

Local Market Update – January 2025

A Research Tool Provided by Phoenix REALTORS®



Glendale

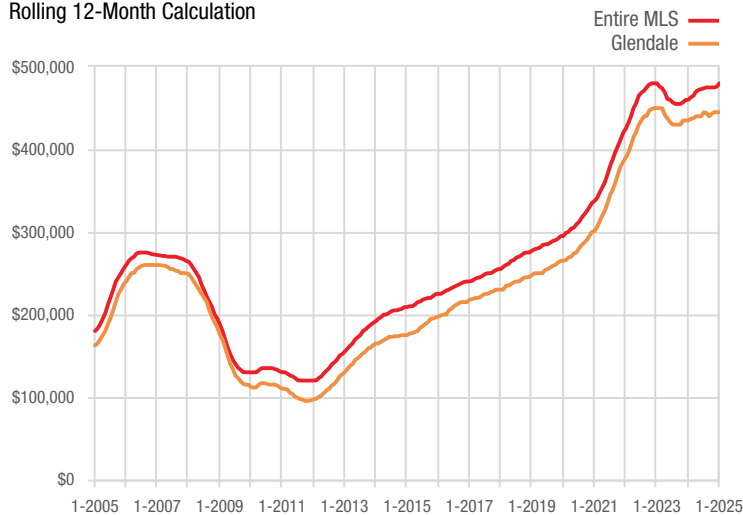
Single Family	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	241	274	+ 13.7%	241	274	+ 13.7%
Pending Sales	213	111	- 47.9%	213	111	- 47.9%
Closed Sales	156	135	- 13.5%	156	135	- 13.5%
Days on Market Until Sale	55	62	+ 12.7%	55	62	+ 12.7%
Median Sales Price*	\$442,450	\$451,000	+ 1.9%	\$442,450	\$451,000	+ 1.9%
Average Sales Price*	\$490,520	\$515,224	+ 5.0%	\$490,520	\$515,224	+ 5.0%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	403	627	+ 55.6%	—	—	—
Months Supply of Inventory	2.0	3.4	+ 70.0%	—	—	—

Townhouse/Condo	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Key Metrics						
New Listings	35	49	+ 40.0%	35	49	+ 40.0%
Pending Sales	31	17	- 45.2%	31	17	- 45.2%
Closed Sales	23	18	- 21.7%	23	18	- 21.7%
Days on Market Until Sale	39	80	+ 105.1%	39	80	+ 105.1%
Median Sales Price*	\$250,000	\$231,000	- 7.6%	\$250,000	\$231,000	- 7.6%
Average Sales Price*	\$257,239	\$244,722	- 4.9%	\$257,239	\$244,722	- 4.9%
Percent of List Price Received*	97.0%	96.2%	- 0.8%	97.0%	96.2%	- 0.8%
Inventory of Homes for Sale	50	122	+ 144.0%	—	—	—
Months Supply of Inventory	1.8	4.8	+ 166.7%	—	—	—

* 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.

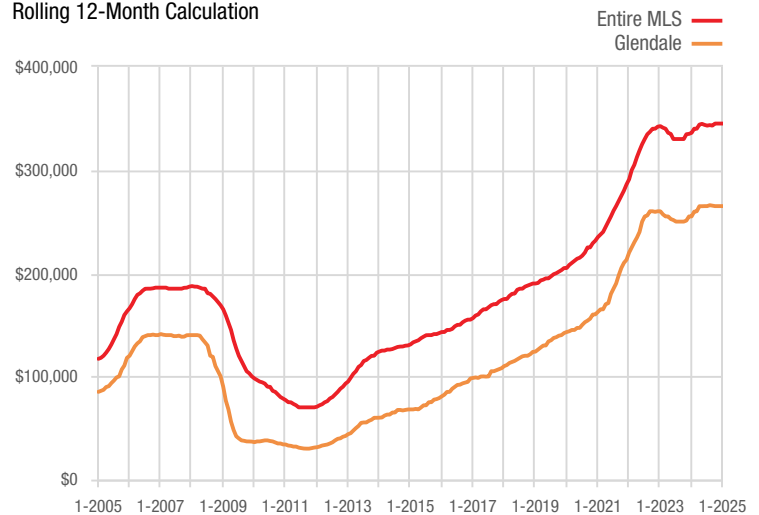
Median Sales Price - Single Family

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.