

# Local Market Update – May 2025

A Research Tool Provided by Phoenix REALTORS®

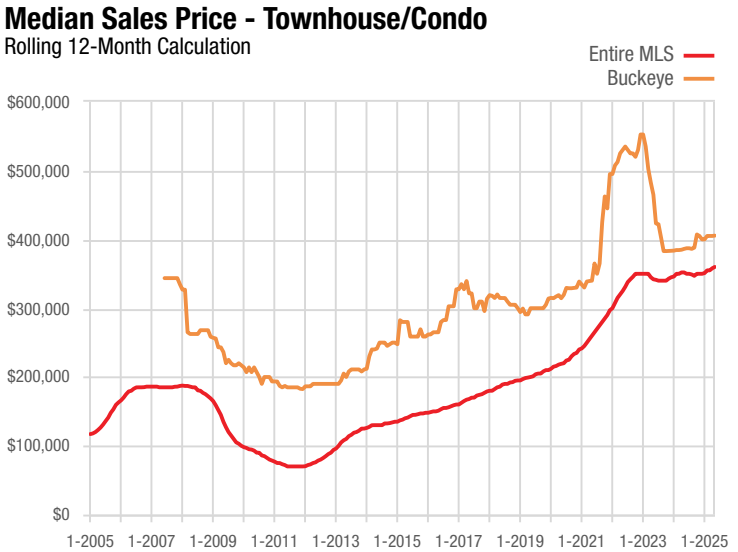
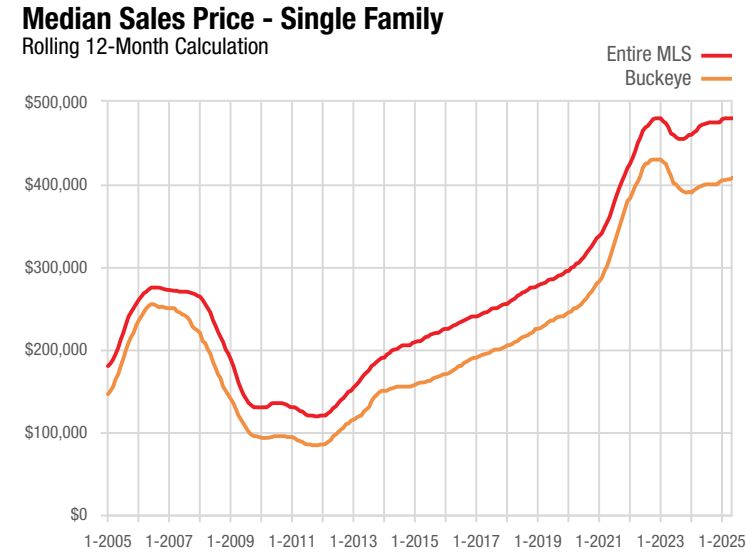


## Buckeye

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	323	298	- 7.7%	1,576	1,772	+ 12.4%
Pending Sales	225	184	- 18.2%	1,159	1,178	+ 1.6%
Closed Sales	266	242	- 9.0%	1,082	1,090	+ 0.7%
Days on Market Until Sale	70	79	+ 12.9%	70	81	+ 15.7%
Median Sales Price*	\$400,000	\$415,995	+ 4.0%	\$401,990	\$413,495	+ 2.9%
Average Sales Price*	\$448,885	\$486,764	+ 8.4%	\$455,526	\$476,721	+ 4.7%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	725	974	+ 34.3%	—	—	—
Months Supply of Inventory	3.6	4.7	+ 30.6%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	4	4	0.0%	18	29	+ 61.1%
Pending Sales	1	3	+ 200.0%	13	27	+ 107.7%
Closed Sales	1	6	+ 500.0%	12	32	+ 166.7%
Days on Market Until Sale	180	91	- 49.4%	98	92	- 6.1%
Median Sales Price*	\$575,000	\$406,495	- 29.3%	\$390,743	\$406,495	+ 4.0%
Average Sales Price*	\$575,000	\$399,829	- 30.5%	\$430,929	\$430,375	- 0.1%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.3%	98.6%	- 0.7%
Inventory of Homes for Sale	13	24	+ 84.6%	—	—	—
Months Supply of Inventory	4.2	5.2	+ 23.8%	—	—	—

\* 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.