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

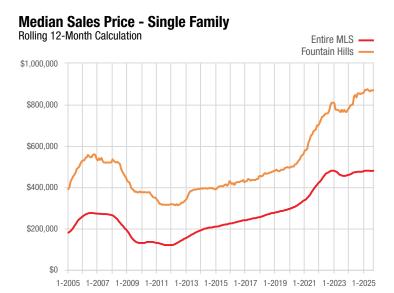


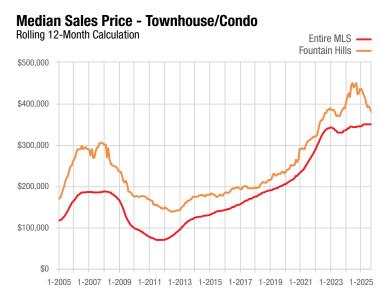
Fountain Hills

Single Family		September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	43	69	+ 60.5%	419	485	+ 15.8%	
Pending Sales	27	20	- 25.9%	299	290	- 3.0%	
Closed Sales	30	26	- 13.3%	300	297	- 1.0%	
Days on Market Until Sale	71	112	+ 57.7%	72	80	+ 11.1%	
Median Sales Price*	\$845,000	\$917,000	+ 8.5%	\$855,000	\$875,000	+ 2.3%	
Average Sales Price*	\$1,083,433	\$1,216,646	+ 12.3%	\$1,089,196	\$1,100,302	+ 1.0%	
Percent of List Price Received*	96.2%	96.7%	+ 0.5%	97.1%	96.7%	- 0.4%	
Inventory of Homes for Sale	115	163	+ 41.7%		_	_	
Months Supply of Inventory	3.6	5.4	+ 50.0%		_	_	

Townhouse/Condo		September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change	
New Listings	29	25	- 13.8%	241	284	+ 17.8%	
Pending Sales	18	8	- 55.6%	167	167	0.0%	
Closed Sales	14	14	0.0%	167	173	+ 3.6%	
Days on Market Until Sale	86	95	+ 10.5%	69	89	+ 29.0%	
Median Sales Price*	\$558,500	\$343,500	- 38.5%	\$441,050	\$375,000	- 15.0%	
Average Sales Price*	\$549,093	\$514,964	- 6.2%	\$537,974	\$486,657	- 9.5%	
Percent of List Price Received*	98.1%	96.8%	- 1.3%	98.0%	97.2%	- 0.8%	
Inventory of Homes for Sale	68	96	+ 41.2%		_	_	
Months Supply of Inventory	3.9	5.6	+ 43.6%		_	_	

^{*} 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.