

Weekly Market Activity Report

A Research Tool From PHOENIX REALTORS®



PHOENIX
REALTORS®

For Week Ending April 12, 2025

Data current as of April 22, 2025

The national median mortgage payment remained unchanged at \$2,205 in February, and was up 1.0%, or \$21, compared to the same time last year, according to the Mortgage Bankers Association. For conventional loan applicants, the national median mortgage payment held steady at \$2,226, while the national median mortgage payment for FHA loan applicants dipped to \$1,907, down from \$1,934 the previous month.

SINGLE FAMILY

For the week ending April 12:

- New Listings increased 12.0% to 2,032
- Pending Sales decreased 37.2% to 866
- Inventory increased 49.1% to 21,891

For the month of March:

- Median Sales Price increased 2.7% to \$492,000
- Days on Market increased 12.3% to 73
- Percent of List Price Received decreased 0.2% to 98.3%
- Months Supply increased 41.9% to 4.4

TOWNHOUSE/CONDO

For the week ending April 12:

- New Listings decreased 26.0% to 214
- Pending Sales decreased 66.2% to 77
- Inventory decreased 2.4% to 2,564

For the month of March:

- Median Sales Price increased 10.5% to \$390,000
- Days on Market increased 28.3% to 77
- Percent of List Price Received decreased 0.6% to 97.5%
- Months Supply increased 9.4% to 3.5

Quick Facts

+ 12.0%	- 26.0%	- 37.2%	- 66.2%	+ 49.1%	- 2.4%
Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

This research report consists of residential real estate activity composed of single-family properties, townhouses and condominiums in the Phoenix REALTORS® service area. Percent changes are calculated using rounded figures.

Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

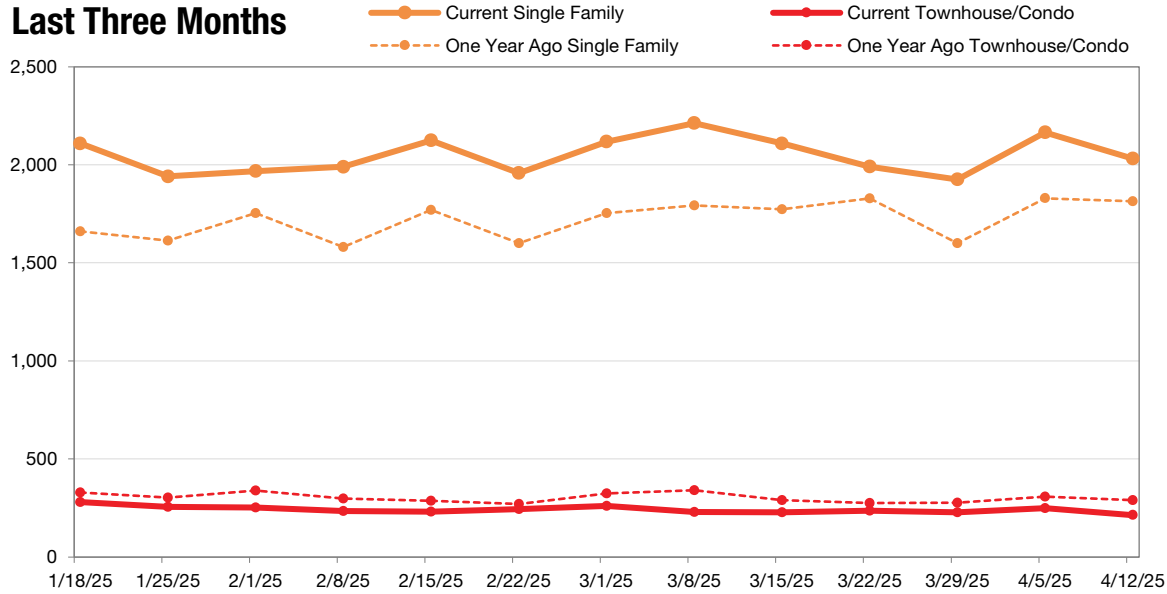
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New Listings

A count of the properties that have been newly listed on the market in a given week.

