## **Local Market Update – October 2025**A Research Tool Provided by Phoenix REALTORS®



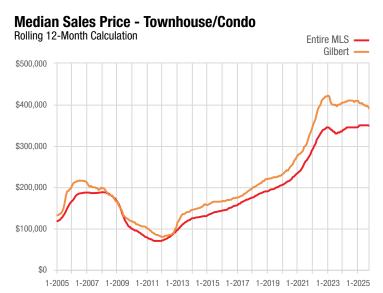
## **Gilbert**

Single Family	October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	300	275	- 8.3%	3,204	3,570	+ 11.4%	
Pending Sales	210	158	- 24.8%	2,420	2,533	+ 4.7%	
Closed Sales	212	251	+ 18.4%	2,361	2,555	+ 8.2%	
Days on Market Until Sale	57	66	+ 15.8%	51	64	+ 25.5%	
Median Sales Price*	\$597,135	\$583,500	- 2.3%	\$605,000	\$595,000	- 1.7%	
Average Sales Price*	\$713,698	\$675,019	- 5.4%	\$712,858	\$693,433	- 2.7%	
Percent of List Price Received*	98.2%	98.2%	0.0%	98.6%	98.1%	- 0.5%	
Inventory of Homes for Sale	670	724	+ 8.1%		_	_	
Months Supply of Inventory	3.0	3.0	0.0%		_	_	

Townhouse/Condo Key Metrics		October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	18	21	+ 16.7%	280	262	- 6.4%	
Pending Sales	16	7	- 56.3%	204	160	- 21.6%	
Closed Sales	22	15	- 31.8%	198	175	- 11.6%	
Days on Market Until Sale	55	55	0.0%	50	71	+ 42.0%	
Median Sales Price*	\$407,450	\$385,000	- 5.5%	\$405,000	\$389,000	- 4.0%	
Average Sales Price*	\$413,586	\$380,227	- 8.1%	\$412,510	\$399,668	- 3.1%	
Percent of List Price Received*	99.3%	98.4%	- 0.9%	98.9%	97.7%	- 1.2%	
Inventory of Homes for Sale	58	67	+ 15.5%		_	_	
Months Supply of Inventory	3.0	4.2	+ 40.0%		_	_	

<sup>\*</sup> 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.