

# Local Market Update – April 2024

A Research Tool Provided by Phoenix REALTORS®

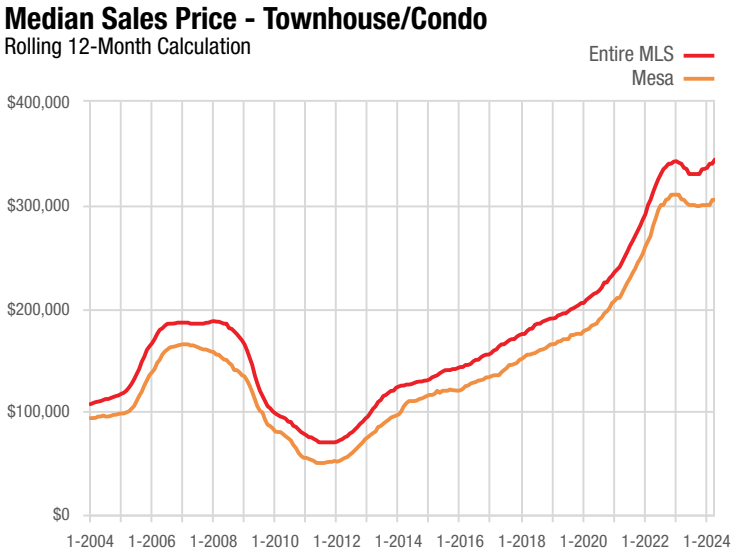
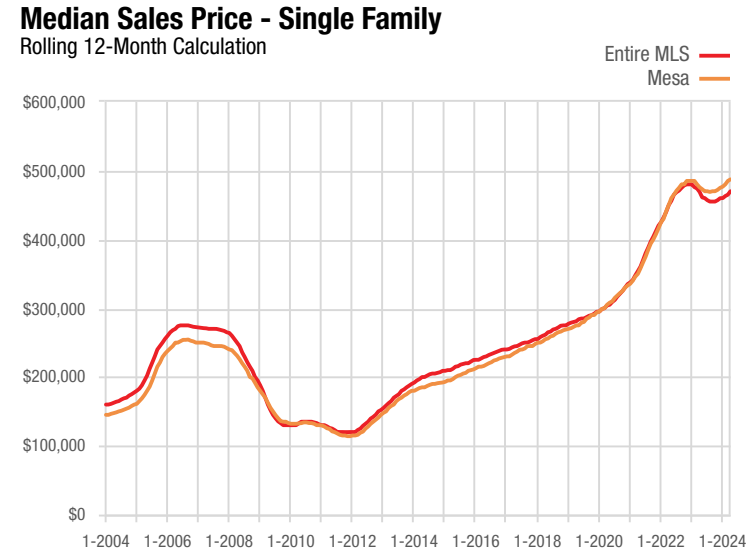


## Mesa

Single Family	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	420	494	+ 17.6%	1,871	2,168	+ 15.9%
Pending Sales	480	321	- 33.1%	1,974	1,693	- 14.2%
Closed Sales	464	451	- 2.8%	1,792	1,617	- 9.8%
Days on Market Until Sale	68	51	- 25.0%	73	56	- 23.3%
Median Sales Price*	\$464,976	\$488,900	+ 5.1%	\$460,000	\$485,000	+ 5.4%
Average Sales Price*	\$516,918	\$554,007	+ 7.2%	\$506,367	\$555,772	+ 9.8%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	625	889	+ 42.2%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
New Listings	106	118	+ 11.3%	500	579	+ 15.8%
Pending Sales	137	74	- 46.0%	529	389	- 26.5%
Closed Sales	112	119	+ 6.3%	446	382	- 14.3%
Days on Market Until Sale	63	47	- 25.4%	67	48	- 28.4%
Median Sales Price*	\$291,850	\$302,000	+ 3.5%	\$295,000	\$317,250	+ 7.5%
Average Sales Price*	\$301,817	\$314,464	+ 4.2%	\$302,148	\$324,946	+ 7.5%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	97.7%	98.4%	+ 0.7%
Inventory of Homes for Sale	128	259	+ 102.3%	—	—	—
Months Supply of Inventory	1.2	3.0	+ 150.0%	—	—	—

\* 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.