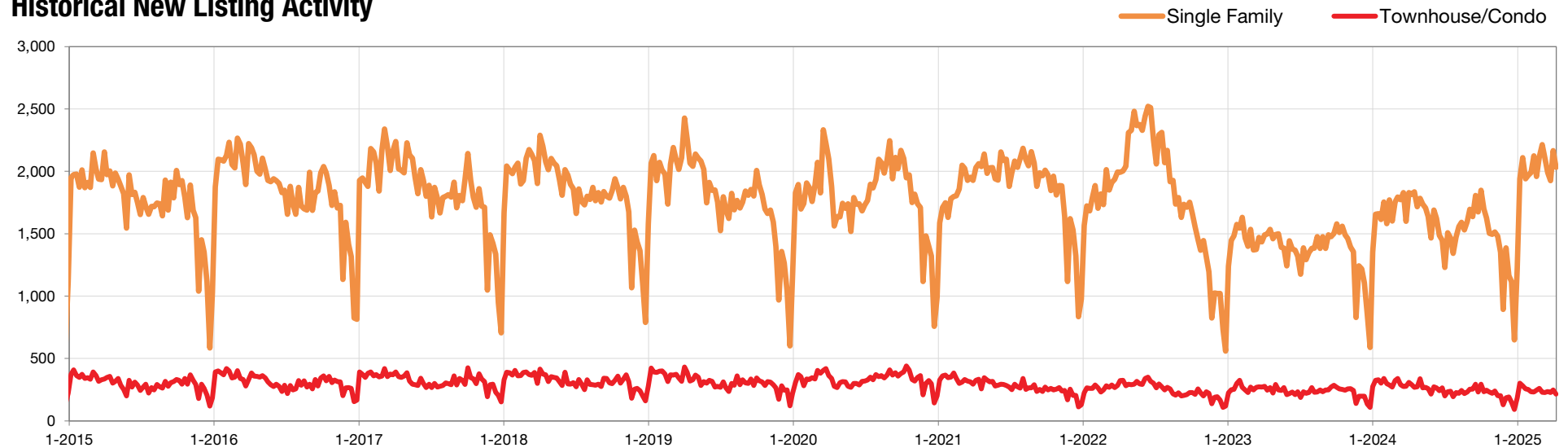


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/18/2025	2,109	+ 27.0%	280	- 14.6%
1/25/2025	1,941	+ 20.3%	255	- 15.6%
2/1/2025	1,968	+ 12.2%	252	- 25.4%
2/8/2025	1,990	+ 25.9%	233	- 21.8%
2/15/2025	2,125	+ 20.1%	231	- 19.2%
2/22/2025	1,958	+ 22.3%	244	- 9.6%
3/1/2025	2,118	+ 20.8%	260	- 19.5%
3/8/2025	2,213	+ 23.4%	229	- 32.6%
3/15/2025	2,109	+ 19.0%	227	- 21.5%
3/22/2025	1,991	+ 8.9%	235	- 14.2%
3/29/2025	1,926	+ 20.4%	227	- 17.8%
4/5/2025	2,166	+ 18.4%	248	- 19.2%
4/12/2025	2,032	+ 12.0%	214	- 26.0%
3-Month Avg.	2,050	+ 19.1%	241	- 20.0%

Historical New Listing Activity

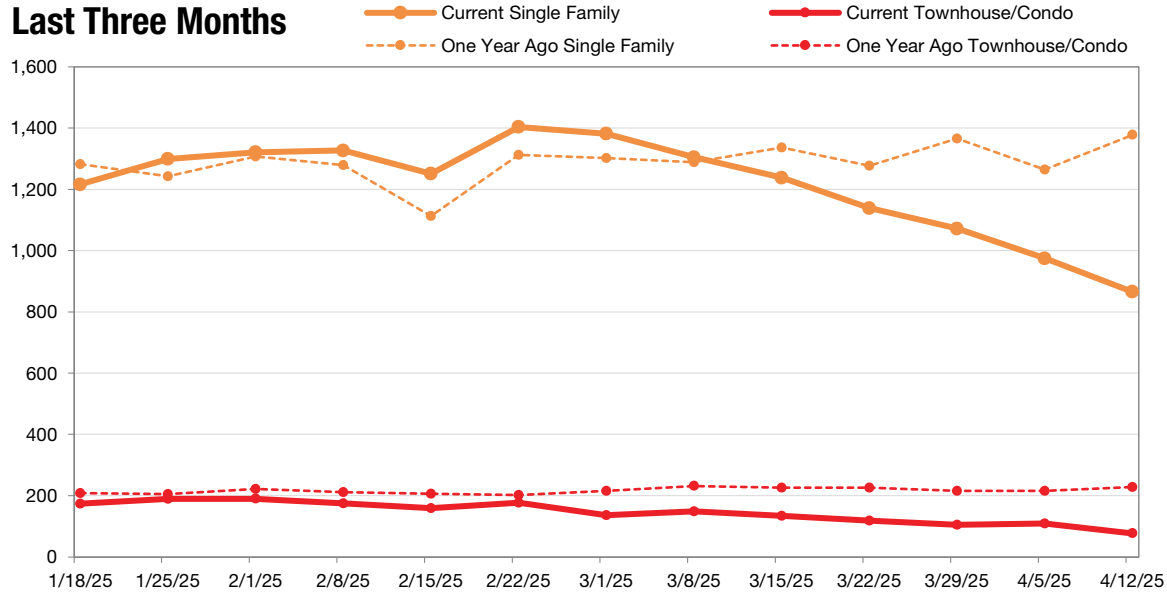


Pending Sales

A count of the properties in either a contingent or pending status in a given week.

