

Local Market Update – November 2025

A Research Tool Provided by Phoenix REALTORS®

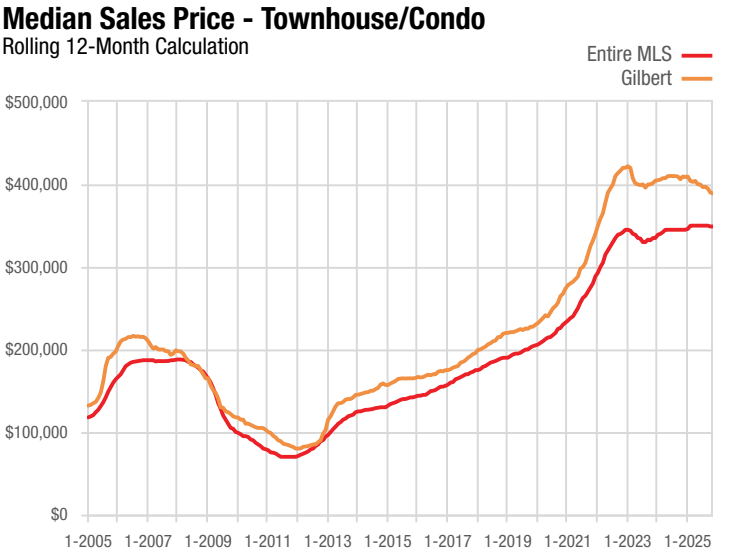
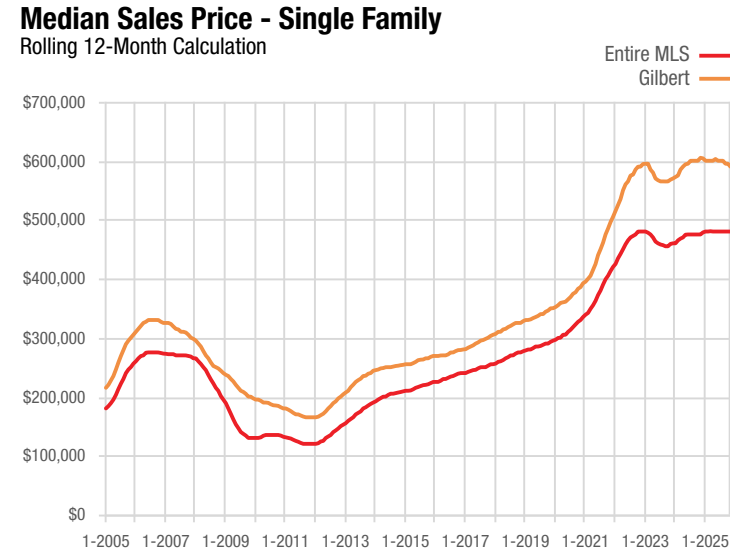


Gilbert

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	225	199	- 11.6%	3,429	3,794	+ 10.6%
Pending Sales	169	134	- 20.7%	2,589	2,751	+ 6.3%
Closed Sales	189	194	+ 2.6%	2,550	2,751	+ 7.9%
Days on Market Until Sale	58	70	+ 20.7%	52	65	+ 25.0%
Median Sales Price*	\$624,286	\$587,500	- 5.9%	\$608,495	\$592,500	- 2.6%
Average Sales Price*	\$721,611	\$658,773	- 8.7%	\$713,507	\$690,855	- 3.2%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	628	643	+ 2.4%	—	—	—
Months Supply of Inventory	2.8	2.7	- 3.6%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	21	16	- 23.8%	301	278	- 7.6%
Pending Sales	14	8	- 42.9%	218	170	- 22.0%
Closed Sales	17	9	- 47.1%	215	184	- 14.4%
Days on Market Until Sale	90	94	+ 4.4%	53	72	+ 35.8%
Median Sales Price*	\$420,000	\$368,000	- 12.4%	\$409,000	\$388,250	- 5.1%
Average Sales Price*	\$484,341	\$379,389	- 21.7%	\$418,189	\$398,676	- 4.7%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	98.8%	97.7%	- 1.1%
Inventory of Homes for Sale	58	63	+ 8.6%	—	—	—
Months Supply of Inventory	3.0	4.0	+ 33.3%	—	—	—

* 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.