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

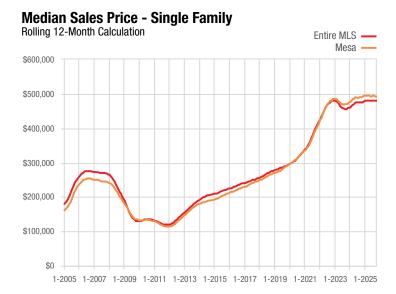


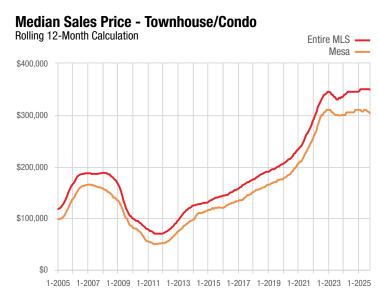
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Single Family		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	561	544	- 3.0%	5,321	5,490	+ 3.2%	
Pending Sales	348	263	- 24.4%	4,027	3,904	- 3.1%	
Closed Sales	374	410	+ 9.6%	3,949	3,984	+ 0.9%	
Days on Market Until Sale	56	70	+ 25.0%	53	68	+ 28.3%	
Median Sales Price*	\$499,945	\$500,000	+ 0.0%	\$492,258	\$490,000	- 0.5%	
Average Sales Price*	\$547,155	\$557,878	+ 2.0%	\$559,964	\$557,687	- 0.4%	
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.7%	98.3%	- 0.4%	
Inventory of Homes for Sale	1,120	1,312	+ 17.1%		_	_	
Months Supply of Inventory	2.9	3.5	+ 20.7%		_	_	

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	132	142	+ 7.6%	1,315	1,450	+ 10.3%	
Pending Sales	103	58	- 43.7%	999	869	- 13.0%	
Closed Sales	99	79	- 20.2%	977	878	- 10.1%	
Days on Market Until Sale	68	89	+ 30.9%	56	73	+ 30.4%	
Median Sales Price*	\$315,000	\$295,000	- 6.3%	\$310,000	\$300,500	- 3.1%	
Average Sales Price*	\$319,762	\$304,101	- 4.9%	\$317,070	\$310,260	- 2.1%	
Percent of List Price Received*	98.6%	97.8%	- 0.8%	98.4%	97.9%	- 0.5%	
Inventory of Homes for Sale	259	434	+ 67.6%	_	_	_	
Months Supply of Inventory	2.7	5.2	+ 92.6%		_	_	

<sup>\*</sup> 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.