

Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®

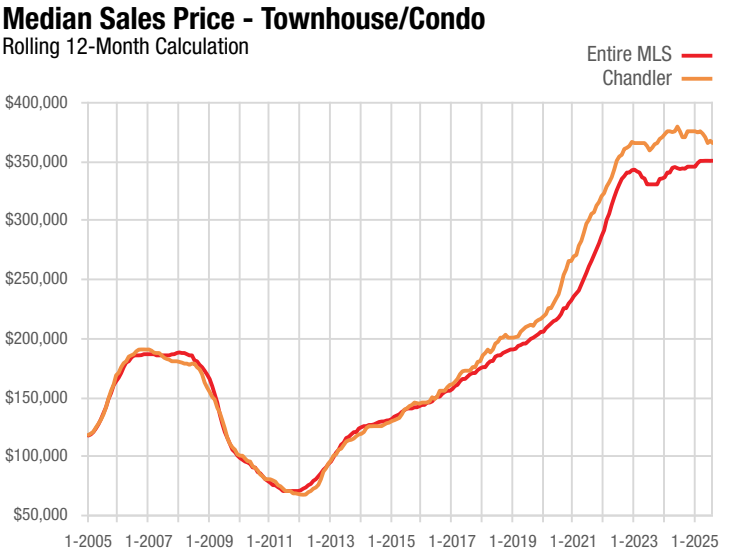
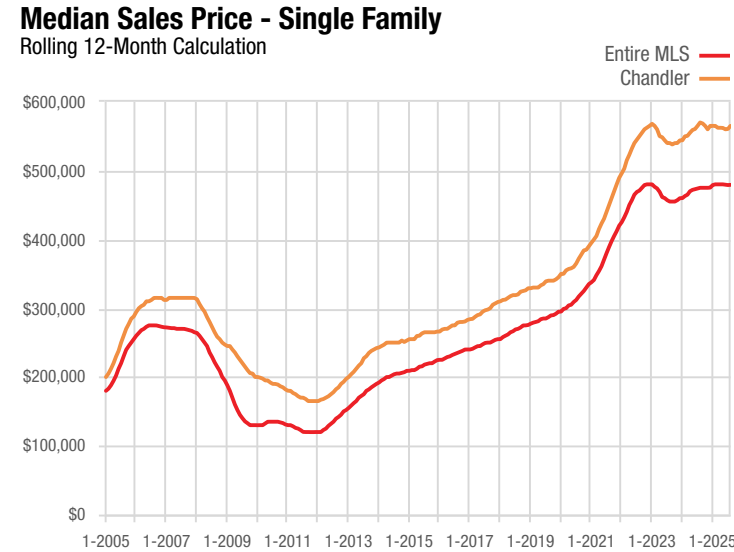


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Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	251	235	- 6.4%	2,060	2,356	+ 14.4%
Pending Sales	164	128	- 22.0%	1,626	1,633	+ 0.4%
Closed Sales	178	203	+ 14.0%	1,598	1,654	+ 3.5%
Days on Market Until Sale	41	58	+ 41.5%	44	58	+ 31.8%
Median Sales Price*	\$551,000	\$581,000	+ 5.4%	\$570,000	\$570,000	0.0%
Average Sales Price*	\$609,432	\$670,554	+ 10.0%	\$648,435	\$651,725	+ 0.5%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	440	619	+ 40.7%	—	—	—
Months Supply of Inventory	2.4	3.2	+ 33.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	46	51	+ 10.9%	353	445	+ 26.1%
Pending Sales	28	18	- 35.7%	253	236	- 6.7%
Closed Sales	29	29	0.0%	245	237	- 3.3%
Days on Market Until Sale	48	75	+ 56.3%	52	68	+ 30.8%
Median Sales Price*	\$359,000	\$348,500	- 2.9%	\$370,000	\$358,310	- 3.2%
Average Sales Price*	\$381,103	\$349,152	- 8.4%	\$382,875	\$377,857	- 1.3%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	98.5%	98.0%	- 0.5%
Inventory of Homes for Sale	89	169	+ 89.9%	—	—	—
Months Supply of Inventory	3.1	5.9	+ 90.3%	—	—	—

* 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.