

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



Gilbert

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	185	170	- 8.1%	3,614	3,980	+ 10.1%
Pending Sales	157	86	- 45.2%	2,746	2,908	+ 5.9%
Closed Sales	194	234	+ 20.6%	2,744	2,985	+ 8.8%
Days on Market Until Sale	68	75	+ 10.3%	53	66	+ 24.5%
Median Sales Price*	\$568,500	\$595,500	+ 4.7%	\$604,088	\$595,000	- 1.5%
Average Sales Price*	\$674,896	\$675,917	+ 0.2%	\$710,777	\$689,713	- 3.0%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	577	587	+ 1.7%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	12	9	- 25.0%	313	287	- 8.3%
Pending Sales	19	8	- 57.9%	237	180	- 24.1%
Closed Sales	16	11	- 31.3%	231	194	- 16.0%
Days on Market Until Sale	64	76	+ 18.8%	54	72	+ 33.3%
Median Sales Price*	\$411,900	\$388,100	- 5.8%	\$409,000	\$388,550	- 5.0%
Average Sales Price*	\$412,131	\$382,373	- 7.2%	\$417,770	\$397,910	- 4.8%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	98.7%	97.7%	- 1.0%
Inventory of Homes for Sale	47	53	+ 12.8%	—	—	—
Months Supply of Inventory	2.4	3.5	+ 45.8%	—	—	—

* 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.