

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



85018

Phoenix

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	32	36	+ 12.5%	642	734	+ 14.3%
Pending Sales	29	22	- 24.1%	442	376	- 14.9%
Closed Sales	37	37	0.0%	435	387	- 11.0%
Days on Market Until Sale	72	85	+ 18.1%	72	78	+ 8.3%
Median Sales Price*	\$1,650,000	\$1,500,000	- 9.1%	\$1,575,000	\$1,495,000	- 5.1%
Average Sales Price*	\$2,521,770	\$2,011,908	- 20.2%	\$1,983,029	\$1,877,404	- 5.3%
Percent of List Price Received*	95.3%	95.3%	0.0%	96.7%	96.2%	- 0.5%
Inventory of Homes for Sale	105	140	+ 33.3%	—	—	—
Months Supply of Inventory	2.9	4.5	+ 55.2%	—	—	—

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	17	16	- 5.9%	312	324	+ 3.8%
Pending Sales	12	3	- 75.0%	182	159	- 12.6%
Closed Sales	16	16	0.0%	184	167	- 9.2%
Days on Market Until Sale	70	93	+ 32.9%	66	73	+ 10.6%
Median Sales Price*	\$327,299	\$331,000	+ 1.1%	\$392,500	\$375,000	- 4.5%
Average Sales Price*	\$456,506	\$424,968	- 6.9%	\$471,280	\$467,068	- 0.9%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	97.5%	97.1%	- 0.4%
Inventory of Homes for Sale	58	87	+ 50.0%	—	—	—
Months Supply of Inventory	3.8	6.6	+ 73.7%	—	—	—

* 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.

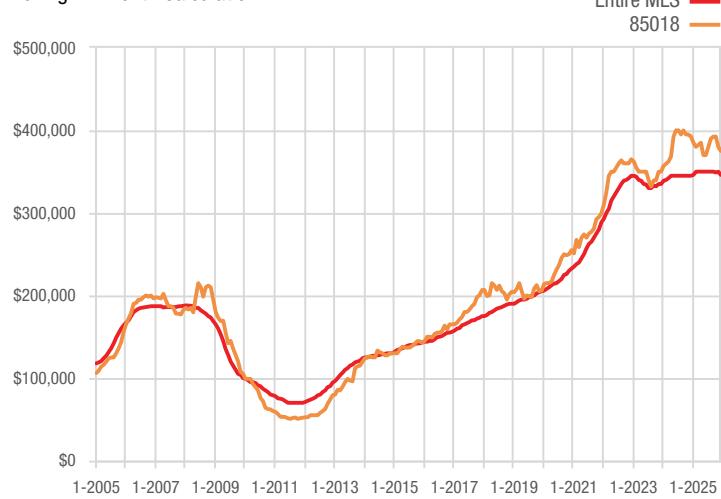
Median Sales Price - Single Family

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.