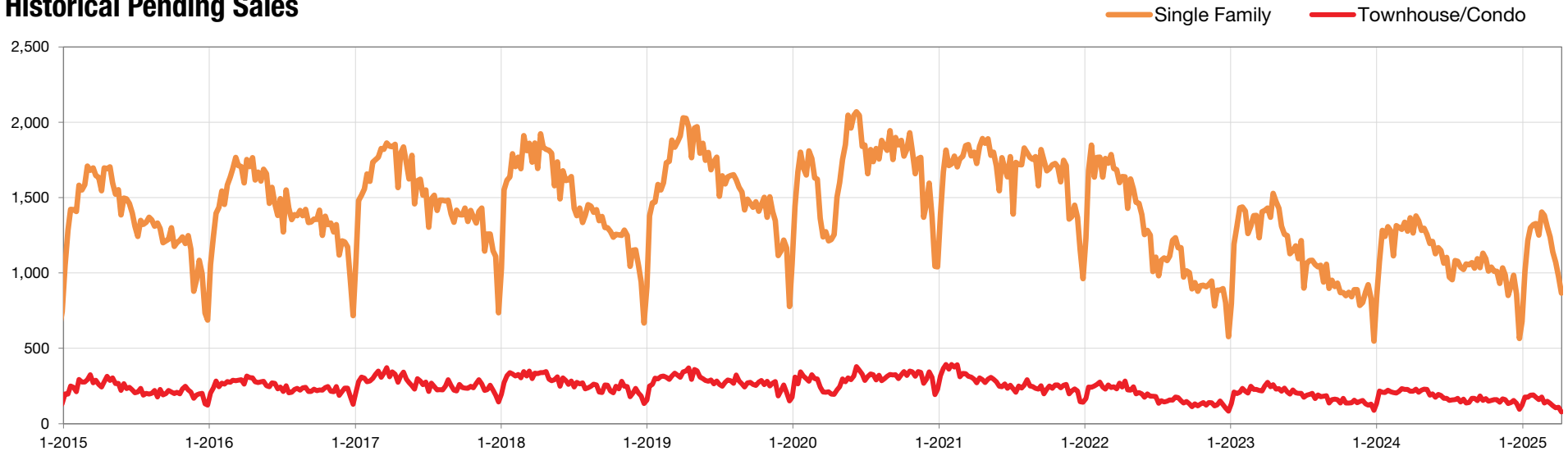


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/18/2025	1,216	- 5.1%	174	- 16.3%
1/25/2025	1,299	+ 4.5%	189	- 7.8%
2/1/2025	1,321	+ 1.1%	190	- 14.4%
2/8/2025	1,327	+ 3.8%	175	- 17.1%
2/15/2025	1,251	+ 12.4%	159	- 22.8%
2/22/2025	1,404	+ 6.9%	177	- 12.4%
3/1/2025	1,382	+ 6.1%	136	- 36.7%
3/8/2025	1,305	+ 1.2%	148	- 36.2%
3/15/2025	1,238	- 7.4%	134	- 40.7%
3/22/2025	1,139	- 10.8%	118	- 47.8%
3/29/2025	1,072	- 21.5%	105	- 51.2%
4/5/2025	975	- 22.9%	109	- 49.3%
4/12/2025	866	- 37.2%	77	- 66.2%
3-Month Avg.	1,215	- 5.7%	145	- 32.7%

