Local Market Update – October 2025A Research Tool Provided by Phoenix REALTORS®

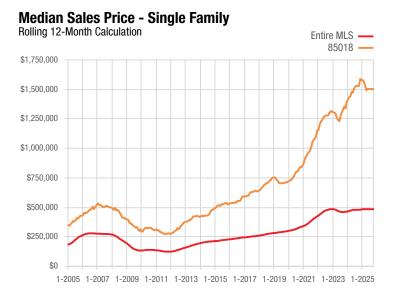
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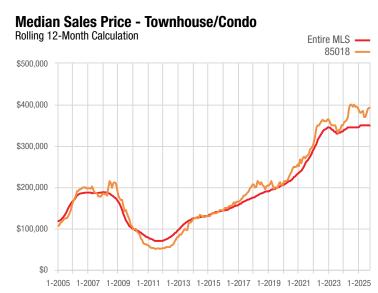
Phoenix

Single Family		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	56	55	- 1.8%	570	642	+ 12.6%	
Pending Sales	33	17	- 48.5%	381	301	- 21.0%	
Closed Sales	36	27	- 25.0%	371	314	- 15.4%	
Days on Market Until Sale	73	70	- 4.1%	72	75	+ 4.2%	
Median Sales Price*	\$1,328,835	\$1,620,000	+ 21.9%	\$1,550,000	\$1,475,000	- 4.8%	
Average Sales Price*	\$2,251,952	\$1,785,528	- 20.7%	\$1,888,754	\$1,813,187	- 4.0%	
Percent of List Price Received*	97.9%	97.0%	- 0.9%	96.8%	96.4%	- 0.4%	
Inventory of Homes for Sale	137	189	+ 38.0%	_	_	_	
Months Supply of Inventory	3.7	6.3	+ 70.3%		_	_	

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	36	28	- 22.2%	273	279	+ 2.2%	
Pending Sales	11	13	+ 18.2%	155	140	- 9.7%	
Closed Sales	19	15	- 21.1%	159	139	- 12.6%	
Days on Market Until Sale	69	61	- 11.6%	63	70	+ 11.1%	
Median Sales Price*	\$354,800	\$355,000	+ 0.1%	\$395,000	\$396,550	+ 0.4%	
Average Sales Price*	\$571,233	\$393,167	- 31.2%	\$478,304	\$489,154	+ 2.3%	
Percent of List Price Received*	98.7%	96.4%	- 2.3%	97.5%	97.1%	- 0.4%	
Inventory of Homes for Sale	66	91	+ 37.9%	_	_	_	
Months Supply of Inventory	4.3	6.5	+ 51.2%		_	_	

^{*} 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.