

# Local Market Update – April 2025

A Research Tool Provided by Phoenix REALTORS®

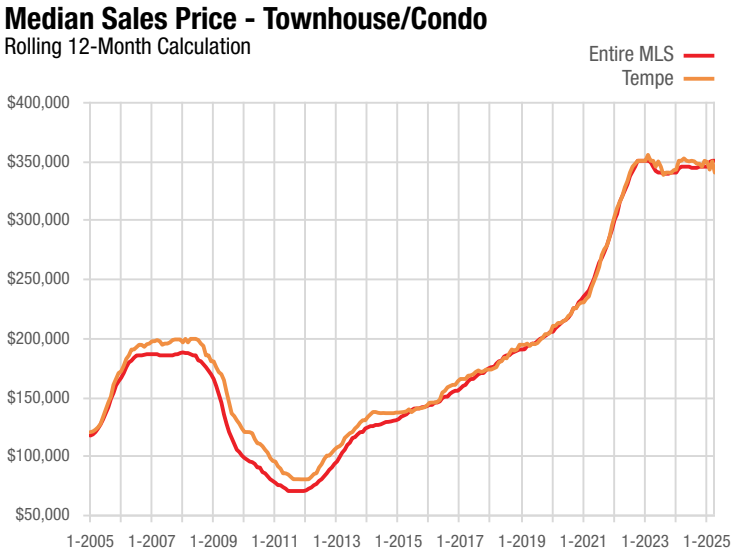
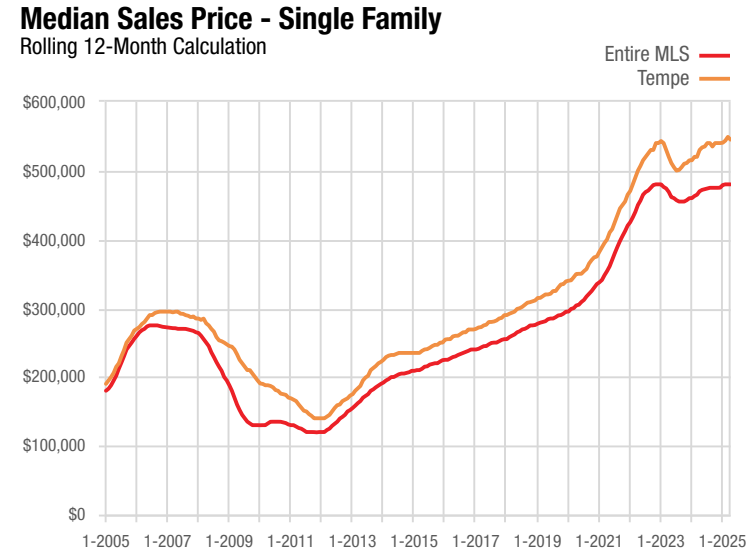


## Tempe

Single Family	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	120	126	+ 5.0%	360	455	+ 26.4%
Pending Sales	81	46	- 43.2%	302	255	- 15.6%
Closed Sales	70	76	+ 8.6%	254	271	+ 6.7%
Days on Market Until Sale	47	53	+ 12.8%	55	54	- 1.8%
Median Sales Price*	\$574,500	\$540,500	- 5.9%	\$540,000	\$555,000	+ 2.8%
Average Sales Price*	\$666,326	\$572,413	- 14.1%	\$590,960	\$616,106	+ 4.3%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	153	284	+ 85.6%	—	—	—
Months Supply of Inventory	2.3	4.2	+ 82.6%	—	—	—

Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	61	52	- 14.8%	226	200	- 11.5%
Pending Sales	52	19	- 63.5%	186	117	- 37.1%
Closed Sales	41	38	- 7.3%	155	132	- 14.8%
Days on Market Until Sale	35	51	+ 45.7%	46	63	+ 37.0%
Median Sales Price*	\$360,000	\$322,500	- 10.4%	\$350,000	\$333,750	- 4.6%
Average Sales Price*	\$364,921	\$340,816	- 6.6%	\$376,829	\$374,176	- 0.7%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.4%	98.1%	- 0.3%
Inventory of Homes for Sale	79	119	+ 50.6%	—	—	—
Months Supply of Inventory	2.0	3.6	+ 80.0%	—	—	—

\* 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.



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.