

Local Market Update – February 2025

A Research Tool Provided by Phoenix REALTORS®



Sierra Vista

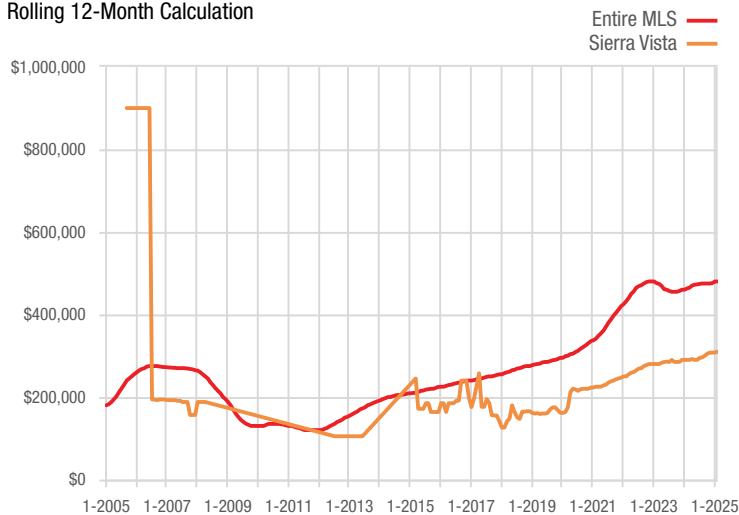
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	71	46	- 35.2%	125	115	- 8.0%
Pending Sales	55	9	- 83.6%	115	46	- 60.0%
Closed Sales	57	39	- 31.6%	102	78	- 23.5%
Days on Market Until Sale	76	71	- 6.6%	82	76	- 7.3%
Median Sales Price*	\$310,000	\$325,000	+ 4.8%	\$294,950	\$316,250	+ 7.2%
Average Sales Price*	\$319,261	\$331,495	+ 3.8%	\$313,077	\$322,624	+ 3.0%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	97.6%	98.8%	+ 1.2%
Inventory of Homes for Sale	138	196	+ 42.0%	—	—	—
Months Supply of Inventory	2.3	3.8	+ 65.2%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	3	2	- 33.3%	8	5	- 37.5%
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	3	2	- 33.3%	7	3	- 57.1%
Days on Market Until Sale	89	32	- 64.0%	63	47	- 25.4%
Median Sales Price*	\$215,000	\$150,000	- 30.2%	\$195,000	\$165,000	- 15.4%
Average Sales Price*	\$218,333	\$150,000	- 31.3%	\$195,823	\$166,000	- 15.2%
Percent of List Price Received*	95.7%	100.0%	+ 4.5%	97.1%	99.7%	+ 2.7%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	3.7	4.2	+ 13.5%	—	—	—

* 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.

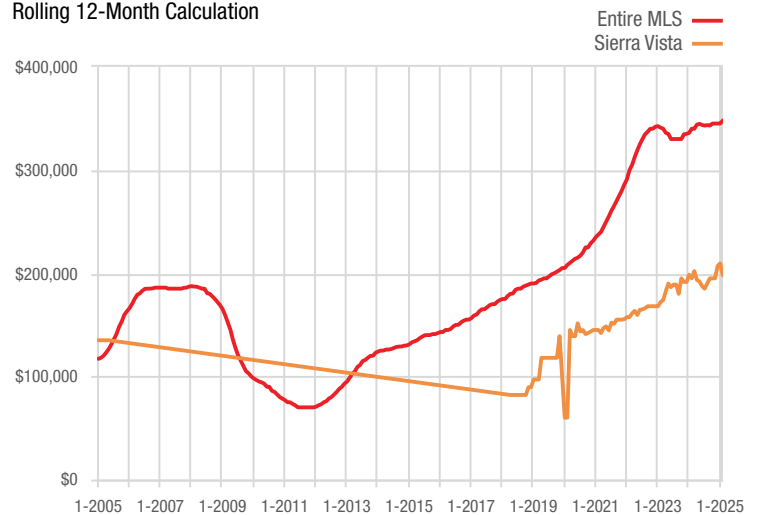
Median Sales Price - Single Family

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.