

# Local Market Update – July 2025

A Research Tool Provided by Phoenix REALTORS®

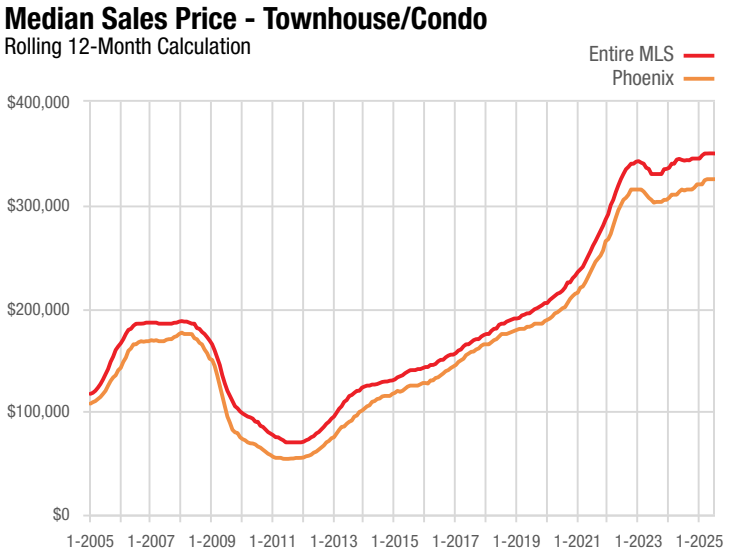
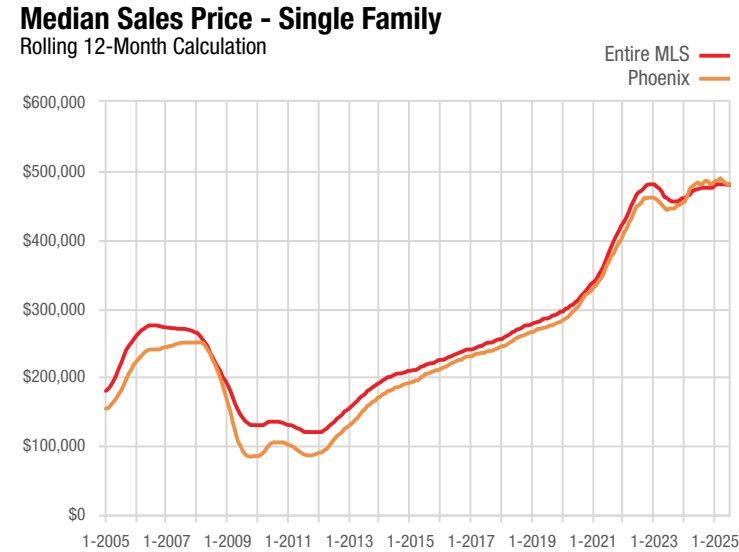


## Phoenix

Single Family	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	1,068	1,030	- 3.6%	8,482	9,335	+ 10.1%
Pending Sales	730	507	- 30.5%	6,209	5,974	- 3.8%
Closed Sales	894	844	- 5.6%	6,048	6,052	+ 0.1%
Days on Market Until Sale	53	66	+ 24.5%	54	64	+ 18.5%
Median Sales Price*	\$474,950	\$475,000	+ 0.0%	\$485,000	\$485,000	0.0%
Average Sales Price*	\$603,731	\$627,337	+ 3.9%	\$634,119	\$635,327	+ 0.2%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	2,268	3,123	+ 37.7%	—	—	—
Months Supply of Inventory	2.8	3.9	+ 39.3%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	314	308	- 1.9%	2,712	2,937	+ 8.3%
Pending Sales	203	124	- 38.9%	1,825	1,557	- 14.7%
Closed Sales	270	211	- 21.9%	1,787	1,631	- 8.7%
Days on Market Until Sale	63	96	+ 52.4%	64	84	+ 31.3%
Median Sales Price*	\$305,000	\$315,000	+ 3.3%	\$317,000	\$329,500	+ 3.9%
Average Sales Price*	\$339,362	\$355,918	+ 4.9%	\$370,607	\$386,118	+ 4.2%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	97.7%	97.2%	- 0.5%
Inventory of Homes for Sale	898	1,265	+ 40.9%	—	—	—
Months Supply of Inventory	3.9	6.0	+ 53.8%	—	—	—

\* 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.