

Local Market Update – September 2025

A Research Tool Provided by Phoenix REALTORS®



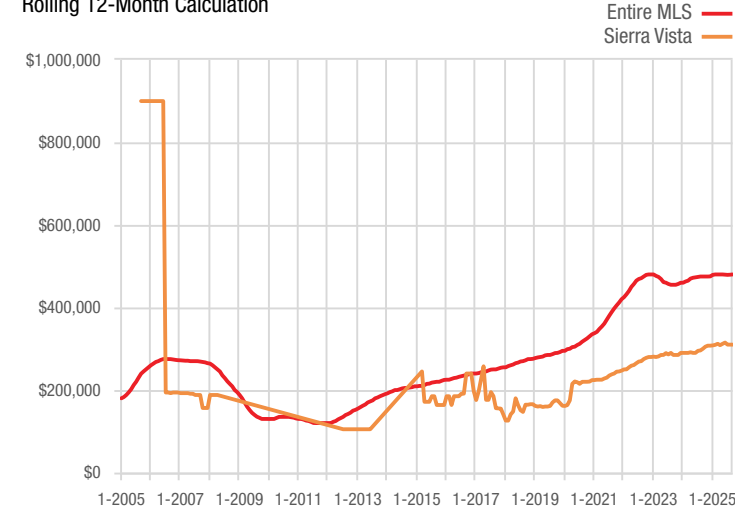
Sierra Vista

Single Family	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	68	66	- 2.9%	630	689	+ 9.4%
Pending Sales	56	18	- 67.9%	539	495	- 8.2%
Closed Sales	50	62	+ 24.0%	534	512	- 4.1%
Days on Market Until Sale	80	76	- 5.0%	75	81	+ 8.0%
Median Sales Price*	\$320,500	\$320,000	- 0.2%	\$305,000	\$309,000	+ 1.3%
Average Sales Price*	\$344,384	\$333,722	- 3.1%	\$317,064	\$329,550	+ 3.9%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	138	224	+ 62.3%	—	—	—
Months Supply of Inventory	2.4	4.3	+ 79.2%	—	—	—

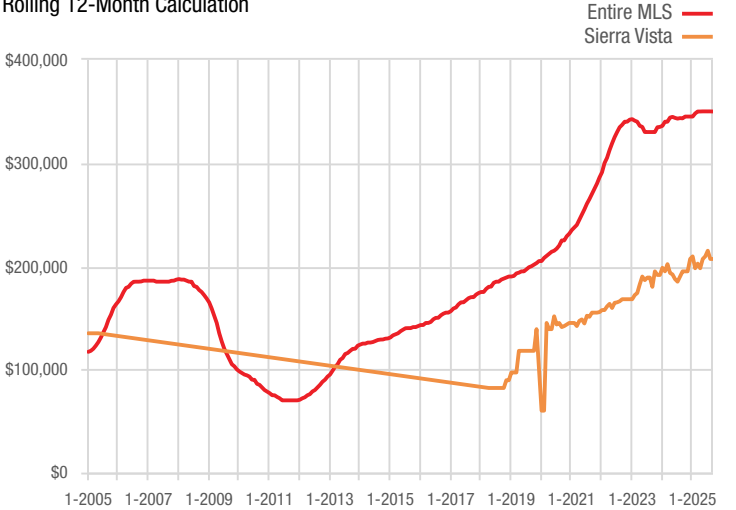
Townhouse/Condo	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	4	3	- 25.0%	29	34	+ 17.2%
Pending Sales	3	1	- 66.7%	24	24	0.0%
Closed Sales	2	4	+ 100.0%	23	25	+ 8.7%
Days on Market Until Sale	109	44	- 59.6%	89	79	- 11.2%
Median Sales Price*	\$237,450	\$227,000	- 4.4%	\$195,000	\$198,000	+ 1.5%
Average Sales Price*	\$237,450	\$211,014	- 11.1%	\$202,246	\$197,638	- 2.3%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	97.0%	97.9%	+ 0.9%
Inventory of Homes for Sale	5	12	+ 140.0%	—	—	—
Months Supply of Inventory	2.0	4.8	+ 140.0%	—	—	—

* 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.