

Local Market Update – June 2025

A Research Tool Provided by Phoenix REALTORS®



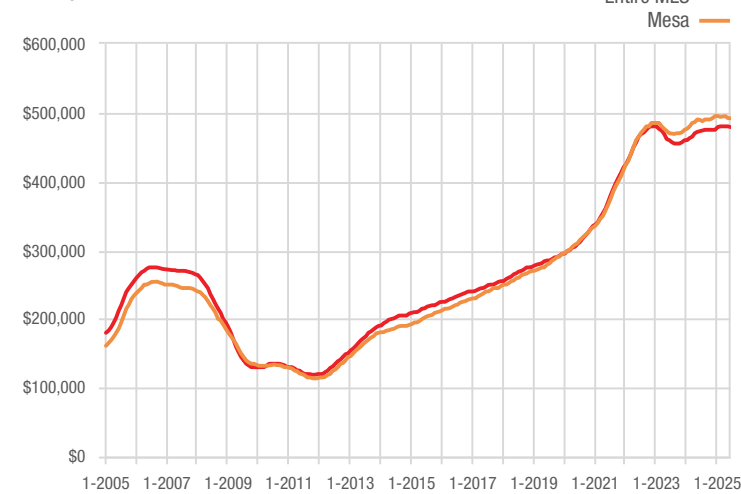
Mesa

Single Family	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	525	456	- 13.1%	3,289	3,449	+ 4.9%
Pending Sales	384	235	- 38.8%	2,641	2,368	- 10.3%
Closed Sales	418	395	- 5.5%	2,513	2,434	- 3.1%
Days on Market Until Sale	47	65	+ 38.3%	54	66	+ 22.2%
Median Sales Price*	\$497,990	\$499,687	+ 0.3%	\$490,000	\$489,000	- 0.2%
Average Sales Price*	\$557,691	\$567,056	+ 1.7%	\$561,294	\$561,414	+ 0.0%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	893	1,336	+ 49.6%	—	—	—
Months Supply of Inventory	2.4	3.7	+ 54.2%	—	—	—

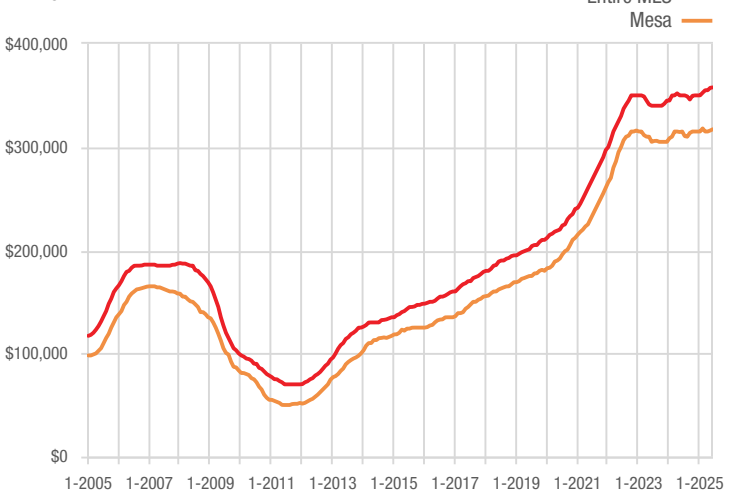
Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	91	123	+ 35.2%	776	893	+ 15.1%
Pending Sales	81	76	- 6.2%	591	503	- 14.9%
Closed Sales	103	84	- 18.4%	569	488	- 14.2%
Days on Market Until Sale	59	72	+ 22.0%	50	65	+ 30.0%
Median Sales Price*	\$305,000	\$306,750	+ 0.6%	\$315,000	\$319,000	+ 1.3%
Average Sales Price*	\$310,660	\$318,071	+ 2.4%	\$322,351	\$326,027	+ 1.1%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	98.4%	98.0%	- 0.4%
Inventory of Homes for Sale	205	422	+ 105.9%	—	—	—
Months Supply of Inventory	2.5	5.4	+ 116.0%	—	—	—

* 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.

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.