

Market Report

85003, AZ

December 2025



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**85003, AZ | Single Family**

Change since December 2025

125.00% ↑

New Listings

60.00% ↑

Sold Listings

19.05% ↑

Average Days on Market

2.65% ↑Average List Price
(of Sold Listings)**1.59% ↑**

Average Sales Price

-6.84% ↓Median List Price
(of Sold Listings)**-6.16% ↓**

Median Sales Price



Market Summary

This table represents a comparison of data from the previous month to the same month of the previous year. It also compares the year-to-date totals from the current year to the previous year. (Compared data includes: new listings, sold listings, median* listing price, median selling price, median days on market, list/sell price ratio, average* listing price, average selling price and average days on market.

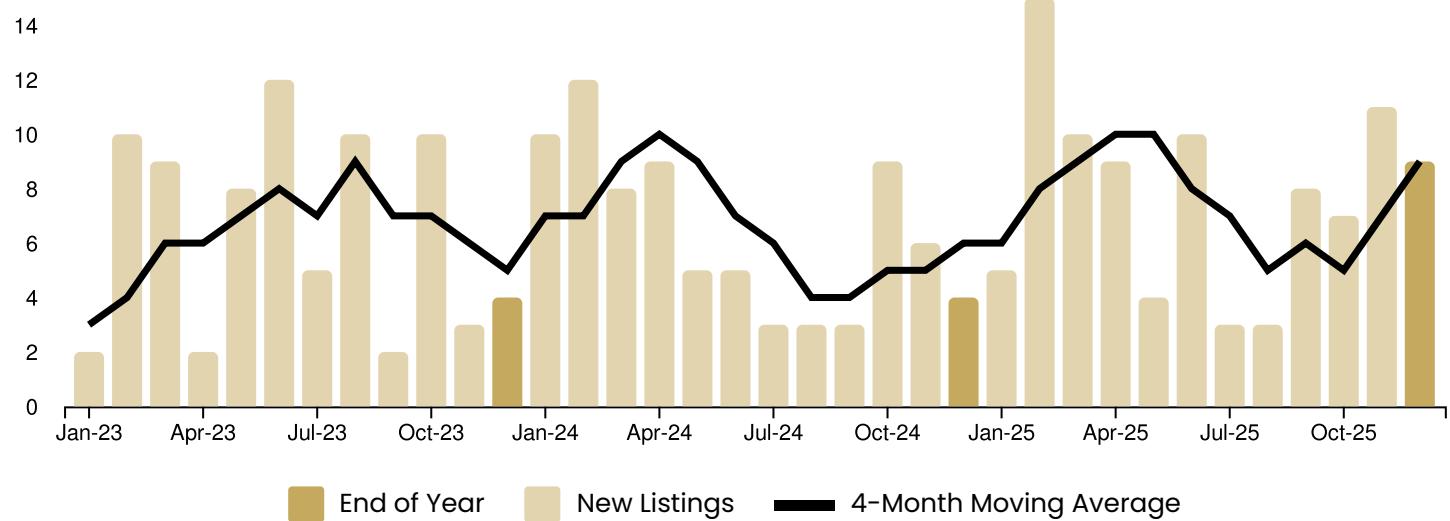
	Last Month		Year to Date (YTD)			
	December 2024	December 2025	% change	YTD 2024	YTD 2025	% change
New Listings	4	9	125.00% ↑	77	94	22.08% ↑
Sold Listings	5	8	60.00% ↑	55	56	1.82% ↑
Median List Price (Solds)	\$899,000	\$837,499	-6.84% ↓	\$825,000	\$850,000	3.03% ↑
Median Sold Price	\$885,000	\$830,500	-6.16% ↓	\$800,000	\$846,000	5.75% ↑
Median Days on Market	43	28	-34.88% ↓	65	58	-10.77% ↓
Average List Price (Solds)	\$795,799	\$816,874	2.65% ↑	\$835,749	\$934,650	11.83% ↑
Average Sold Price	\$802,000	\$814,749	1.59% ↑	\$820,567	\$913,741	11.35% ↑
Average Days on Market	42	50	19.05% ↑	78	75	-3.85% ↓
List/Sold Price Ratio	101.2%	99.6%	-1.58% ↓	98.1%	97.6%	-0.51% ↓



