

Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®

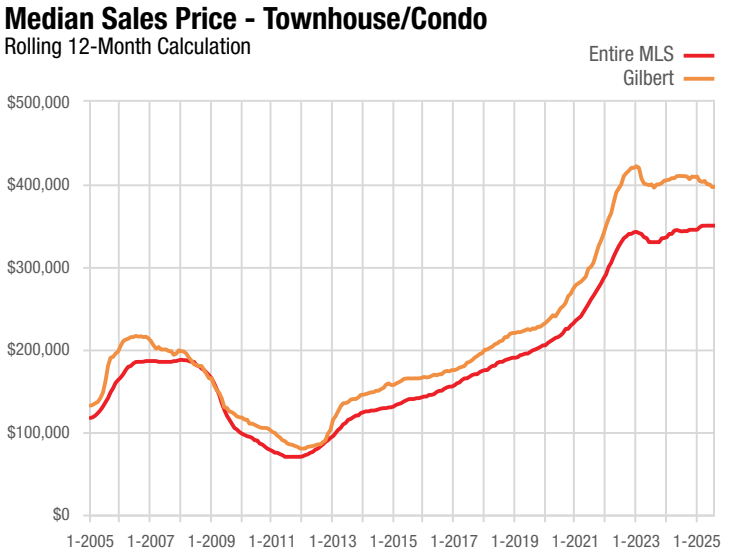
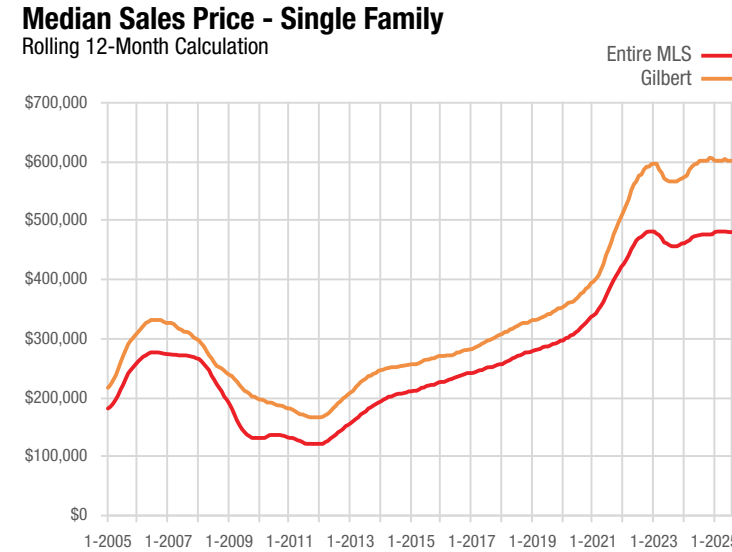


Gilbert

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	321	270	- 15.9%	2,589	2,985	+ 15.3%
Pending Sales	202	182	- 9.9%	1,989	2,034	+ 2.3%
Closed Sales	246	261	+ 6.1%	1,940	2,022	+ 4.2%
Days on Market Until Sale	56	67	+ 19.6%	50	63	+ 26.0%
Median Sales Price*	\$587,000	\$583,000	- 0.7%	\$606,000	\$599,450	- 1.1%
Average Sales Price*	\$700,372	\$677,310	- 3.3%	\$714,693	\$703,348	- 1.6%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	623	802	+ 28.7%	—	—	—
Months Supply of Inventory	2.8	3.4	+ 21.4%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	33	27	- 18.2%	224	221	- 1.3%
Pending Sales	24	6	- 75.0%	171	135	- 21.1%
Closed Sales	11	17	+ 54.5%	160	153	- 4.4%
Days on Market Until Sale	51	84	+ 64.7%	50	73	+ 46.0%
Median Sales Price*	\$390,000	\$399,999	+ 2.6%	\$405,000	\$390,000	- 3.7%
Average Sales Price*	\$414,317	\$388,240	- 6.3%	\$412,566	\$402,562	- 2.4%
Percent of List Price Received*	99.2%	97.4%	- 1.8%	98.8%	97.6%	- 1.2%
Inventory of Homes for Sale	46	68	+ 47.8%	—	—	—
Months Supply of Inventory	2.3	4.1	+ 78.3%	—	—	—

* 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.