

Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®



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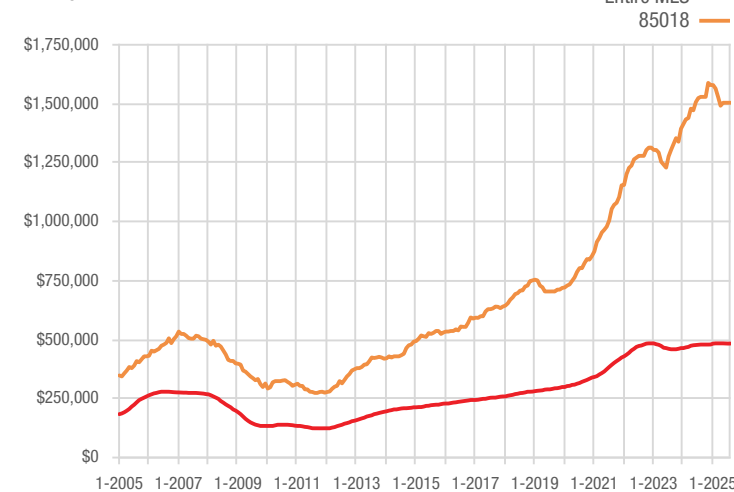
Phoenix

| Single Family | August | | | Year to Date | | |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 8-2024 | Thru 8-2025 | % Change |
| New Listings | 47 | 39 | - 17.0% | 458 | 506 | + 10.5% |
| Pending Sales | 30 | 16 | - 46.7% | 321 | 248 | - 22.7% |
| Closed Sales | 27 | 27 | 0.0% | 311 | 262 | - 15.8% |
| Days on Market Until Sale | 81 | 83 | + 2.5% | 70 | 76 | + 8.6% |
| Median Sales Price* | \$1,593,462 | \$1,480,000 | - 7.1% | \$1,550,000 | \$1,475,000 | - 4.8% |
| Average Sales Price* | \$1,838,939 | \$1,671,278 | - 9.1% | \$1,852,416 | \$1,818,833 | - 1.8% |
| Percent of List Price Received* | 98.0% | 95.1% | - 3.0% | 96.7% | 96.3% | - 0.4% |
| Inventory of Homes for Sale | 111 | 149 | + 34.2% | — | — | — |
| Months Supply of Inventory | 3.0 | 4.8 | + 60.0% | — | — | — |

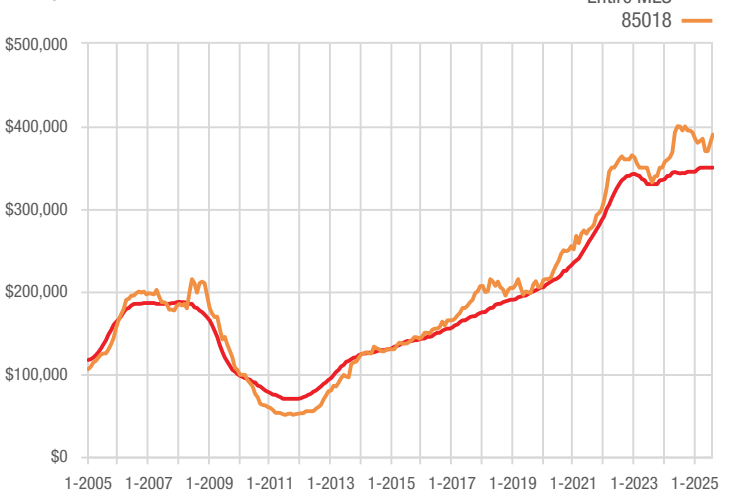
| Townhouse/Condo | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 8-2024 | Thru 8-2025 | % Change |
| New Listings | 23 | 22 | - 4.3% | 223 | 213 | - 4.5% |
| Pending Sales | 10 | 13 | + 30.0% | 129 | 110 | - 14.7% |
| Closed Sales | 14 | 12 | - 14.3% | 134 | 112 | - 16.4% |
| Days on Market Until Sale | 70 | 73 | + 4.3% | 61 | 73 | + 19.7% |
| Median Sales Price* | \$316,500 | \$352,500 | + 11.4% | \$397,500 | \$392,500 | - 1.3% |
| Average Sales Price* | \$333,321 | \$507,917 | + 52.4% | \$470,966 | \$498,910 | + 5.9% |
| Percent of List Price Received* | 96.6% | 96.7% | + 0.1% | 97.3% | 97.1% | - 0.2% |
| Inventory of Homes for Sale | 57 | 67 | + 17.5% | — | — | — |
| Months Supply of Inventory | 3.9 | 4.9 | + 25.6% | — | — | — |

* 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.