New Properties

Number of new properties listed for sale during the month

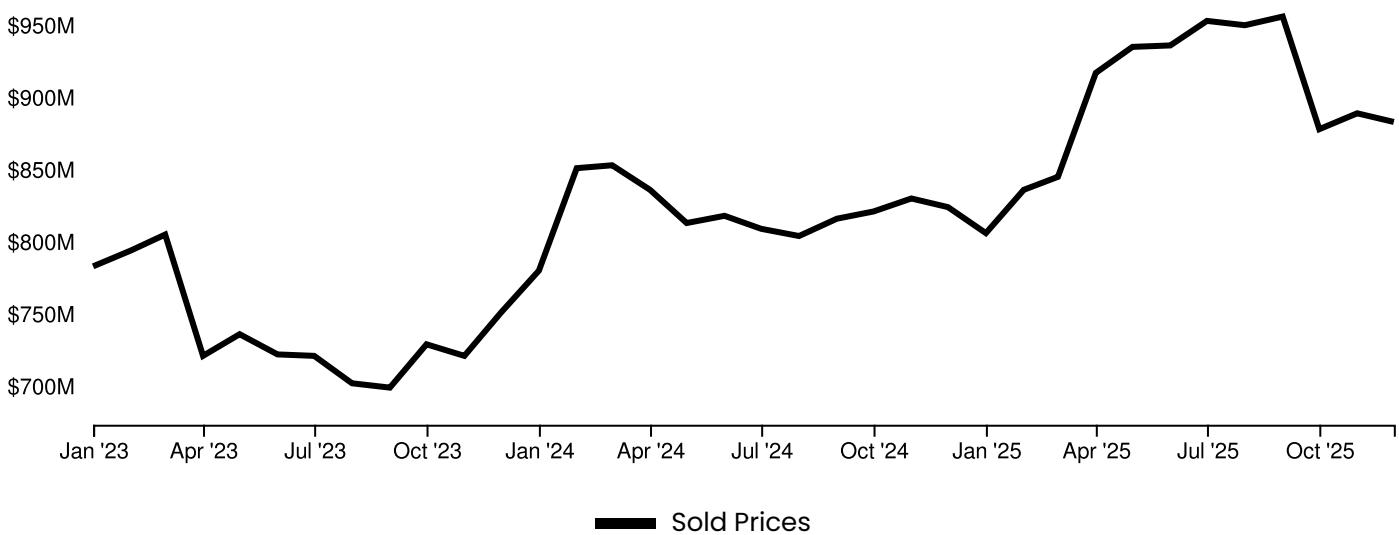
Units



Average Sales Price

Average price for sold properties (6-Month Moving Average)

Average Price

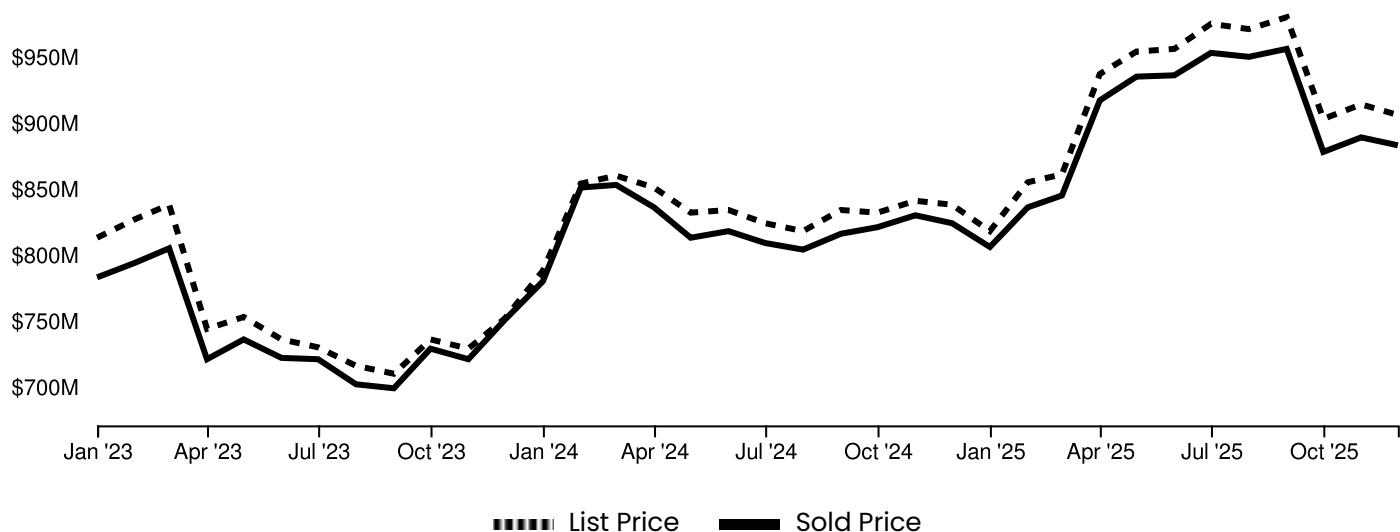




Average Sales/List Price

Average list price compared to average sold price of properties sold each month (6-Month Moving Average)

