

Local Market Update – January 2025

A Research Tool Provided by Phoenix REALTORS®



85003

Phoenix

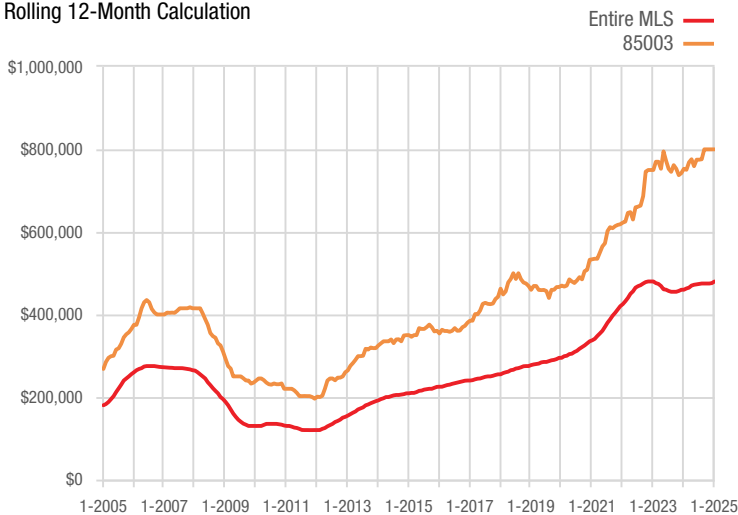
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	10	3	- 70.0%	10	3	- 70.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	42	8	- 81.0%	42	8	- 81.0%
Median Sales Price*	\$777,000	\$275,000	- 64.6%	\$777,000	\$275,000	- 64.6%
Average Sales Price*	\$855,667	\$275,000	- 67.9%	\$855,667	\$275,000	- 67.9%
Percent of List Price Received*	96.3%	100.0%	+ 3.8%	96.3%	100.0%	+ 3.8%
Inventory of Homes for Sale	20	11	- 45.0%	—	—	—
Months Supply of Inventory	4.5	2.4	- 46.7%	—	—	—

Townhouse/Condo	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	4	15	+ 275.0%	4	15	+ 275.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	98	105	+ 7.1%	98	105	+ 7.1%
Median Sales Price*	\$460,000	\$425,000	- 7.6%	\$460,000	\$425,000	- 7.6%
Average Sales Price*	\$768,333	\$425,000	- 44.7%	\$768,333	\$425,000	- 44.7%
Percent of List Price Received*	95.6%	96.4%	+ 0.8%	95.6%	96.4%	+ 0.8%
Inventory of Homes for Sale	18	33	+ 83.3%	—	—	—
Months Supply of Inventory	3.1	9.7	+ 212.9%	—	—	—

* 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.

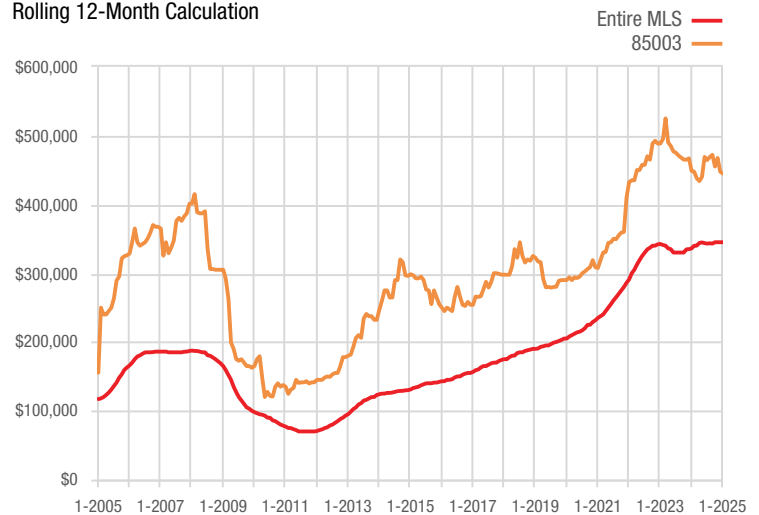
Median Sales Price - Single Family

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.