

Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®

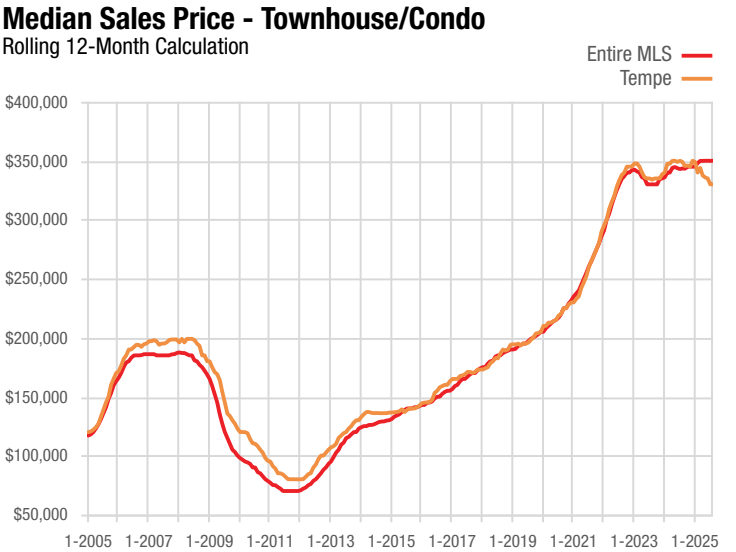
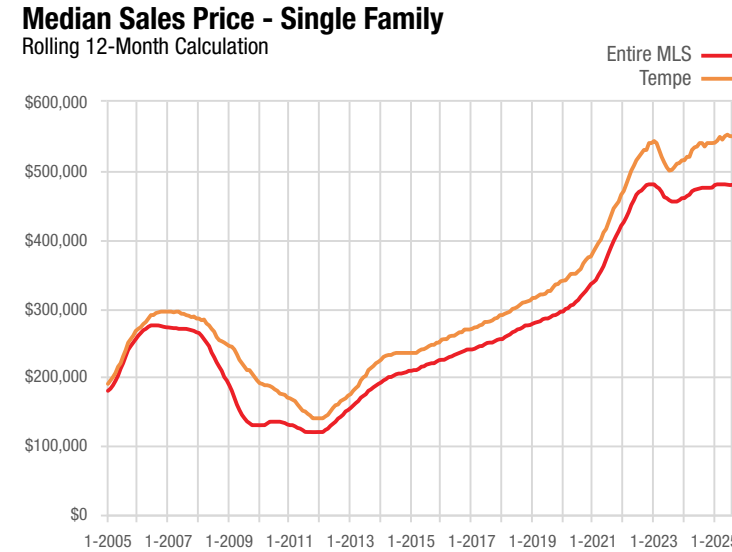


Tempe

Single Family	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	97	83	- 14.4%	757	863	+ 14.0%
Pending Sales	68	45	- 33.8%	582	560	- 3.8%
Closed Sales	60	55	- 8.3%	565	579	+ 2.5%
Days on Market Until Sale	51	58	+ 13.7%	50	57	+ 14.0%
Median Sales Price*	\$545,000	\$540,000	- 0.9%	\$540,000	\$555,000	+ 2.8%
Average Sales Price*	\$612,572	\$573,237	- 6.4%	\$586,341	\$616,175	+ 5.1%
Percent of List Price Received*	97.2%	97.6%	+ 0.4%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	176	256	+ 45.5%	—	—	—
Months Supply of Inventory	2.6	3.7	+ 42.3%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
New Listings	47	54	+ 14.9%	466	508	+ 9.0%
Pending Sales	31	23	- 25.8%	350	316	- 9.7%
Closed Sales	42	43	+ 2.4%	344	328	- 4.7%
Days on Market Until Sale	54	78	+ 44.4%	45	69	+ 53.3%
Median Sales Price*	\$327,500	\$345,000	+ 5.3%	\$345,500	\$324,950	- 5.9%
Average Sales Price*	\$348,014	\$349,370	+ 0.4%	\$387,321	\$358,570	- 7.4%
Percent of List Price Received*	98.3%	97.6%	- 0.7%	98.4%	97.5%	- 0.9%
Inventory of Homes for Sale	107	168	+ 57.0%	—	—	—
Months Supply of Inventory	2.6	4.6	+ 76.9%	—	—	—

* 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.