Historical Pending Sales

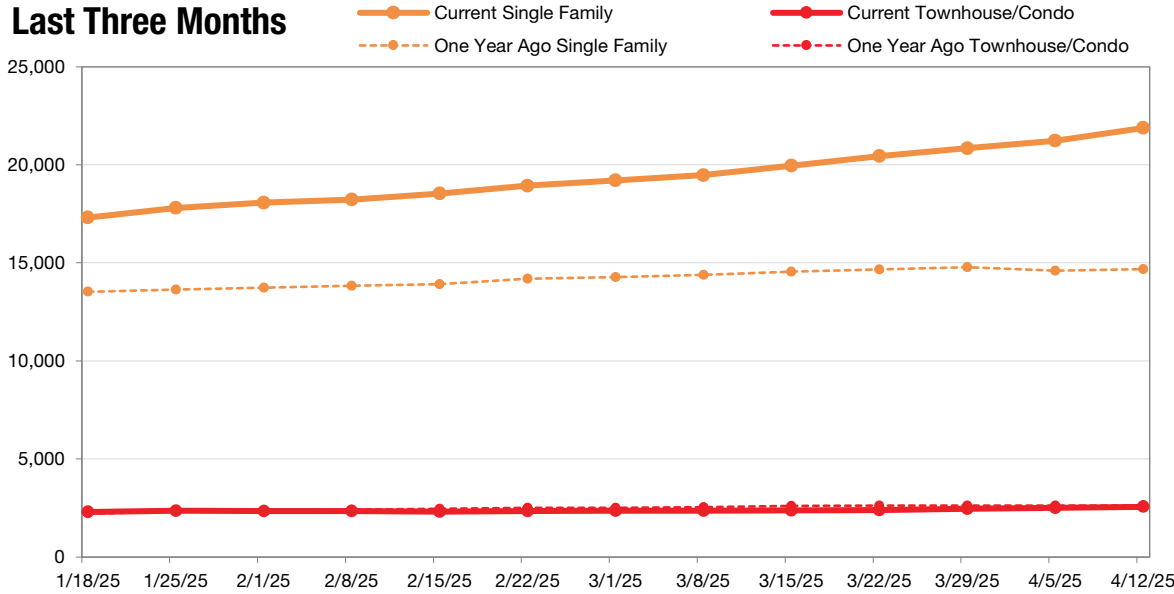


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

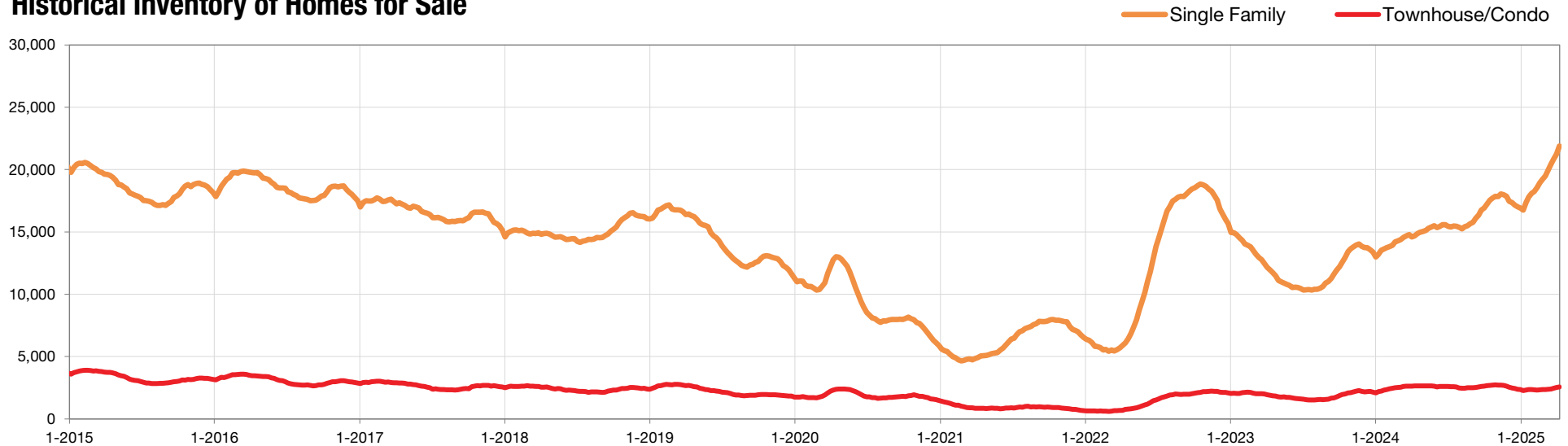


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/18/2025	17,317	+ 28.0%	2,297	+ 3.5%
1/25/2025	17,799	+ 30.6%	2,349	+ 1.8%
2/1/2025	18,076	+ 31.6%	2,342	- 0.4%
2/8/2025	18,225	+ 31.8%	2,329	- 3.0%
2/15/2025	18,539	+ 33.2%	2,308	- 6.0%
2/22/2025	18,941	+ 33.4%	2,332	- 6.5%
3/1/2025	19,204	+ 34.6%	2,346	- 6.4%
3/8/2025	19,475	+ 35.4%	2,350	- 7.3%
3/15/2025	19,961	+ 37.2%	2,368	- 8.8%
3/22/2025	20,446	+ 39.4%	2,391	- 8.7%
3/29/2025	20,845	+ 41.0%	2,457	- 6.0%
4/5/2025	21,230	+ 45.4%	2,504	- 4.2%
4/12/2025	21,891	+ 49.1%	2,564	- 2.4%
3-Month Avg.	19,381	+ 36.4%	2,380	- 4.3%

