

Local Market Update – April 2025

A Research Tool Provided by Phoenix REALTORS®

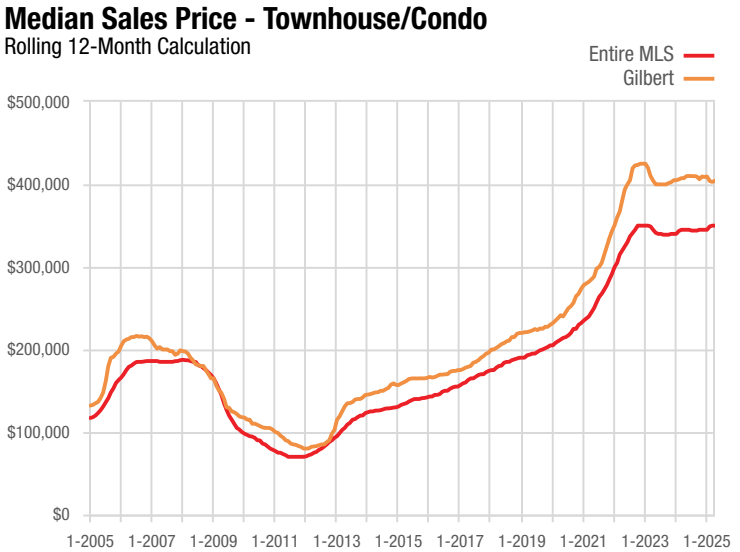
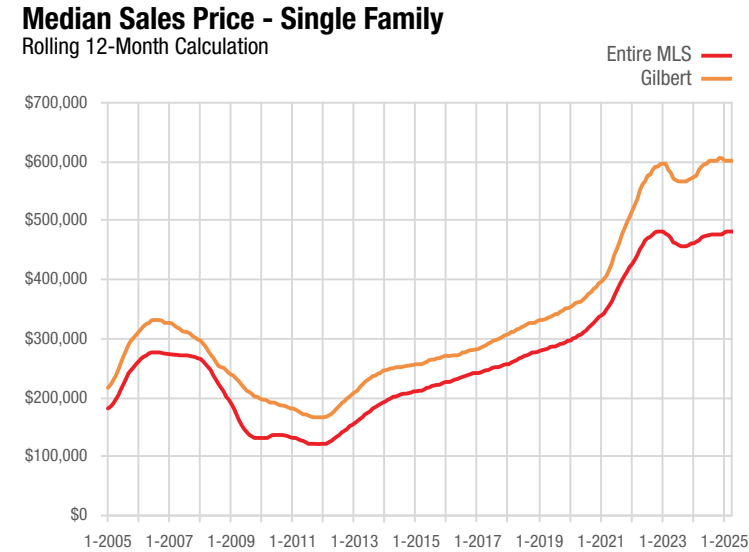


Gilbert

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	379	453	+ 19.5%	1,309	1,635	+ 24.9%
Pending Sales	297	184	- 38.0%	1,069	939	- 12.2%
Closed Sales	294	263	- 10.5%	921	901	- 2.2%
Days on Market Until Sale	47	52	+ 10.6%	50	62	+ 24.0%
Median Sales Price*	\$600,000	\$595,000	- 0.8%	\$600,000	\$597,000	- 0.5%
Average Sales Price*	\$705,112	\$691,170	- 2.0%	\$694,413	\$700,658	+ 0.9%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	484	952	+ 96.7%	—	—	—
Months Supply of Inventory	2.1	4.4	+ 109.5%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	29	26	- 10.3%	107	126	+ 17.8%
Pending Sales	27	14	- 48.1%	91	63	- 30.8%
Closed Sales	17	17	0.0%	78	72	- 7.7%
Days on Market Until Sale	36	65	+ 80.6%	49	67	+ 36.7%
Median Sales Price*	\$398,430	\$400,000	+ 0.4%	\$403,000	\$391,200	- 2.9%
Average Sales Price*	\$390,645	\$421,471	+ 7.9%	\$402,176	\$404,290	+ 0.5%
Percent of List Price Received*	99.8%	97.2%	- 2.6%	99.1%	97.7%	- 1.4%
Inventory of Homes for Sale	36	82	+ 127.8%	—	—	—
Months Supply of Inventory	1.6	4.7	+ 193.8%	—	—	—

* 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.



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.