Average Price



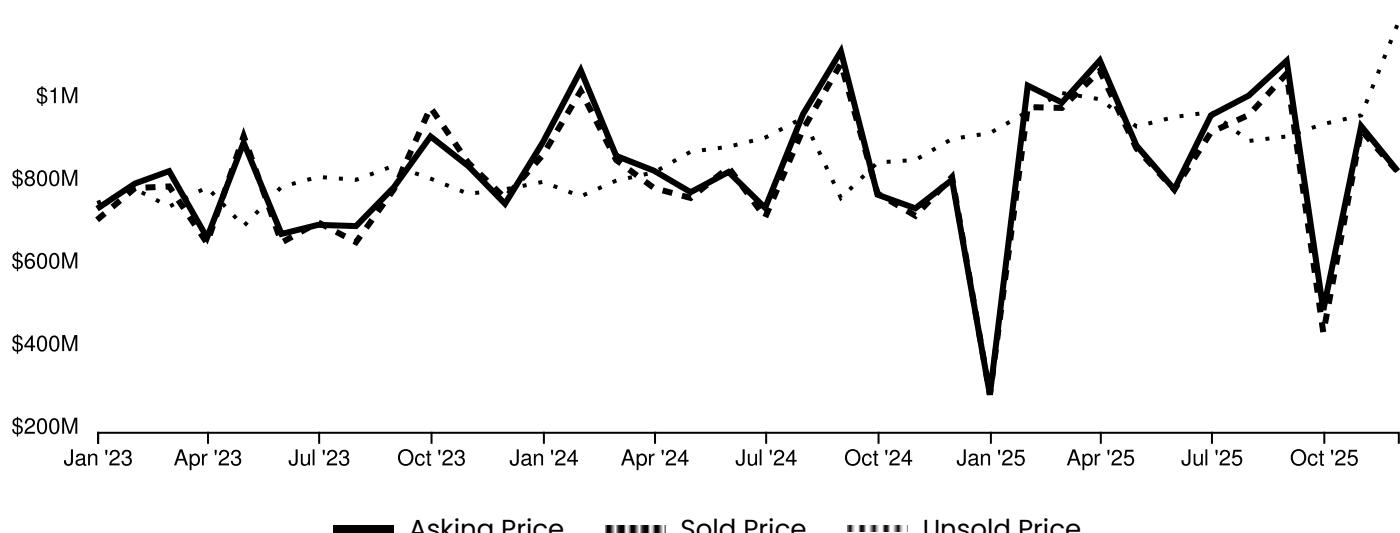
Average Asking/Sold/Unsold Price

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

Unsold Price | the average active list price

Average Price

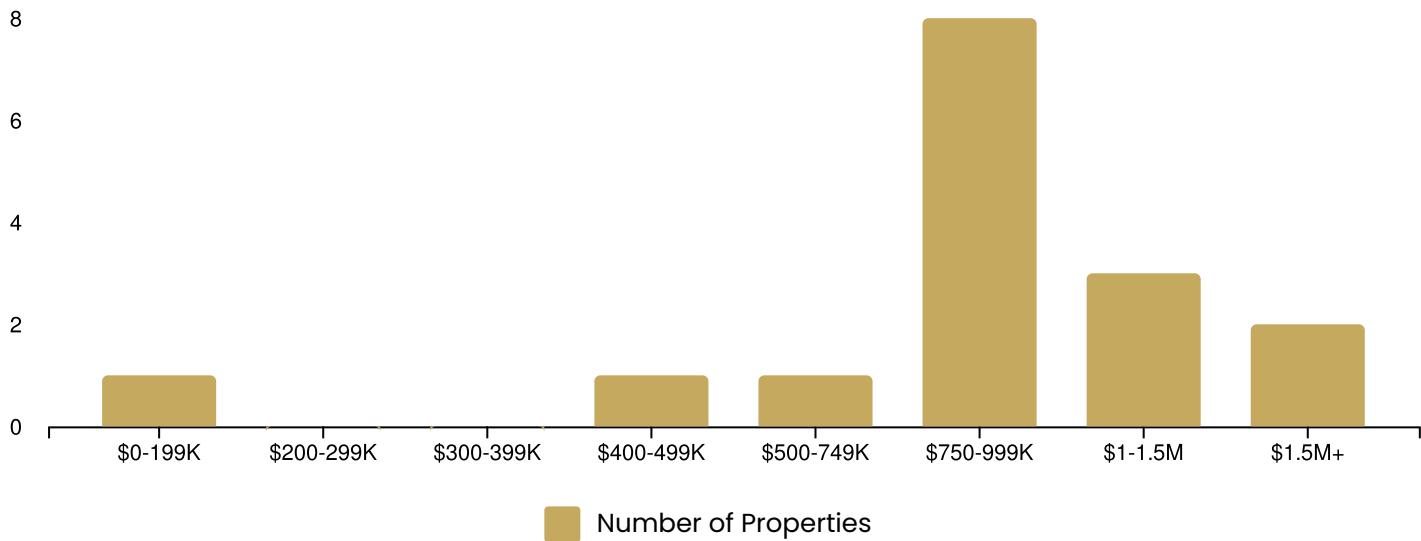




Properties for Sale

Number of properties currently listed for sale by price range

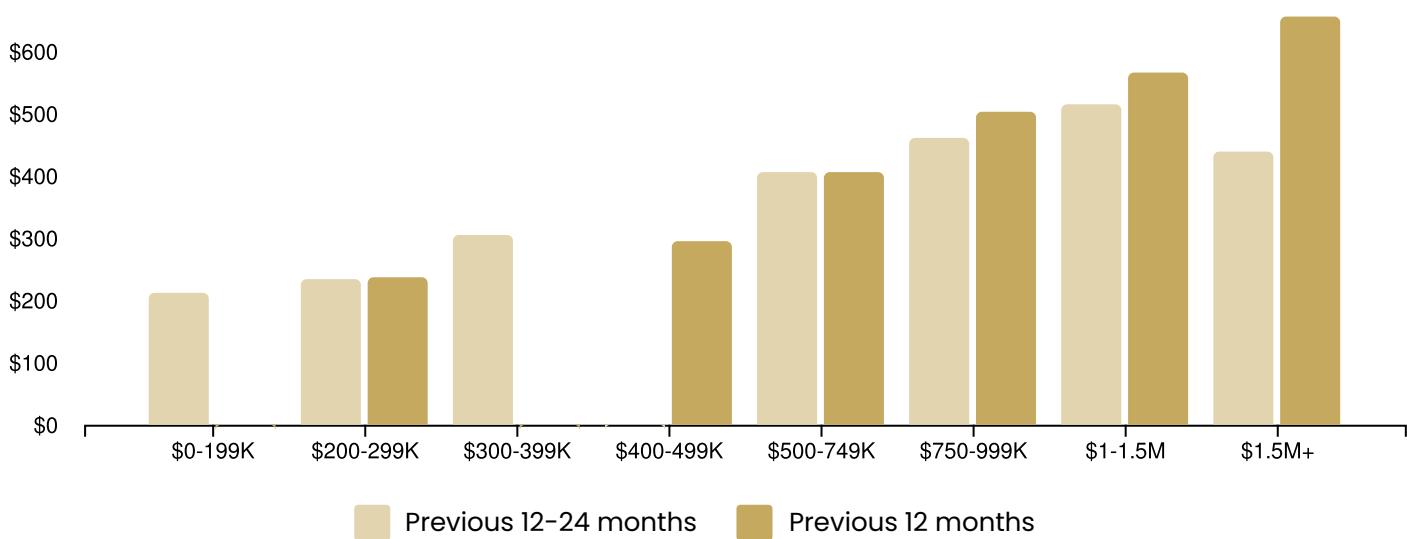
Units