Historical Inventory of Homes for Sale

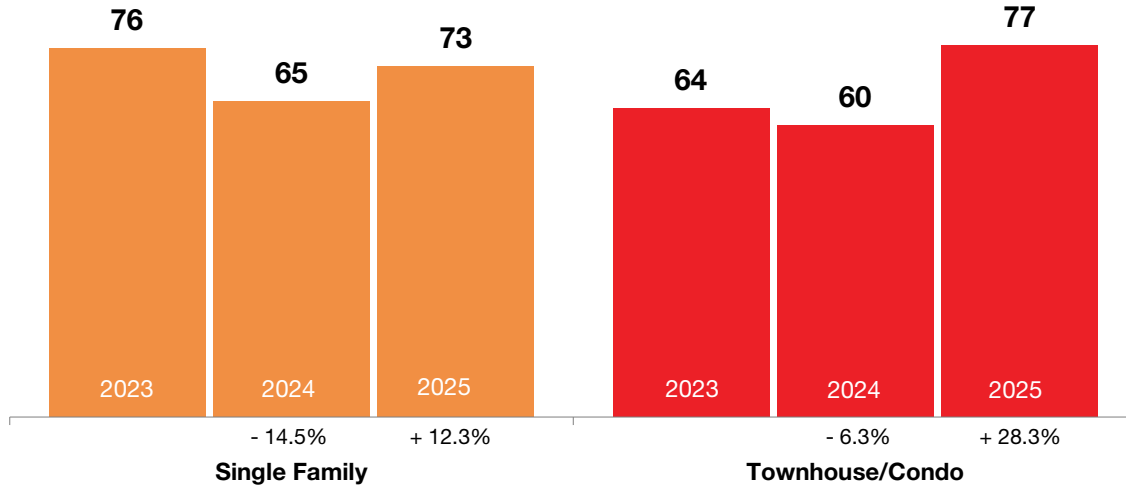


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

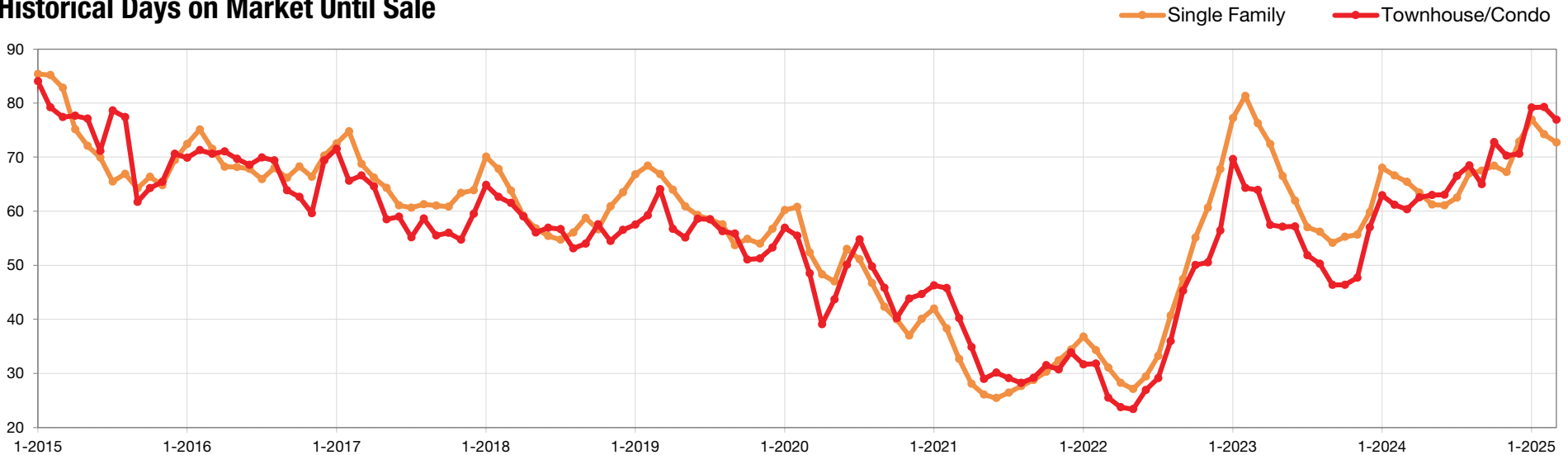


March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2024	63	-12.5%	63	+10.5%
May-2024	61	-7.6%	63	+10.5%
Jun-2024	61	-1.6%	63	+10.5%
Jul-2024	62	+8.8%	67	+28.8%
Aug-2024	67	+19.6%	68	+36.0%
Sep-2024	67	+24.1%	65	+41.3%
Oct-2024	68	+23.6%	73	+58.7%
Nov-2024	67	+21.7%	70	+45.8%
Dec-2024	73	+21.7%	71	+24.6%
Jan-2025	77	+13.2%	79	+25.4%
Feb-2025	74	+10.4%	79	+29.5%
Mar-2025	73	+12.3%	77	+28.3%
Average	68	+9.0%	69	+26.2%

