## **Local Market Update – October 2025**A Research Tool Provided by Phoenix REALTORS®

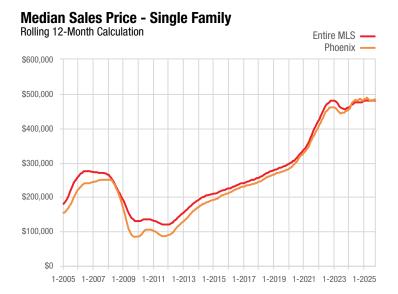


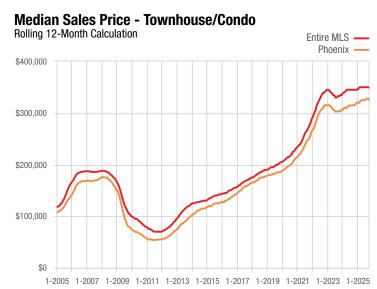
## **Phoenix**

Single Family		October			Year to Date			
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change		
New Listings	1,192	1,129	- 5.3%	12,108	12,763	+ 5.4%		
Pending Sales	823	552	- 32.9%	8,585	8,380	- 2.4%		
Closed Sales	805	823	+ 2.2%	8,320	8,468	+ 1.8%		
Days on Market Until Sale	57	72	+ 26.3%	55	66	+ 20.0%		
Median Sales Price*	\$475,000	\$467,900	- 1.5%	\$485,000	\$485,000	0.0%		
Average Sales Price*	\$643,338	\$608,604	- 5.4%	\$632,550	\$630,646	- 0.3%		
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.4%	98.0%	- 0.4%		
Inventory of Homes for Sale	2,661	3,071	+ 15.4%		_	_		
Months Supply of Inventory	3.3	3.8	+ 15.2%		_	_		

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	414	362	- 12.6%	3,866	4,059	+ 5.0%	
Pending Sales	181	141	- 22.1%	2,424	2,189	- 9.7%	
Closed Sales	226	212	- 6.2%	2,416	2,262	- 6.4%	
Days on Market Until Sale	77	92	+ 19.5%	65	85	+ 30.8%	
Median Sales Price*	\$328,000	\$306,000	- 6.7%	\$318,000	\$325,000	+ 2.2%	
Average Sales Price*	\$379,811	\$341,426	- 10.1%	\$369,857	\$379,317	+ 2.6%	
Percent of List Price Received*	98.3%	96.5%	- 1.8%	97.8%	97.1%	- 0.7%	
Inventory of Homes for Sale	1,116	1,304	+ 16.8%		_	_	
Months Supply of Inventory	4.8	6.1	+ 27.1%		_	_	

<sup>\*</sup> 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.