

# Local Market Update – June 2025

A Research Tool Provided by Phoenix REALTORS®



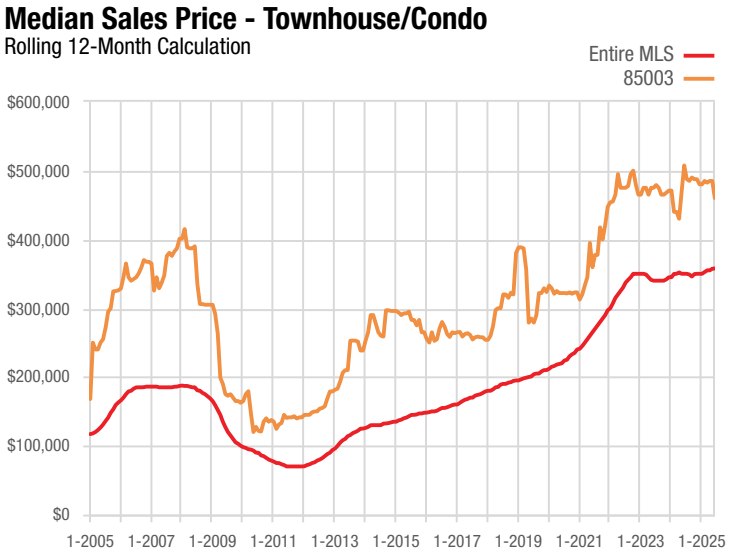
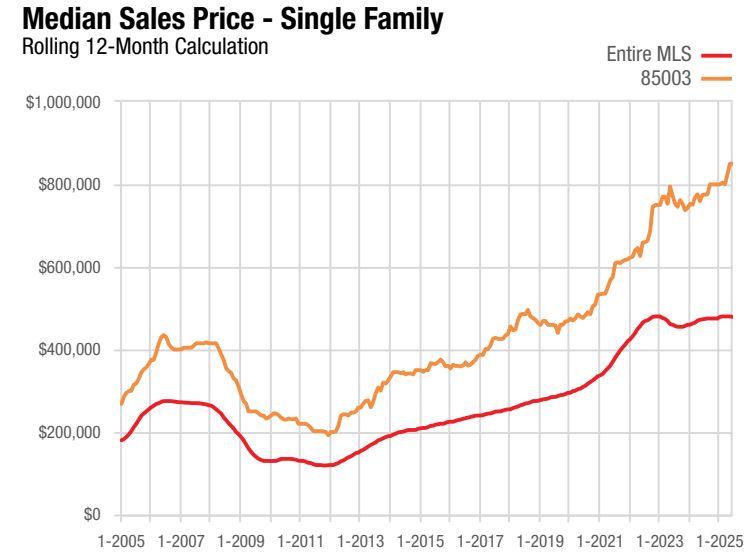
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Phoenix

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	8	+ 60.0%	49	51	+ 4.1%
Pending Sales	3	4	+ 33.3%	37	33	- 10.8%
Closed Sales	6	4	- 33.3%	37	32	- 13.5%
Days on Market Until Sale	53	5	- 90.6%	62	35	- 43.5%
Median Sales Price*	\$900,000	\$863,750	- 4.0%	\$800,000	\$867,500	+ 8.4%
Average Sales Price*	\$825,019	\$770,750	- 6.6%	\$818,633	\$936,078	+ 14.3%
Percent of List Price Received*	100.8%	99.8%	- 1.0%	97.9%	97.7%	- 0.2%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	2.6	4.7	+ 80.8%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	8	+ 100.0%	32	53	+ 65.6%
Pending Sales	6	2	- 66.7%	22	20	- 9.1%
Closed Sales	6	8	+ 33.3%	23	19	- 17.4%
Days on Market Until Sale	56	112	+ 100.0%	79	101	+ 27.8%
Median Sales Price*	\$535,000	\$505,000	- 5.6%	\$585,000	\$550,000	- 6.0%
Average Sales Price*	\$565,583	\$458,750	- 18.9%	\$627,457	\$673,416	+ 7.3%
Percent of List Price Received*	97.2%	97.6%	+ 0.4%	96.3%	96.6%	+ 0.3%
Inventory of Homes for Sale	11	37	+ 236.4%	—	—	—
Months Supply of Inventory	3.6	12.3	+ 241.7%	—	—	—

\* 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.



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.