Historical Days on Market Until Sale

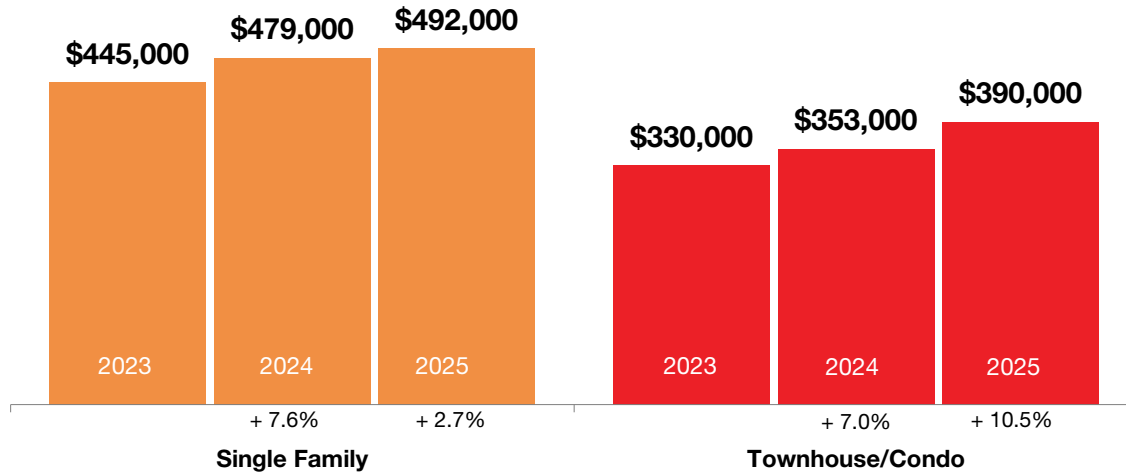


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

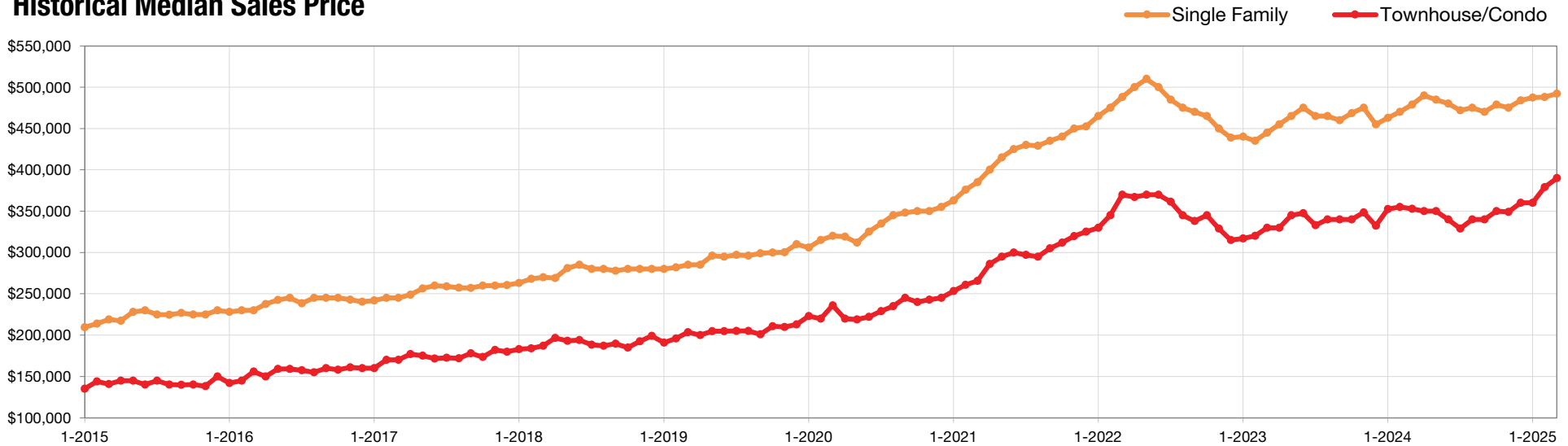


March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2024	\$490,000	+ 7.7%	\$350,000	+ 6.1%
May-2024	\$485,000	+ 4.3%	\$350,000	+ 1.4%
Jun-2024	\$480,105	+ 1.1%	\$340,000	- 2.1%
Jul-2024	\$472,100	+ 1.5%	\$329,000	- 1.2%
Aug-2024	\$474,990	+ 2.1%	\$340,000	0.0%
Sep-2024	\$470,000	+ 2.2%	\$340,000	0.0%
Oct-2024	\$478,813	+ 2.2%	\$350,000	+ 2.9%
Nov-2024	\$475,000	+ 5.3%	\$349,000	+ 0.1%
Dec-2024	\$484,000	+ 6.4%	\$360,000	+ 8.4%
Jan-2025	\$487,500	+ 5.3%	\$360,000	+ 2.1%
Feb-2025	\$487,990	+ 3.8%	\$379,000	+ 6.8%
Mar-2025	\$492,000	+ 2.7%	\$390,000	+ 10.5%
Median	\$480,000	+ 3.2%	\$350,000	+ 2.3%

