

# Local Market Update – May 2025

A Research Tool Provided by Phoenix REALTORS®

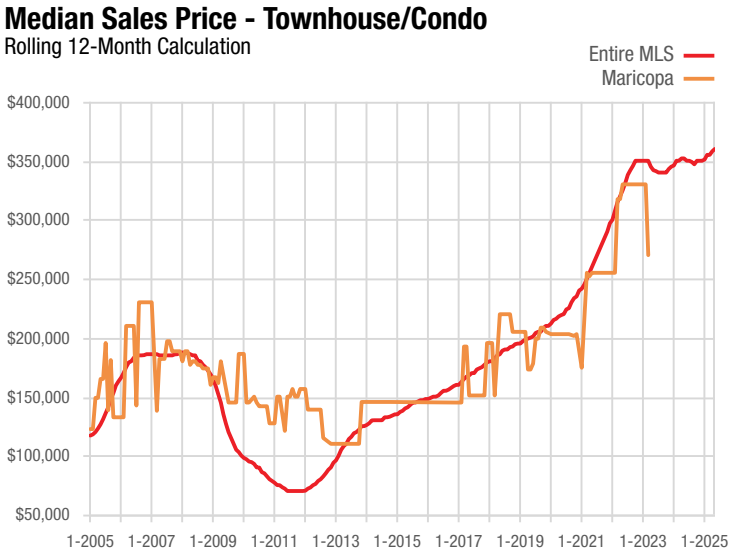
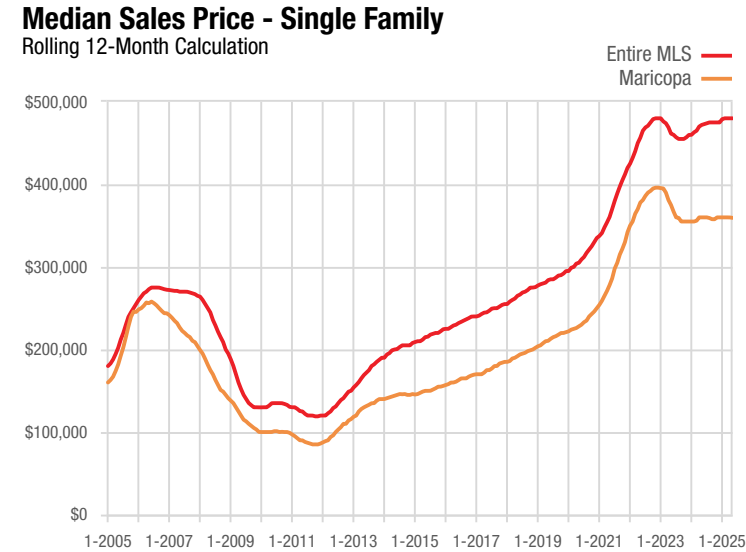


## Maricopa

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	233	255	+ 9.4%	1,207	1,286	+ 6.5%
Pending Sales	177	145	- 18.1%	842	796	- 5.5%
Closed Sales	178	181	+ 1.7%	800	734	- 8.3%
Days on Market Until Sale	76	96	+ 26.3%	81	90	+ 11.1%
Median Sales Price*	\$355,378	\$355,000	- 0.1%	\$359,495	\$355,000	- 1.3%
Average Sales Price*	\$376,022	\$370,600	- 1.4%	\$373,221	\$370,760	- 0.7%
Percent of List Price Received*	99.5%	99.2%	- 0.3%	99.3%	99.3%	0.0%
Inventory of Homes for Sale	559	765	+ 36.9%	—	—	—
Months Supply of Inventory	3.7	5.1	+ 37.8%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% 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.



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.