

Local Market Update – June 2025

A Research Tool Provided by Phoenix REALTORS®

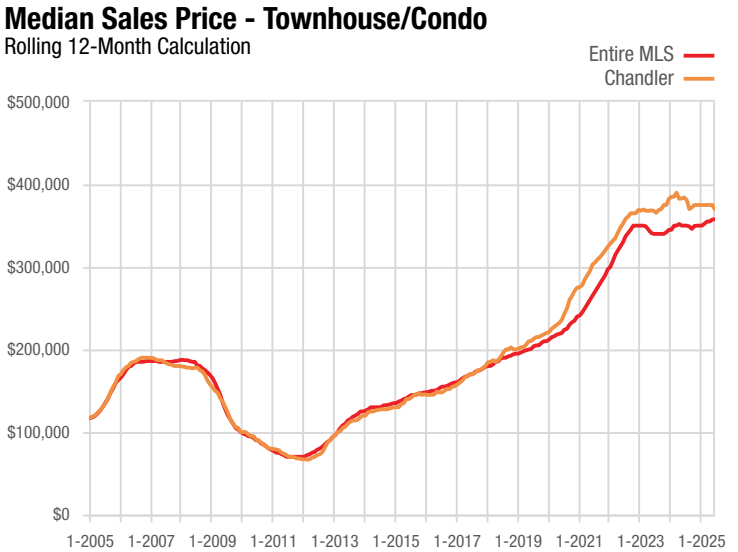
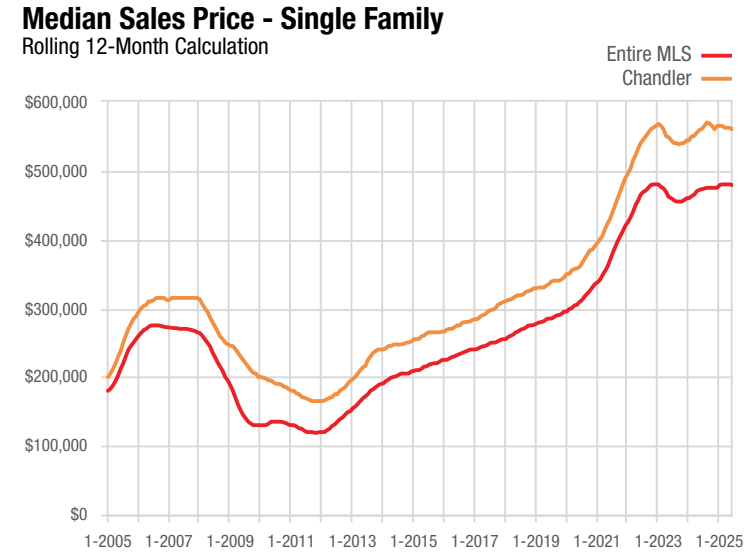


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Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	278	246	- 11.5%	1,593	1,865	+ 17.1%
Pending Sales	199	142	- 28.6%	1,287	1,229	- 4.5%
Closed Sales	220	211	- 4.1%	1,210	1,227	+ 1.4%
Days on Market Until Sale	40	60	+ 50.0%	45	57	+ 26.7%
Median Sales Price*	\$595,000	\$599,000	+ 0.7%	\$572,750	\$565,000	- 1.4%
Average Sales Price*	\$692,959	\$673,957	- 2.7%	\$654,296	\$651,642	- 0.4%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	395	682	+ 72.7%	—	—	—
Months Supply of Inventory	2.2	3.6	+ 63.6%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	33	43	+ 30.3%	233	315	+ 35.2%
Pending Sales	26	17	- 34.6%	181	154	- 14.9%
Closed Sales	31	33	+ 6.5%	177	155	- 12.4%
Days on Market Until Sale	45	62	+ 37.8%	49	61	+ 24.5%
Median Sales Price*	\$388,000	\$350,000	- 9.8%	\$375,000	\$367,000	- 2.1%
Average Sales Price*	\$390,484	\$369,921	- 5.3%	\$388,010	\$389,957	+ 0.5%
Percent of List Price Received*	97.7%	97.7%	0.0%	98.7%	98.0%	- 0.7%
Inventory of Homes for Sale	55	155	+ 181.8%	—	—	—
Months Supply of Inventory	2.1	6.5	+ 209.5%	—	—	—

* 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.