Historical Median Sales Price

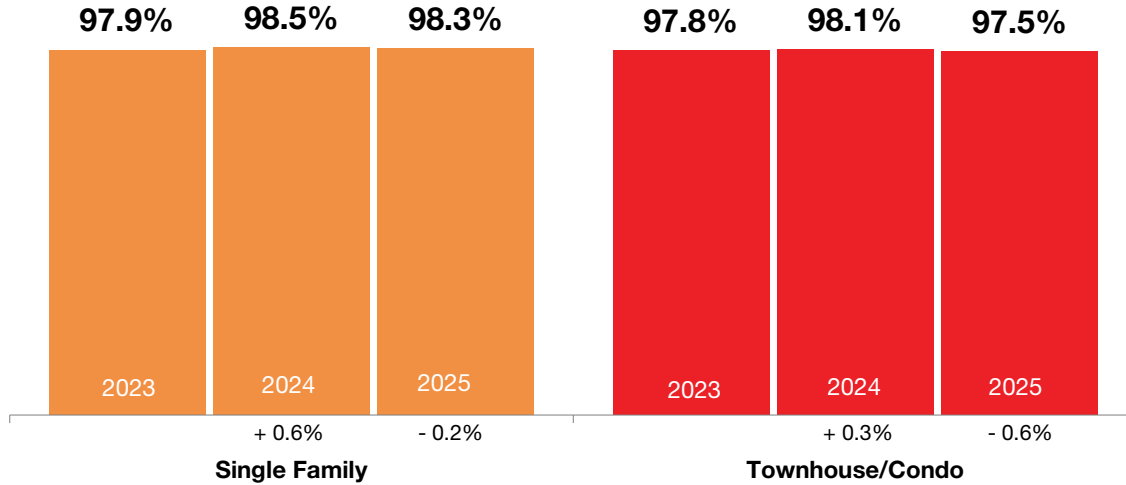


Percent of List Price Received



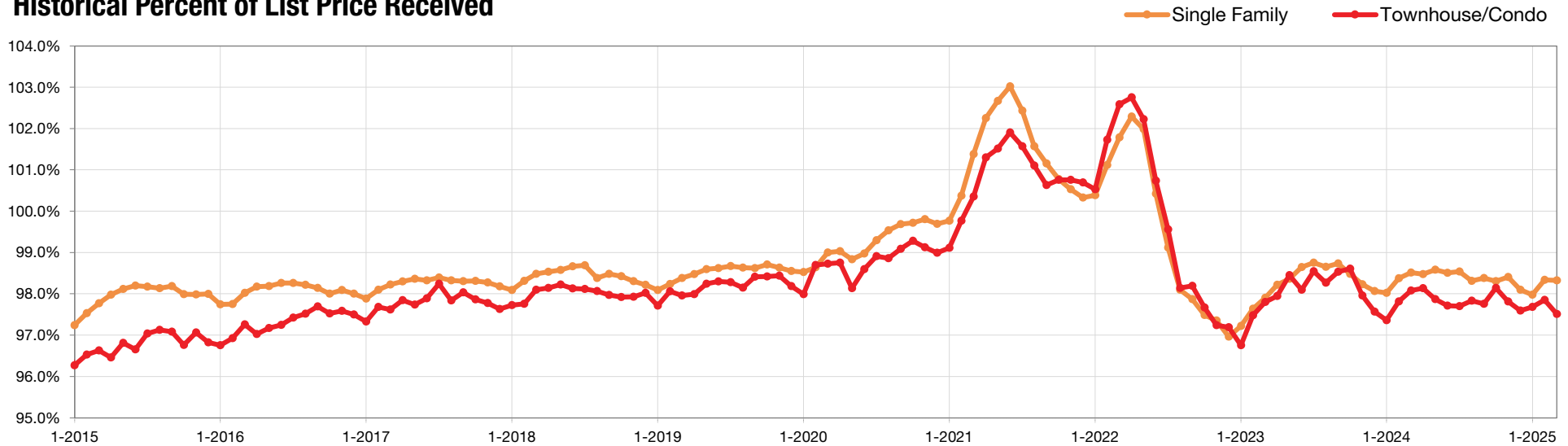
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2024	98.5%	+ 0.3%	98.1%	+ 0.2%
May-2024	98.6%	+ 0.2%	97.9%	- 0.5%
Jun-2024	98.5%	- 0.1%	97.7%	- 0.4%
Jul-2024	98.5%	- 0.3%	97.8%	- 0.8%
Aug-2024	98.3%	- 0.3%	97.8%	- 0.5%
Sep-2024	98.4%	- 0.3%	97.8%	- 0.7%
Oct-2024	98.3%	- 0.2%	98.1%	- 0.5%
Nov-2024	98.4%	+ 0.2%	97.8%	- 0.2%
Dec-2024	98.1%	- 0.1%	97.6%	0.0%
Jan-2025	98.0%	0.0%	97.7%	+ 0.3%
Feb-2025	98.3%	- 0.1%	97.9%	+ 0.1%
Mar-2025	98.3%	- 0.2%	97.5%	- 0.6%
Average	98.4%	- 0.1%	97.8%	- 0.3%

