

Local Market Update – September 2023

A Research Tool Provided by Phoenix REALTORS®



Mesa

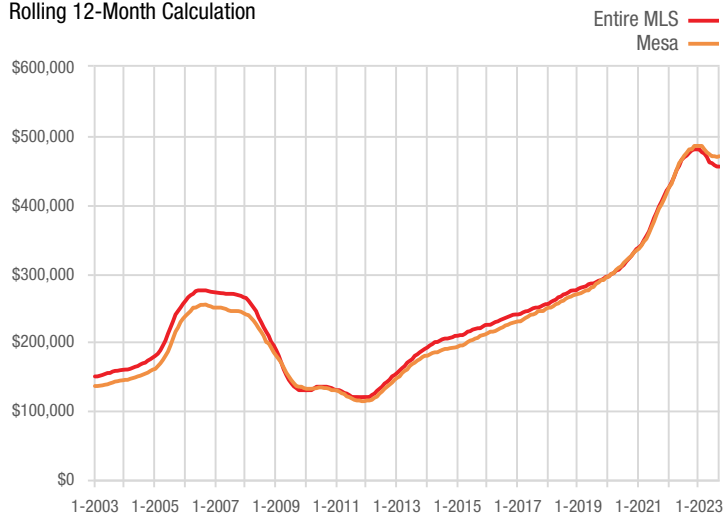
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	662	391	- 40.9%	6,532	4,021	- 38.4%
Pending Sales	376	214	- 43.1%	4,715	3,720	- 21.1%
Closed Sales	443	309	- 30.2%	4,799	3,830	- 20.2%
Days on Market Until Sale	44	48	+ 9.1%	29	62	+ 113.8%
Median Sales Price*	\$480,000	\$486,200	+ 1.3%	\$490,000	\$472,087	- 3.7%
Average Sales Price*	\$538,169	\$546,892	+ 1.6%	\$548,149	\$526,894	- 3.9%
Percent of List Price Received*	98.0%	99.1%	+ 1.1%	100.9%	98.6%	- 2.3%
Inventory of Homes for Sale	1,466	693	- 52.7%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Townhouse/Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
Key Metrics						
New Listings	153	99	- 35.3%	1,512	1,010	- 33.2%
Pending Sales	92	44	- 52.2%	1,176	943	- 19.8%
Closed Sales	101	81	- 19.8%	1,233	965	- 21.7%
Days on Market Until Sale	42	29	- 31.0%	25	53	+ 112.0%
Median Sales Price*	\$305,000	\$290,000	- 4.9%	\$311,000	\$300,000	- 3.5%
Average Sales Price*	\$307,368	\$302,592	- 1.6%	\$321,636	\$306,104	- 4.8%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	101.6%	98.5%	- 3.1%
Inventory of Homes for Sale	273	136	- 50.2%	—	—	—
Months Supply of Inventory	2.0	1.4	- 30.0%	—	—	—

* 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.

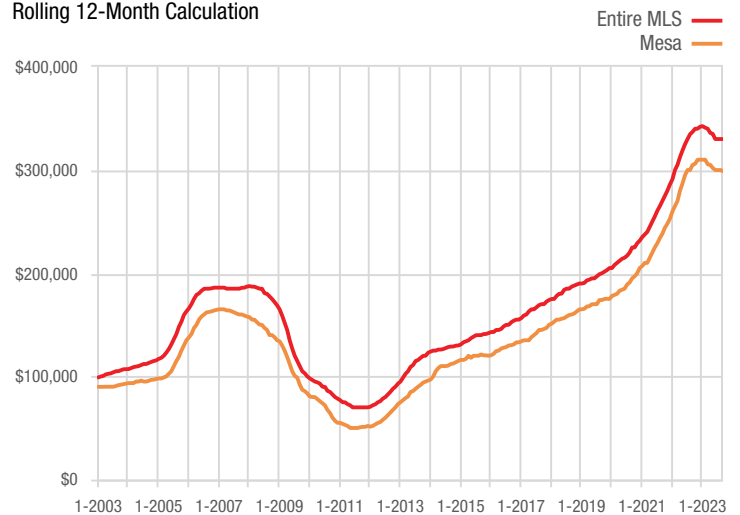
Median Sales Price - Single Family

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.