Average Sales Price Per SQFT

Average Sales Price per SqFt for previous two years

Price per sqft

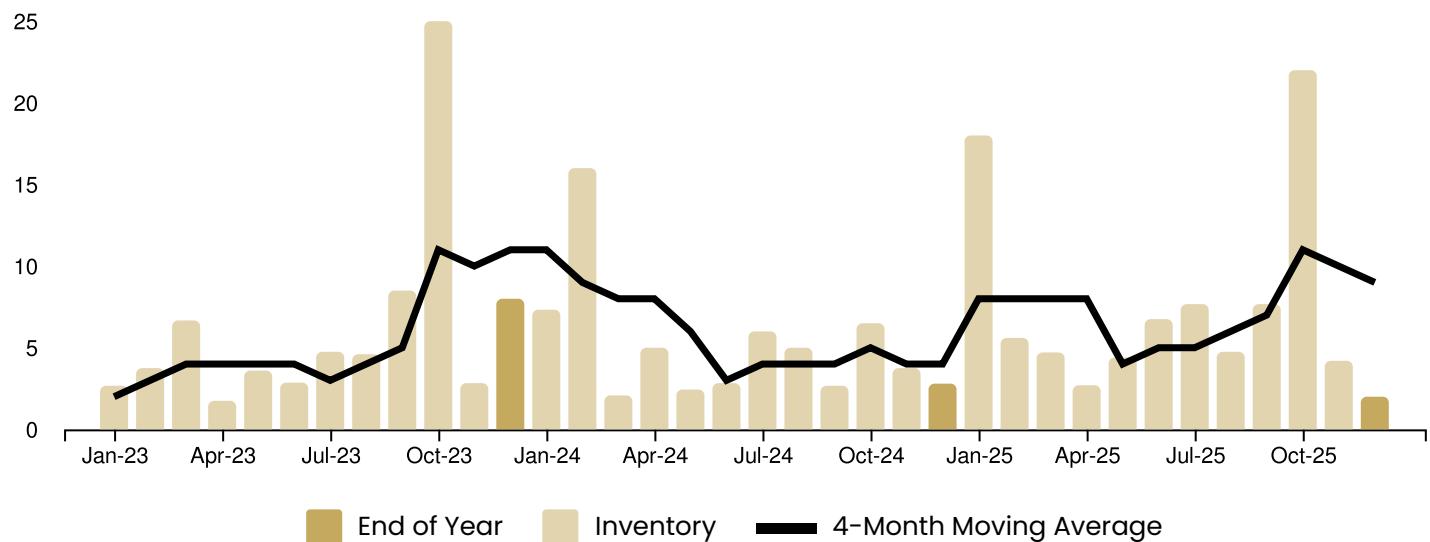




Month Supply of Inventory

Properties for sale divided by number of properties sold

Months

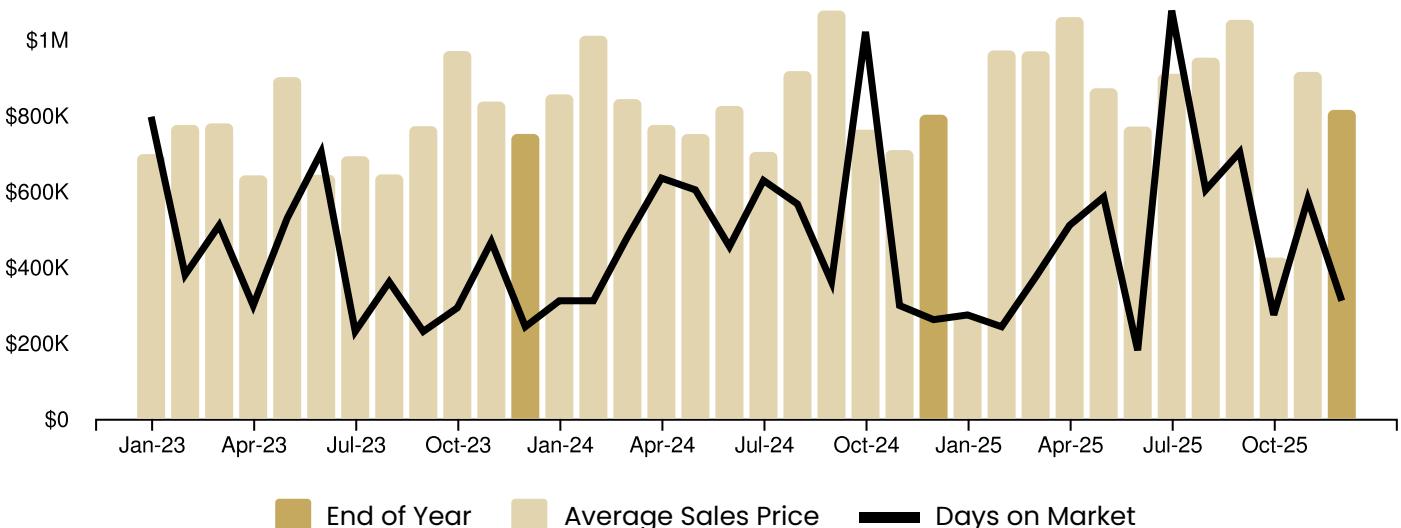


Average Sales Price vs. Average Days on Market

Average Sales Price | Average sales price for all properties sold.

Average Days on Market | Average days on market for all properties sold.

Price





Properties for Sale vs. Months' Supply of Inventory

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

Units

25

20

15

10

5

0

8

6

4

2

0

Jan-23 Apr-23 Jul-23 Oct-23 Jan-24 Apr-24 Jul-24 Oct-24 Jan-25 Apr-25 Jul-25 Oct-25

■ End of Year ■ Below 5 months — Unit Listed ······ Unit Sold