## **Local Market Update – September 2025**A Research Tool Provided by Phoenix REALTORS®

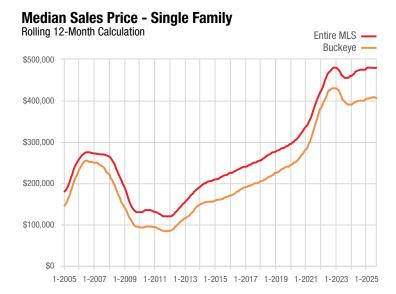


## **Buckeye**

Single Family		September			Year to Date			
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change		
New Listings	254	295	+ 16.1%	2,653	3,030	+ 14.2%		
Pending Sales	171	162	- 5.3%	1,994	2,037	+ 2.2%		
Closed Sales	222	221	- 0.5%	1,976	1,991	+ 0.8%		
Days on Market Until Sale	83	80	- 3.6%	72	80	+ 11.1%		
Median Sales Price*	\$405,500	\$400,000	- 1.4%	\$403,750	\$408,990	+ 1.3%		
Average Sales Price*	\$466,177	\$460,278	- 1.3%	\$457,373	\$468,996	+ 2.5%		
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.1%	99.0%	- 0.1%		
Inventory of Homes for Sale	718	996	+ 38.7%		_	_		
Months Supply of Inventory	3.5	4.8	+ 37.1%		_	_		

Townhouse/Condo		September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	2	4	+ 100.0%	46	50	+ 8.7%	
Pending Sales	3	0	- 100.0%	30	37	+ 23.3%	
Closed Sales	0	4		16	46	+ 187.5%	
Days on Market Until Sale	_	81	_	118	105	- 11.0%	
Median Sales Price*	_	\$385,498	_	\$390,743	\$407,995	+ 4.4%	
Average Sales Price*	_	\$381,833	_	\$428,034	\$432,172	+ 1.0%	
Percent of List Price Received*	_	98.7%		99.1%	98.6%	- 0.5%	
Inventory of Homes for Sale	20	25	+ 25.0%	_	_	_	
Months Supply of Inventory	6.1	5.7	- 6.6%		_	_	

<sup>\*</sup> 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.