

Local Market Update – December 2025

A Research Tool Provided by Phoenix REALTORS®



Sierra Vista

Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	45	45	0.0%	813	882	+ 8.5%
Pending Sales	30	13	- 56.7%	676	663	- 1.9%
Closed Sales	48	58	+ 20.8%	692	687	- 0.7%
Days on Market Until Sale	82	84	+ 2.4%	75	85	+ 13.3%
Median Sales Price*	\$312,200	\$327,500	+ 4.9%	\$307,500	\$308,000	+ 0.2%
Average Sales Price*	\$339,688	\$336,929	- 0.8%	\$321,896	\$328,960	+ 2.2%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	155	199	+ 28.4%	—	—	—
Months Supply of Inventory	2.8	3.6	+ 28.6%	—	—	—

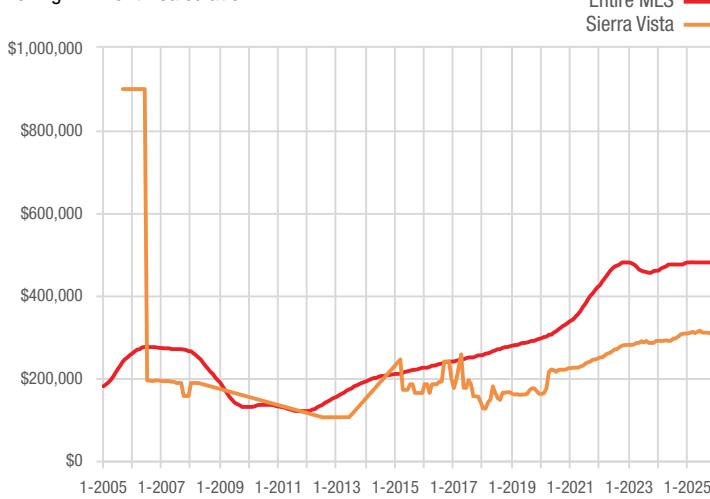
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	2	2	0.0%	40	49	+ 22.5%
Pending Sales	1	0	- 100.0%	30	33	+ 10.0%
Closed Sales	3	3	0.0%	31	35	+ 12.9%
Days on Market Until Sale	27	38	+ 40.7%	79	80	+ 1.3%
Median Sales Price*	\$235,000	\$182,000	- 22.6%	\$207,000	\$195,000	- 5.8%
Average Sales Price*	\$234,000	\$192,000	- 17.9%	\$206,725	\$193,656	- 6.3%
Percent of List Price Received*	98.7%	100.3%	+ 1.6%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	4.0	4.0	0.0%	—	—	—

* 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.