

Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®



Maricopa

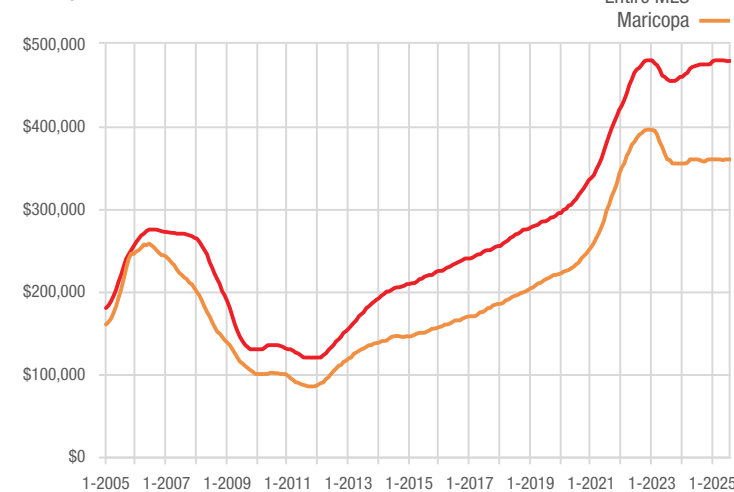
Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	271	236	- 12.9%	1,920	1,939	+ 1.0%
Pending Sales	169	107	- 36.7%	1,357	1,226	- 9.7%
Closed Sales	164	143	- 12.8%	1,316	1,210	- 8.1%
Days on Market Until Sale	91	83	- 8.8%	81	86	+ 6.2%
Median Sales Price*	\$356,490	\$347,990	- 2.4%	\$355,990	\$355,995	+ 0.0%
Average Sales Price*	\$376,913	\$362,628	- 3.8%	\$373,356	\$370,835	- 0.7%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	574	745	+ 29.8%	—	—	—
Months Supply of Inventory	3.7	5.2	+ 40.5%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

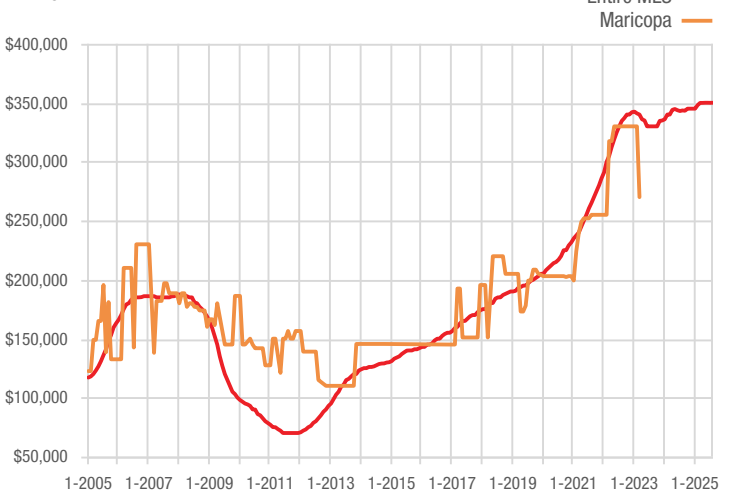
Median Sales Price - Single Family

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.