

Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®

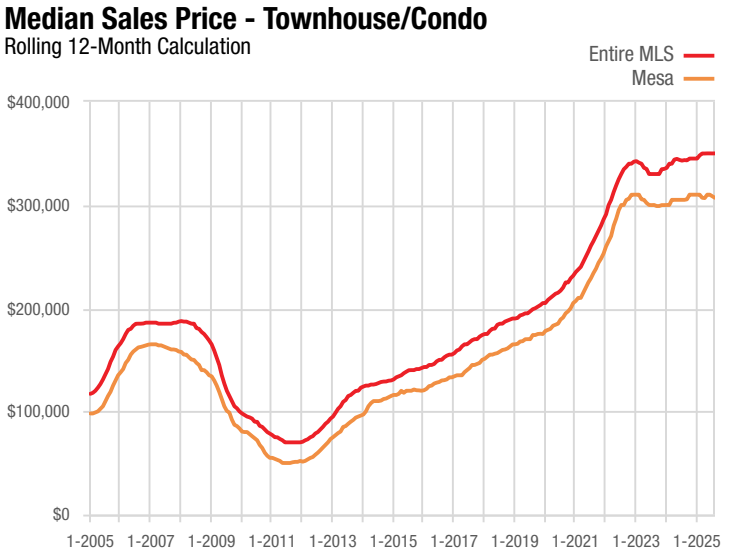
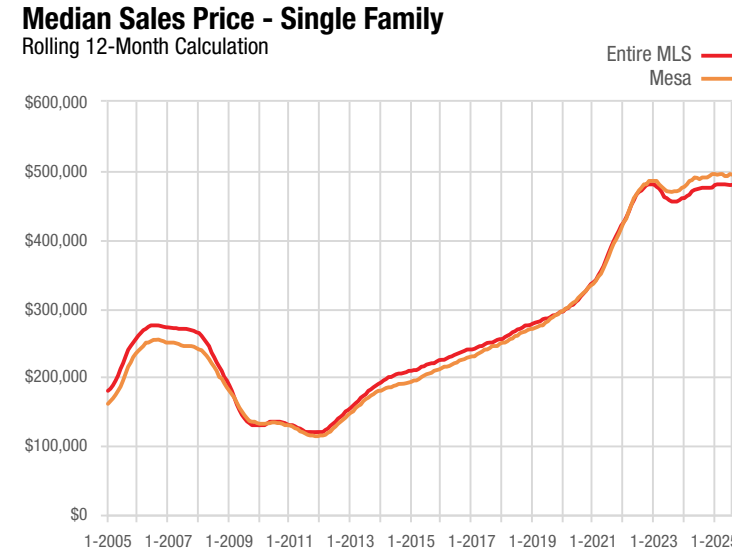


Mesa

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	521	416	- 20.2%	4,250	4,367	+ 2.8%
Pending Sales	382	272	- 28.8%	3,341	3,133	- 6.2%
Closed Sales	333	350	+ 5.1%	3,228	3,178	- 1.5%
Days on Market Until Sale	48	74	+ 54.2%	52	67	+ 28.8%
Median Sales Price*	\$501,200	\$500,000	- 0.2%	\$490,000	\$490,000	0.0%
Average Sales Price*	\$550,197	\$559,804	+ 1.7%	\$560,647	\$559,355	- 0.2%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.8%	98.3%	- 0.5%
Inventory of Homes for Sale	938	1,197	+ 27.6%	—	—	—
Months Supply of Inventory	2.5	3.2	+ 28.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	121	101	- 16.5%	1,073	1,173	+ 9.3%
Pending Sales	82	40	- 51.2%	807	697	- 13.6%
Closed Sales	96	66	- 31.3%	799	727	- 9.0%
Days on Market Until Sale	61	86	+ 41.0%	53	69	+ 30.2%
Median Sales Price*	\$309,000	\$282,450	- 8.6%	\$308,000	\$304,900	- 1.0%
Average Sales Price*	\$314,123	\$295,438	- 5.9%	\$315,780	\$312,816	- 0.9%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	98.3%	98.0%	- 0.3%
Inventory of Homes for Sale	248	405	+ 63.3%	—	—	—
Months Supply of Inventory	2.8	4.8	+ 71.4%	—	—	—

* 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.