

Local Market Update – June 2025

A Research Tool Provided by Phoenix REALTORS®

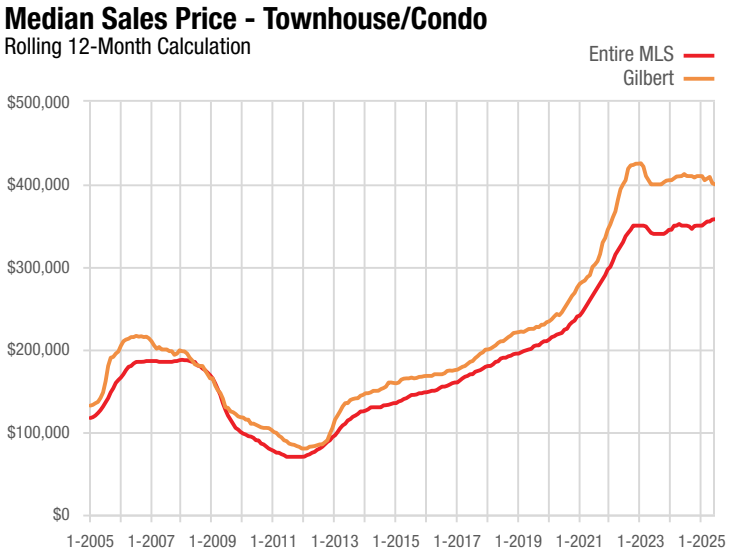
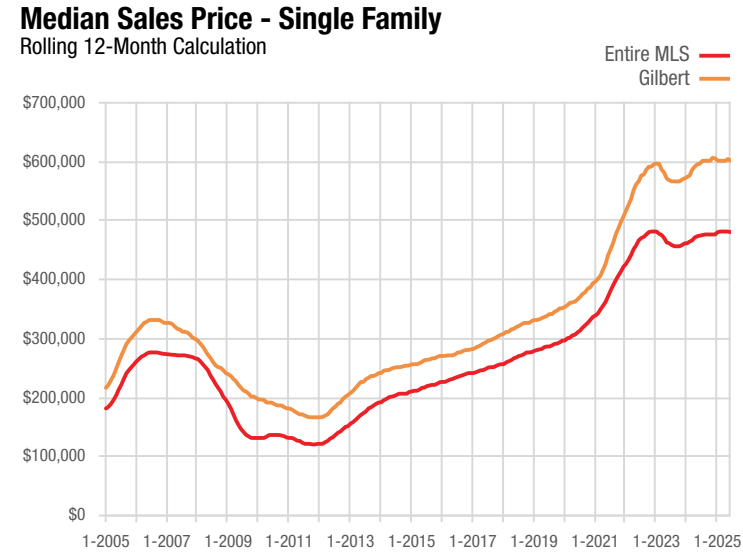


Gilbert

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	302	278	- 7.9%	1,983	2,359	+ 19.0%
Pending Sales	214	162	- 24.3%	1,550	1,496	- 3.5%
Closed Sales	264	276	+ 4.5%	1,475	1,492	+ 1.2%
Days on Market Until Sale	45	62	+ 37.8%	49	61	+ 24.5%
Median Sales Price*	\$623,500	\$600,000	- 3.8%	\$600,000	\$600,000	0.0%
Average Sales Price*	\$756,474	\$734,005	- 3.0%	\$713,290	\$706,627	- 0.9%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	573	927	+ 61.8%	—	—	—
Months Supply of Inventory	2.6	4.1	+ 57.7%	—	—	—

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	26	22	- 15.4%	170	175	+ 2.9%
Pending Sales	15	14	- 6.7%	135	106	- 21.5%
Closed Sales	30	15	- 50.0%	133	110	- 17.3%
Days on Market Until Sale	57	77	+ 35.1%	49	69	+ 40.8%
Median Sales Price*	\$418,000	\$412,000	- 1.4%	\$409,990	\$396,000	- 3.4%
Average Sales Price*	\$429,934	\$467,705	+ 8.8%	\$412,344	\$414,128	+ 0.4%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	53	75	+ 41.5%	—	—	—
Months Supply of Inventory	2.6	4.5	+ 73.1%	—	—	—

* 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.