

Local Market Update – July 2025

A Research Tool Provided by Phoenix REALTORS®



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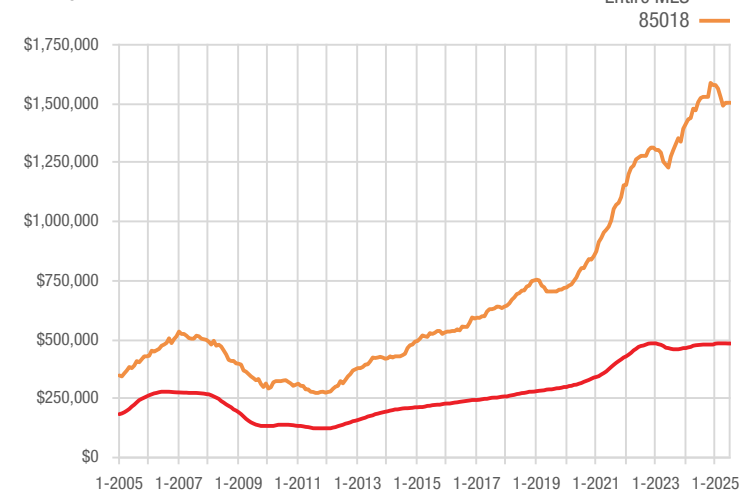
Phoenix

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	29	27	- 6.9%	411	463	+ 12.7%
Pending Sales	28	10	- 64.3%	291	219	- 24.7%
Closed Sales	41	24	- 41.5%	284	235	- 17.3%
Days on Market Until Sale	76	57	- 25.0%	69	75	+ 8.7%
Median Sales Price*	\$1,650,000	\$1,634,100	- 1.0%	\$1,550,000	\$1,475,000	- 4.8%
Average Sales Price*	\$1,638,290	\$2,000,446	+ 22.1%	\$1,853,698	\$1,835,786	- 1.0%
Percent of List Price Received*	96.9%	95.7%	- 1.2%	96.6%	96.5%	- 0.1%
Inventory of Homes for Sale	114	152	+ 33.3%	—	—	—
Months Supply of Inventory	3.1	4.9	+ 58.1%	—	—	—

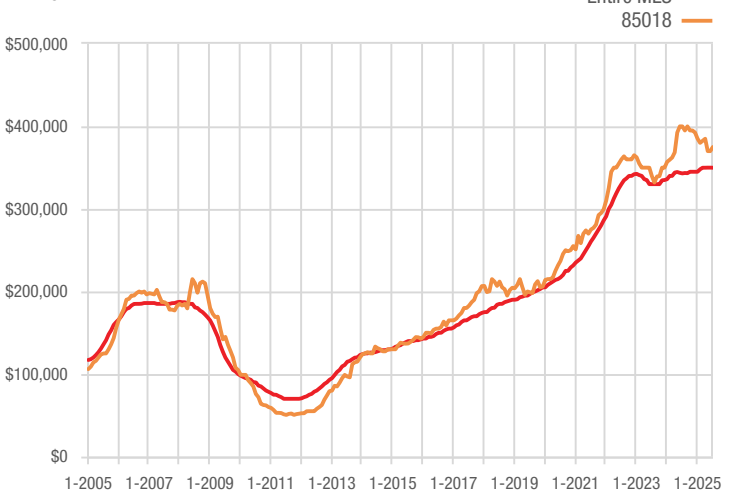
Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	19	20	+ 5.3%	200	189	- 5.5%
Pending Sales	17	4	- 76.5%	119	95	- 20.2%
Closed Sales	21	7	- 66.7%	120	101	- 15.8%
Days on Market Until Sale	62	34	- 45.2%	60	72	+ 20.0%
Median Sales Price*	\$369,900	\$540,000	+ 46.0%	\$405,000	\$396,550	- 2.1%
Average Sales Price*	\$361,574	\$543,857	+ 50.4%	\$487,024	\$495,574	+ 1.8%
Percent of List Price Received*	97.5%	97.4%	- 0.1%	97.4%	97.1%	- 0.3%
Inventory of Homes for Sale	55	73	+ 32.7%	—	—	—
Months Supply of Inventory	3.7	5.5	+ 48.6%	—	—	—

* 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.