

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



Mesa

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	330	291	- 11.8%	6,105	6,177	+ 1.2%
Pending Sales	300	211	- 29.7%	4,636	4,600	- 0.8%
Closed Sales	339	392	+ 15.6%	4,604	4,716	+ 2.4%
Days on Market Until Sale	64	69	+ 7.8%	54	67	+ 24.1%
Median Sales Price*	\$500,000	\$499,500	- 0.1%	\$495,000	\$490,000	- 1.0%
Average Sales Price*	\$583,159	\$569,441	- 2.4%	\$562,747	\$559,170	- 0.6%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	1,060	1,031	- 2.7%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	96	71	- 26.0%	1,528	1,645	+ 7.7%
Pending Sales	66	52	- 21.2%	1,129	1,035	- 8.3%
Closed Sales	69	93	+ 34.8%	1,132	1,059	- 6.4%
Days on Market Until Sale	62	78	+ 25.8%	58	75	+ 29.3%
Median Sales Price*	\$315,000	\$290,000	- 7.9%	\$310,000	\$300,000	- 3.2%
Average Sales Price*	\$314,723	\$305,378	- 3.0%	\$315,562	\$308,423	- 2.3%
Percent of List Price Received*	97.8%	97.9%	+ 0.1%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	292	360	+ 23.3%	—	—	—
Months Supply of Inventory	3.1	4.2	+ 35.5%	—	—	—

* 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.

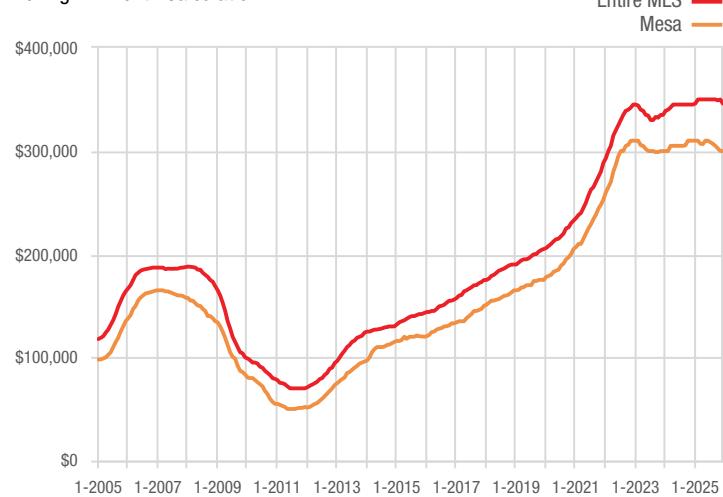
Median Sales Price - Single Family

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.