

Local Market Update – February 2025

A Research Tool Provided by Phoenix REALTORS®



85018

Phoenix

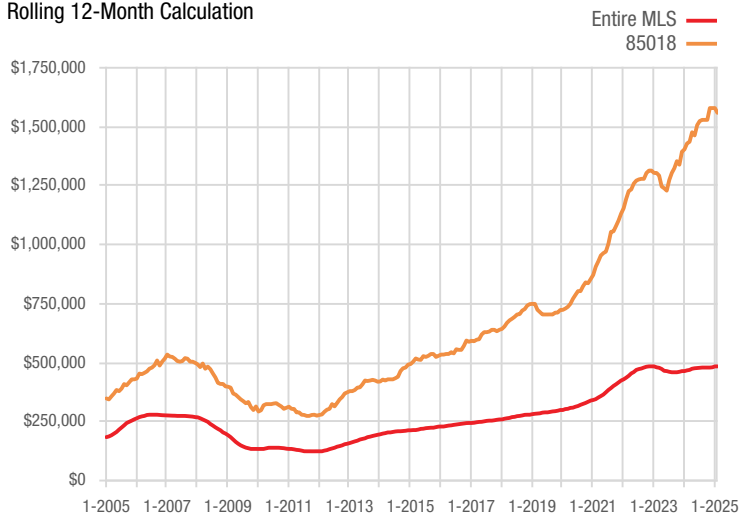
| Single Family | February | | | Year to Date | | |
|---------------------------------|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 67 | 68 | + 1.5% | 140 | 167 | + 19.3% |
| Pending Sales | 38 | 21 | - 44.7% | 85 | 60 | - 29.4% |
| Closed Sales | 37 | 34 | - 8.1% | 66 | 67 | + 1.5% |
| Days on Market Until Sale | 45 | 100 | + 122.2% | 51 | 88 | + 72.5% |
| Median Sales Price* | \$1,410,000 | \$1,250,000 | - 11.3% | \$1,487,500 | \$1,425,000 | - 4.2% |
| Average Sales Price* | \$1,873,308 | \$1,873,305 | - 0.0% | \$1,854,085 | \$1,923,316 | + 3.7% |
| Percent of List Price Received* | 97.0% | 96.2% | - 0.8% | 96.1% | 96.9% | + 0.8% |
| Inventory of Homes for Sale | 159 | 183 | + 15.1% | — | — | — |
| Months Supply of Inventory | 4.2 | 5.2 | + 23.8% | — | — | — |

| Townhouse/Condo | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| Key Metrics | | | | | | |
| New Listings | 31 | 26 | - 16.1% | 60 | 67 | + 11.7% |
| Pending Sales | 20 | 7 | - 65.0% | 34 | 28 | - 17.6% |
| Closed Sales | 14 | 17 | + 21.4% | 30 | 27 | - 10.0% |
| Days on Market Until Sale | 68 | 72 | + 5.9% | 59 | 75 | + 27.1% |
| Median Sales Price* | \$427,500 | \$370,000 | - 13.5% | \$442,500 | \$370,000 | - 16.4% |
| Average Sales Price* | \$636,498 | \$379,000 | - 40.5% | \$536,259 | \$404,224 | - 24.6% |
| Percent of List Price Received* | 96.5% | 97.8% | + 1.3% | 97.9% | 98.5% | + 0.6% |
| Inventory of Homes for Sale | 56 | 82 | + 46.4% | — | — | — |
| Months Supply of Inventory | 4.3 | 5.5 | + 27.9% | — | — | — |

* 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.

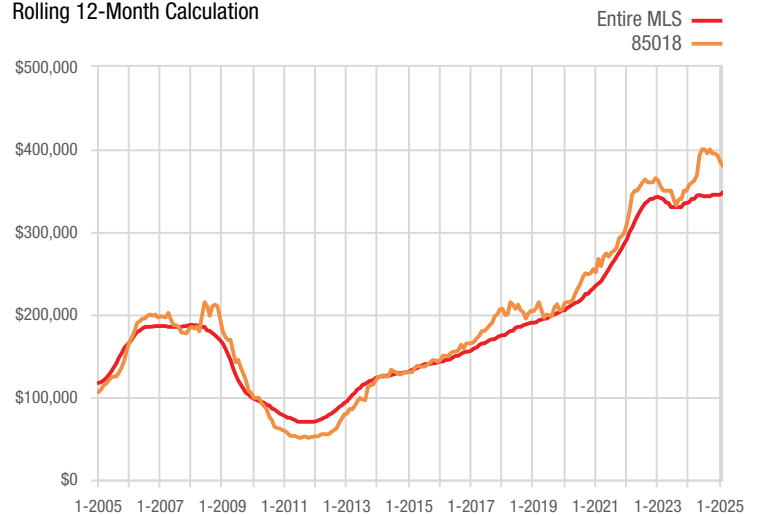
Median Sales Price - Single Family

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.