

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



Phoenix

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	758	676	- 10.8%	13,778	14,378	+ 4.4%
Pending Sales	602	459	- 23.8%	9,861	9,838	- 0.2%
Closed Sales	797	837	+ 5.0%	9,848	10,017	+ 1.7%
Days on Market Until Sale	66	72	+ 9.1%	56	67	+ 19.6%
Median Sales Price*	\$479,000	\$480,000	+ 0.2%	\$480,990	\$485,000	+ 0.8%
Average Sales Price*	\$690,907	\$637,172	- 7.8%	\$636,732	\$632,983	- 0.6%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	98.4%	97.9%	- 0.5%
Inventory of Homes for Sale	2,407	2,442	+ 1.5%	—	—	—
Months Supply of Inventory	2.9	3.0	+ 3.4%	—	—	—

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	278	255	- 8.3%	4,465	4,641	+ 3.9%
Pending Sales	181	117	- 35.4%	2,814	2,572	- 8.6%
Closed Sales	207	205	- 1.0%	2,794	2,640	- 5.5%
Days on Market Until Sale	70	85	+ 21.4%	66	85	+ 28.8%
Median Sales Price*	\$330,000	\$300,000	- 9.1%	\$320,000	\$320,000	0.0%
Average Sales Price*	\$354,795	\$348,544	- 1.8%	\$369,319	\$377,074	+ 2.1%
Percent of List Price Received*	98.0%	97.0%	- 1.0%	97.8%	97.1%	- 0.7%
Inventory of Homes for Sale	1,041	1,146	+ 10.1%	—	—	—
Months Supply of Inventory	4.4	5.3	+ 20.5%	—	—	—

* 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.

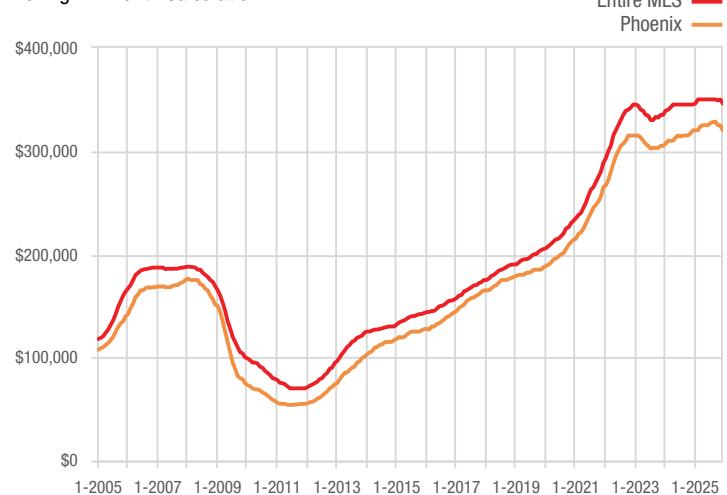
Median Sales Price - Single Family

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.