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

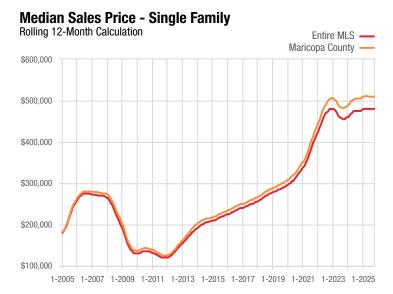


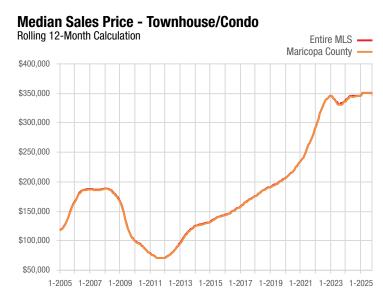
Maricopa County

Single Family		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	5,789	5,613	- 3.0%	55,688	59,771	+ 7.3%	
Pending Sales	3,604	2,654	- 26.4%	39,626	39,920	+ 0.7%	
Closed Sales	3,717	3,913	+ 5.3%	38,755	40,369	+ 4.2%	
Days on Market Until Sale	65	76	+ 16.9%	62	72	+ 16.1%	
Median Sales Price*	\$505,000	\$500,000	- 1.0%	\$508,990	\$510,000	+ 0.2%	
Average Sales Price*	\$672,576	\$685,365	+ 1.9%	\$684,654	\$698,437	+ 2.0%	
Percent of List Price Received*	98.3%	98.0%	- 0.3%	98.4%	98.1%	- 0.3%	
Inventory of Homes for Sale	13,511	15,727	+ 16.4%		_	_	
Months Supply of Inventory	3.6	4.1	+ 13.9%		_	_	

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	1,202	1,239	+ 3.1%	11,714	12,643	+ 7.9%	
Pending Sales	684	431	- 37.0%	7,852	7,117	- 9.4%	
Closed Sales	712	666	- 6.5%	7,686	7,358	- 4.3%	
Days on Market Until Sale	72	93	+ 29.2%	64	82	+ 28.1%	
Median Sales Price*	\$349,900	\$327,010	- 6.5%	\$345,000	\$345,000	0.0%	
Average Sales Price*	\$404,158	\$397,442	- 1.7%	\$421,337	\$447,155	+ 6.1%	
Percent of List Price Received*	98.2%	97.0%	- 1.2%	97.9%	97.4%	- 0.5%	
Inventory of Homes for Sale	3,102	4,046	+ 30.4%	_	_	_	
Months Supply of Inventory	4.1	5.9	+ 43.9%		_	_	

^{*} 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.