

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



Fountain Hills

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	47	31	- 34.0%	558	638	+ 14.3%
Pending Sales	25	19	- 24.0%	373	415	+ 11.3%
Closed Sales	29	49	+ 69.0%	377	423	+ 12.2%
Days on Market Until Sale	87	63	- 27.6%	71	79	+ 11.3%
Median Sales Price*	\$860,000	\$775,000	- 9.9%	\$855,000	\$860,000	+ 0.6%
Average Sales Price*	\$1,416,660	\$1,011,932	- 28.6%	\$1,091,652	\$1,083,416	- 0.8%
Percent of List Price Received*	95.2%	97.2%	+ 2.1%	97.0%	96.8%	- 0.2%
Inventory of Homes for Sale	142	145	+ 2.1%	—	—	—
Months Supply of Inventory	4.6	4.2	- 8.7%	—	—	—

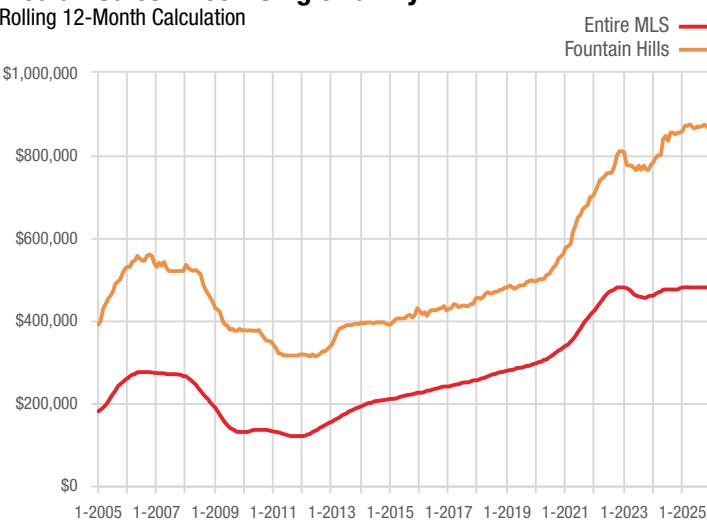
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	27	20	- 25.9%	330	376	+ 13.9%
Pending Sales	10	4	- 60.0%	204	204	0.0%
Closed Sales	12	11	- 8.3%	210	209	- 0.5%
Days on Market Until Sale	40	113	+ 182.5%	65	89	+ 36.9%
Median Sales Price*	\$499,243	\$430,000	- 13.9%	\$436,250	\$375,000	- 14.0%
Average Sales Price*	\$727,624	\$660,773	- 9.2%	\$544,728	\$501,533	- 7.9%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	97.9%	97.4%	- 0.5%
Inventory of Homes for Sale	95	116	+ 22.1%	—	—	—
Months Supply of Inventory	5.6	6.8	+ 21.4%	—	—	—

* 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.

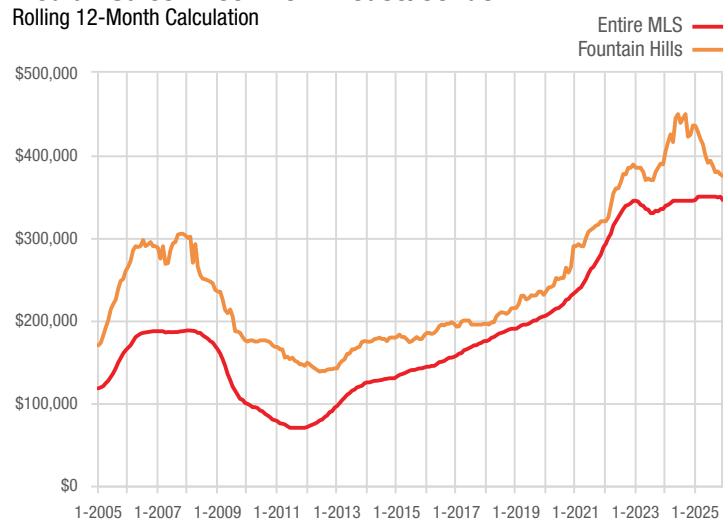
Median Sales Price - Single Family

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.