Historical Percent of List Price Received

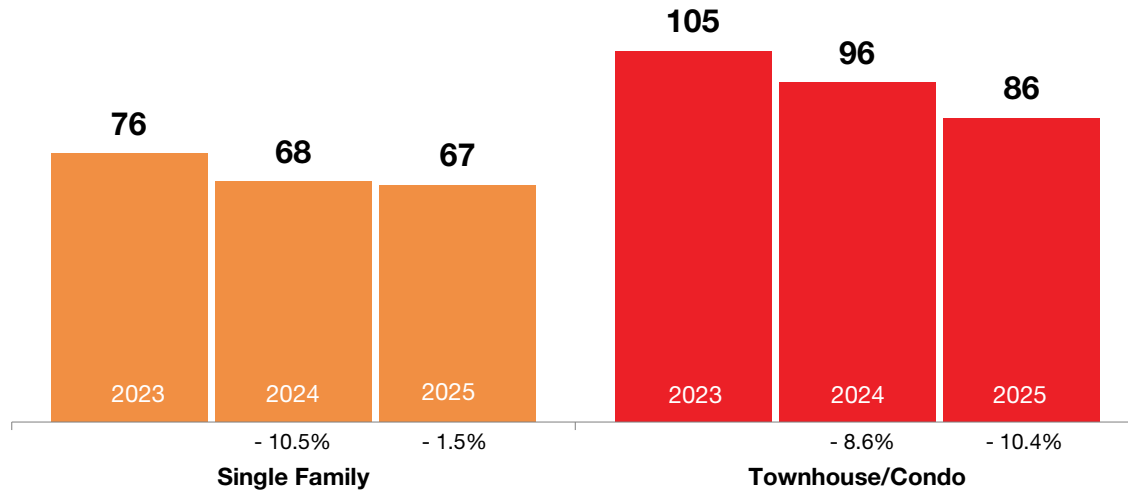


Housing Affordability Index



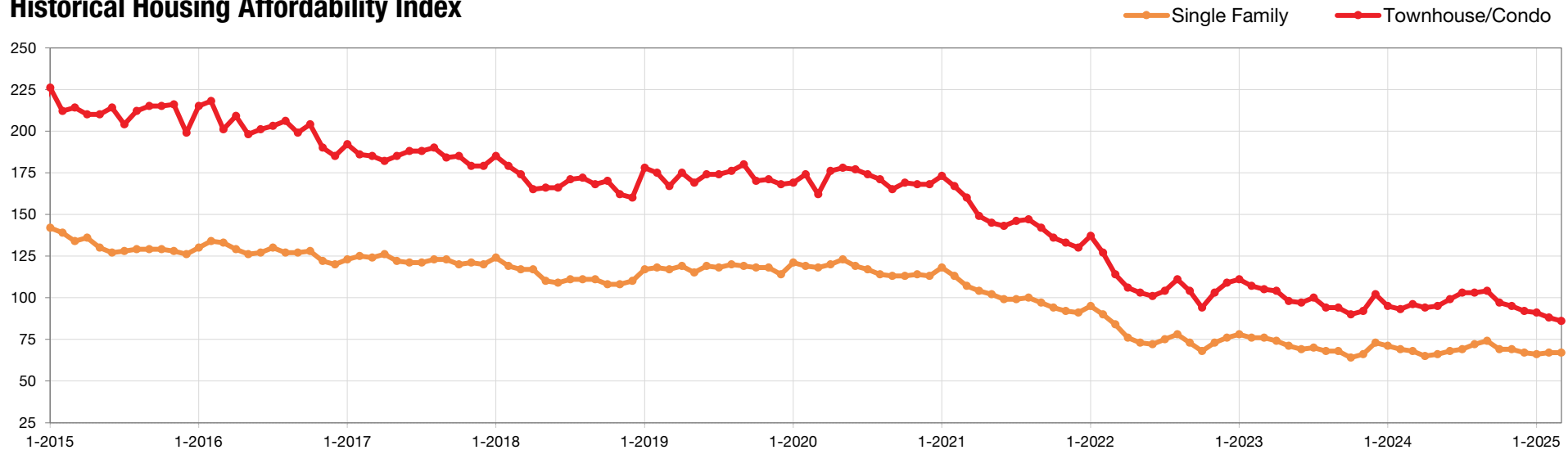
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2024	65	- 12.2%	94	- 9.6%
May-2024	66	- 7.0%	95	- 3.1%
Jun-2024	68	- 1.4%	99	+ 2.1%
Jul-2024	69	- 1.4%	103	+ 3.0%
Aug-2024	72	+ 5.9%	103	+ 9.6%
Sep-2024	74	+ 8.8%	104	+ 10.6%
Oct-2024	69	+ 7.8%	97	+ 7.8%
Nov-2024	69	+ 4.5%	95	+ 3.3%
Dec-2024	67	- 8.2%	92	- 9.8%
Jan-2025	66	- 1.5%	91	- 4.2%
Feb-2025	67	- 2.9%	88	- 5.4%
Mar-2025	67	- 1.5%	86	- 10.4%
Average	68	- 0.8%	96	- 0.5%

Historical Housing Affordability Index

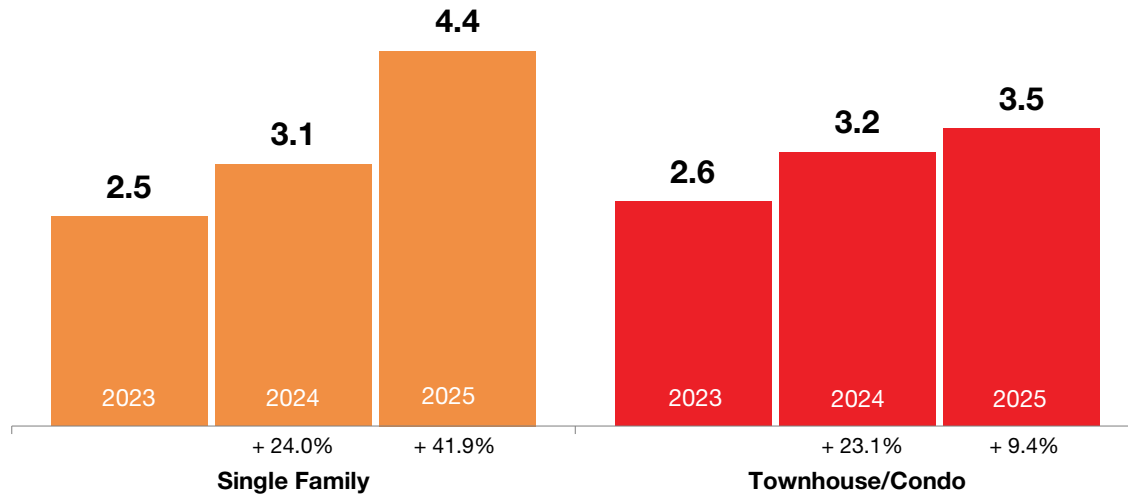


Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

March



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Apr-2024	3.2	+ 39.1%	3.3	+ 43.5%
May-2024	3.3	+ 50.0%	3.3	+ 50.0%
Jun-2024	3.3	+ 57.1%	3.3	+ 57.1%
Jul-2024	3.3	+ 57.1%	3.2	+ 68.4%
Aug-2024	3.4	+ 47.8%	3.3	+ 65.0%
Sep-2024	3.6	+ 44.0%	3.4	+ 47.8%
Oct-2024	3.8	+ 35.7%	3.5	+ 34.6%
Nov-2024	3.7	+ 27.6%	3.4	+ 25.9%
Dec-2024	3.5	+ 29.6%	3.0	+ 15.4%
Jan-2025	3.8	+ 31.0%	3.1	+ 6.9%
Feb-2025	4.1	+ 36.7%	3.2	+ 3.2%
Mar-2025	4.4	+ 41.9%	3.5	+ 9.4%
Average	3.6	+ 40.4%	3.3	+ 31.3%

Historical Months Supply of Inventory

