Local Market Update – October 2025A Research Tool Provided by Phoenix REALTORS®

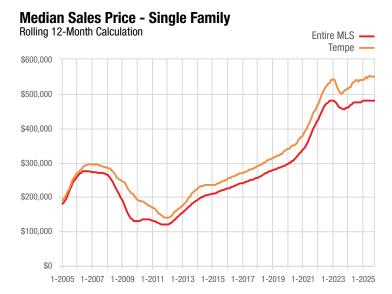


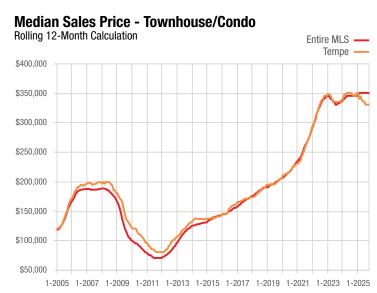
Tempe

Single Family		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	108	91	- 15.7%	974	1,048	+ 7.6%	
Pending Sales	72	52	- 27.8%	730	720	- 1.4%	
Closed Sales	83	76	- 8.4%	703	738	+ 5.0%	
Days on Market Until Sale	43	78	+ 81.4%	51	60	+ 17.6%	
Median Sales Price*	\$559,000	\$534,000	- 4.5%	\$540,000	\$553,228	+ 2.4%	
Average Sales Price*	\$643,136	\$549,360	- 14.6%	\$589,863	\$606,916	+ 2.9%	
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	97.9%	97.7%	- 0.2%	
Inventory of Homes for Sale	202	230	+ 13.9%		_	_	
Months Supply of Inventory	2.9	3.3	+ 13.8%		_	_	

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	49	43	- 12.2%	583	605	+ 3.8%	
Pending Sales	28	17	- 39.3%	408	380	- 6.9%	
Closed Sales	34	35	+ 2.9%	402	397	- 1.2%	
Days on Market Until Sale	61	91	+ 49.2%	47	71	+ 51.1%	
Median Sales Price*	\$370,000	\$340,000	- 8.1%	\$349,000	\$325,000	- 6.9%	
Average Sales Price*	\$417,018	\$387,634	- 7.0%	\$388,676	\$359,613	- 7.5%	
Percent of List Price Received*	98.8%	97.5%	- 1.3%	98.5%	97.3%	- 1.2%	
Inventory of Homes for Sale	145	169	+ 16.6%		_	_	
Months Supply of Inventory	3.7	4.5	+ 21.6%		_	_	

^{*} 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.