

# Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®



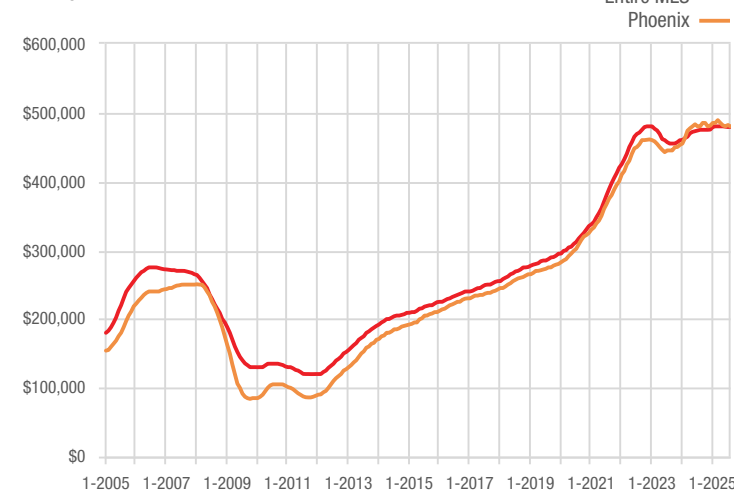
## Phoenix

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	1,221	979	- 19.8%	9,703	10,382	+ 7.0%
Pending Sales	756	523	- 30.8%	6,965	6,790	- 2.5%
Closed Sales	717	807	+ 12.6%	6,765	6,857	+ 1.4%
Days on Market Until Sale	56	65	+ 16.1%	54	64	+ 18.5%
Median Sales Price*	\$480,000	\$471,900	- 1.7%	\$485,000	\$485,000	0.0%
Average Sales Price*	\$623,520	\$607,617	- 2.6%	\$632,996	\$632,218	- 0.1%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.5%	98.0%	- 0.5%
Inventory of Homes for Sale	2,442	2,960	+ 21.2%	—	—	—
Months Supply of Inventory	3.1	3.7	+ 19.4%	—	—	—

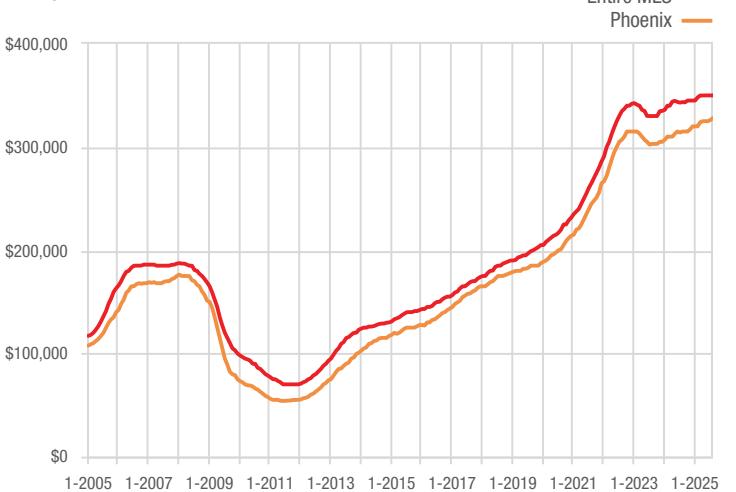
Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	372	348	- 6.5%	3,084	3,301	+ 7.0%
Pending Sales	204	157	- 23.0%	2,029	1,778	- 12.4%
Closed Sales	197	197	0.0%	1,984	1,828	- 7.9%
Days on Market Until Sale	68	98	+ 44.1%	64	85	+ 32.8%
Median Sales Price*	\$315,000	\$318,000	+ 1.0%	\$317,000	\$329,000	+ 3.8%
Average Sales Price*	\$373,182	\$374,059	+ 0.2%	\$370,862	\$384,882	+ 3.8%
Percent of List Price Received*	97.8%	96.8%	- 1.0%	97.7%	97.1%	- 0.6%
Inventory of Homes for Sale	946	1,233	+ 30.3%	—	—	—
Months Supply of Inventory	4.1	5.8	+ 41.5%	—	—	—

\* 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.