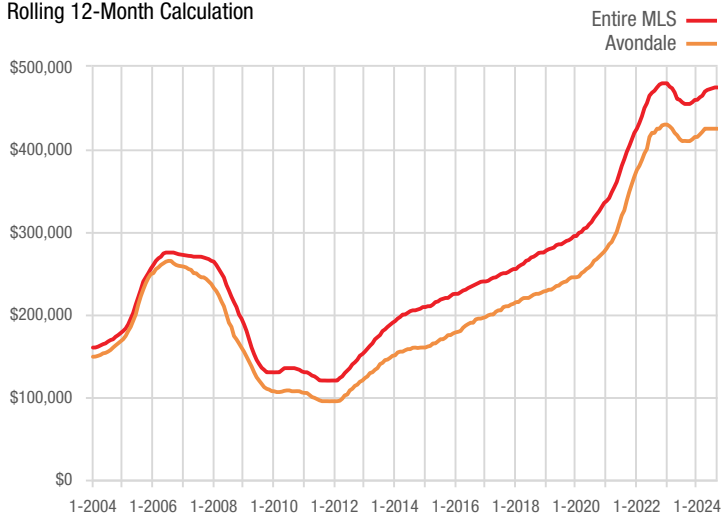
Single Family	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
<b>Key Metrics</b>						
New Listings	88	<b>108</b>	+ 22.7%	780	<b>923</b>	+ 18.3%
Pending Sales	59	<b>45</b>	- 23.7%	684	<b>681</b>	- 0.4%
Closed Sales	62	<b>60</b>	- 3.2%	675	<b>681</b>	+ 0.9%
Days on Market Until Sale	51	<b>63</b>	+ 23.5%	65	<b>63</b>	- 3.1%
Median Sales Price*	\$423,750	<b>\$410,000</b>	- 3.2%	\$410,000	<b>\$424,033</b>	+ 3.4%
Average Sales Price*	\$432,167	<b>\$413,904</b>	- 4.2%	\$423,609	<b>\$432,382</b>	+ 2.1%
Percent of List Price Received*	99.2%	<b>99.0%</b>	- 0.2%	98.6%	<b>99.0%</b>	+ 0.4%
Inventory of Homes for Sale	177	<b>245</b>	+ 38.4%	—	—	—
Months Supply of Inventory	2.5	<b>3.4</b>	+ 36.0%	—	—	—

Townhouse/Condo	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	4	<b>5</b>	+ 25.0%
Pending Sales	0	<b>0</b>	0.0%	3	<b>1</b>	- 66.7%
Closed Sales	1	<b>0</b>	- 100.0%	4	<b>1</b>	- 75.0%
Days on Market Until Sale	4	—	—	15	<b>52</b>	+ 246.7%
Median Sales Price*	\$213,000	—	—	\$202,500	<b>\$200,000</b>	- 1.2%
Average Sales Price*	\$213,000	—	—	\$216,500	<b>\$200,000</b>	- 7.6%
Percent of List Price Received*	106.6%	—	—	96.0%	<b>93.0%</b>	- 3.1%
Inventory of Homes for Sale	0	<b>3</b>	—	—	—	—
Months Supply of Inventory	—	<b>3.0</b>	—	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

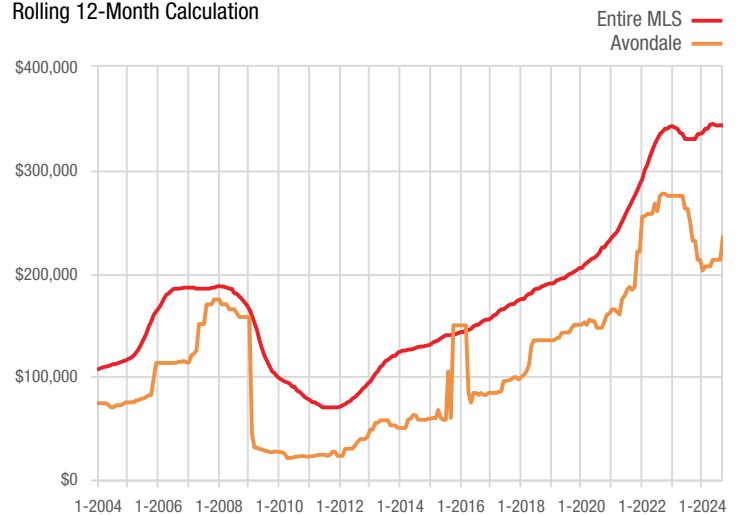
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.