

Local Market Update – April 2025

A Research Tool Provided by Phoenix REALTORS®

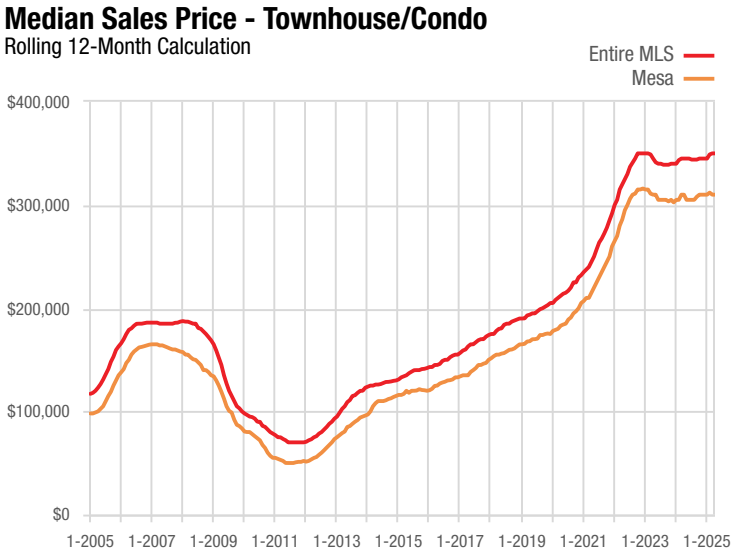
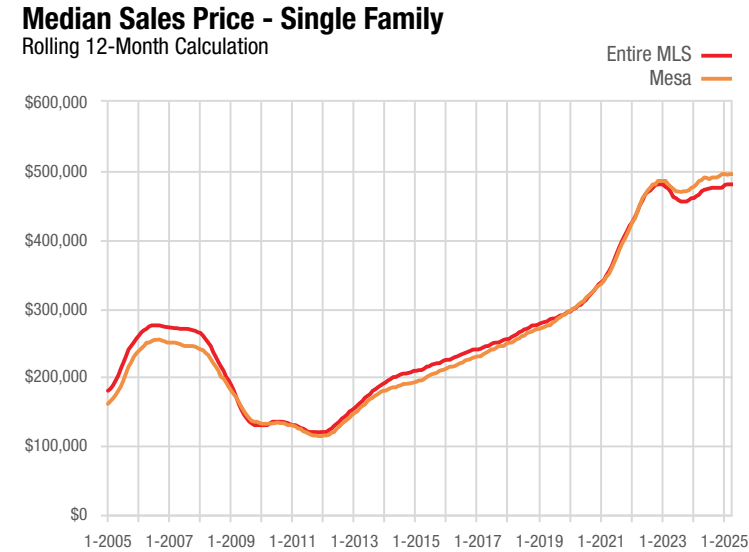


Mesa

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	545	582	+ 6.8%	2,211	2,392	+ 8.2%
Pending Sales	460	301	- 34.6%	1,844	1,561	- 15.3%
Closed Sales	454	473	+ 4.2%	1,614	1,592	- 1.4%
Days on Market Until Sale	51	63	+ 23.5%	56	67	+ 19.6%
Median Sales Price*	\$486,500	\$490,000	+ 0.7%	\$485,000	\$485,995	+ 0.2%
Average Sales Price*	\$550,567	\$578,238	+ 5.0%	\$554,845	\$558,829	+ 0.7%
Percent of List Price Received*	99.0%	98.2%	- 0.8%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	797	1,393	+ 74.8%	—	—	—
Months Supply of Inventory	2.1	3.8	+ 81.0%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	126	127	+ 0.8%	582	536	- 7.9%
Pending Sales	114	47	- 58.8%	433	327	- 24.5%
Closed Sales	118	90	- 23.7%	379	343	- 9.5%
Days on Market Until Sale	47	68	+ 44.7%	48	65	+ 35.4%
Median Sales Price*	\$301,000	\$315,000	+ 4.7%	\$318,000	\$317,000	- 0.3%
Average Sales Price*	\$314,502	\$330,030	+ 4.9%	\$325,317	\$326,780	+ 0.4%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	98.4%	98.1%	- 0.3%
Inventory of Homes for Sale	222	325	+ 46.4%	—	—	—
Months Supply of Inventory	2.5	3.9	+ 56.0%	—	—	—

* 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.