

# Local Market Update – February 2025

A Research Tool Provided by Phoenix REALTORS®



## Gilbert

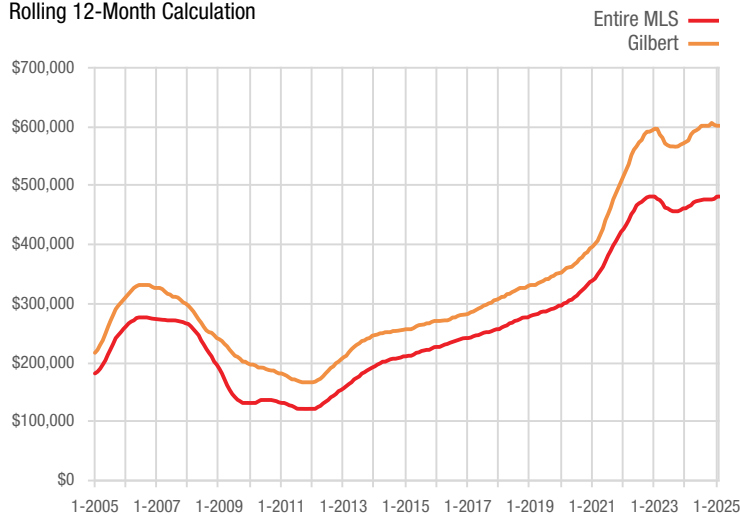
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	302	<b>325</b>	+ 7.6%	610	<b>705</b>	+ 15.6%
Pending Sales	244	<b>153</b>	- 37.3%	493	<b>372</b>	- 24.5%
Closed Sales	217	<b>210</b>	- 3.2%	378	<b>371</b>	- 1.9%
Days on Market Until Sale	48	<b>68</b>	+ 41.7%	51	<b>69</b>	+ 35.3%
Median Sales Price*	\$589,500	<b>\$590,000</b>	+ 0.1%	\$590,000	<b>\$579,900</b>	- 1.7%
Average Sales Price*	\$683,912	<b>\$670,815</b>	- 1.9%	\$681,450	<b>\$681,824</b>	+ 0.1%
Percent of List Price Received*	98.6%	<b>98.2%</b>	- 0.4%	98.6%	<b>98.0%</b>	- 0.6%
Inventory of Homes for Sale	438	<b>762</b>	+ 74.0%	—	—	—
Months Supply of Inventory	1.9	<b>3.5</b>	+ 84.2%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
<b>Key Metrics</b>						
New Listings	26	<b>19</b>	- 26.9%	46	<b>60</b>	+ 30.4%
Pending Sales	19	<b>17</b>	- 10.5%	39	<b>28</b>	- 28.2%
Closed Sales	18	<b>16</b>	- 11.1%	31	<b>36</b>	+ 16.1%
Days on Market Until Sale	41	<b>49</b>	+ 19.5%	49	<b>60</b>	+ 22.4%
Median Sales Price*	\$422,495	<b>\$385,000</b>	- 8.9%	\$416,990	<b>\$382,500</b>	- 8.3%
Average Sales Price*	\$422,837	<b>\$384,275</b>	- 9.1%	\$411,208	<b>\$402,766</b>	- 2.1%
Percent of List Price Received*	99.5%	<b>97.5%</b>	- 2.0%	99.1%	<b>97.4%</b>	- 1.7%
Inventory of Homes for Sale	33	<b>65</b>	+ 97.0%	—	—	—
Months Supply of Inventory	1.5	<b>3.5</b>	+ 133.3%	—	—	—

\* 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.

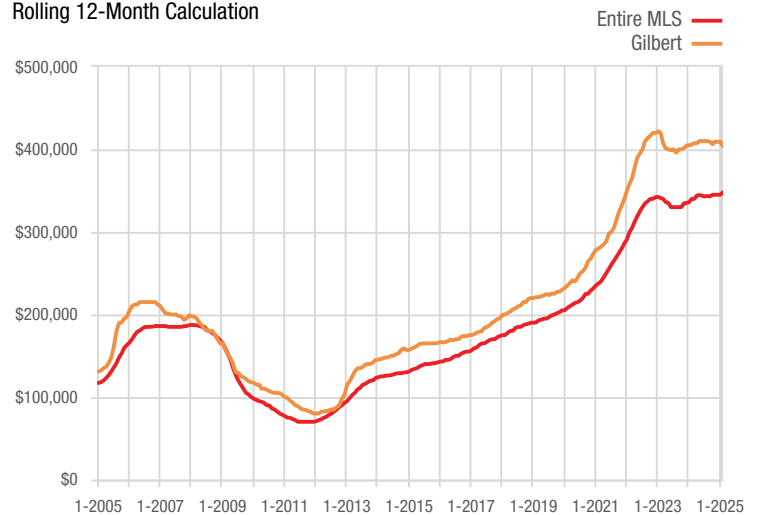
### Median Sales Price - Single Family

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.