



MARKET REPORT

85003, AZ

DECEMBER 2025 | SINGLE FAMILY

As of 01/21/2026

Garrett,

Welcome to your latest Market Report, with up-to-date real estate data for a specific market area.

The Market Report offers insight into residential real estate sales activity and regional trends.

The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.



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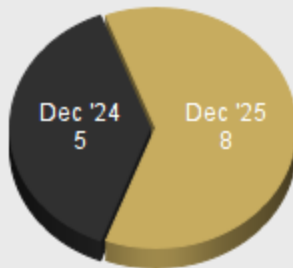
85003, AZ | December 2025

REAL ESTATE SNAPSHOT

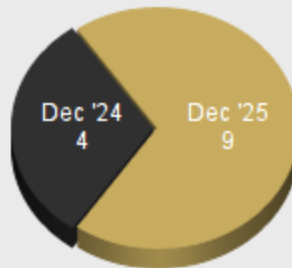
Change since this time last year

Single Family

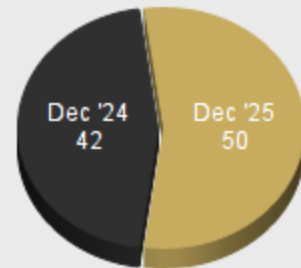
NUMBER OF SALES
60.00% ↑



NEW LISTINGS
↑



AVERAGE DOM
19.05% ↑



-6.16% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

1.59% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

-6.84% ↓

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

2.65% ↑

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

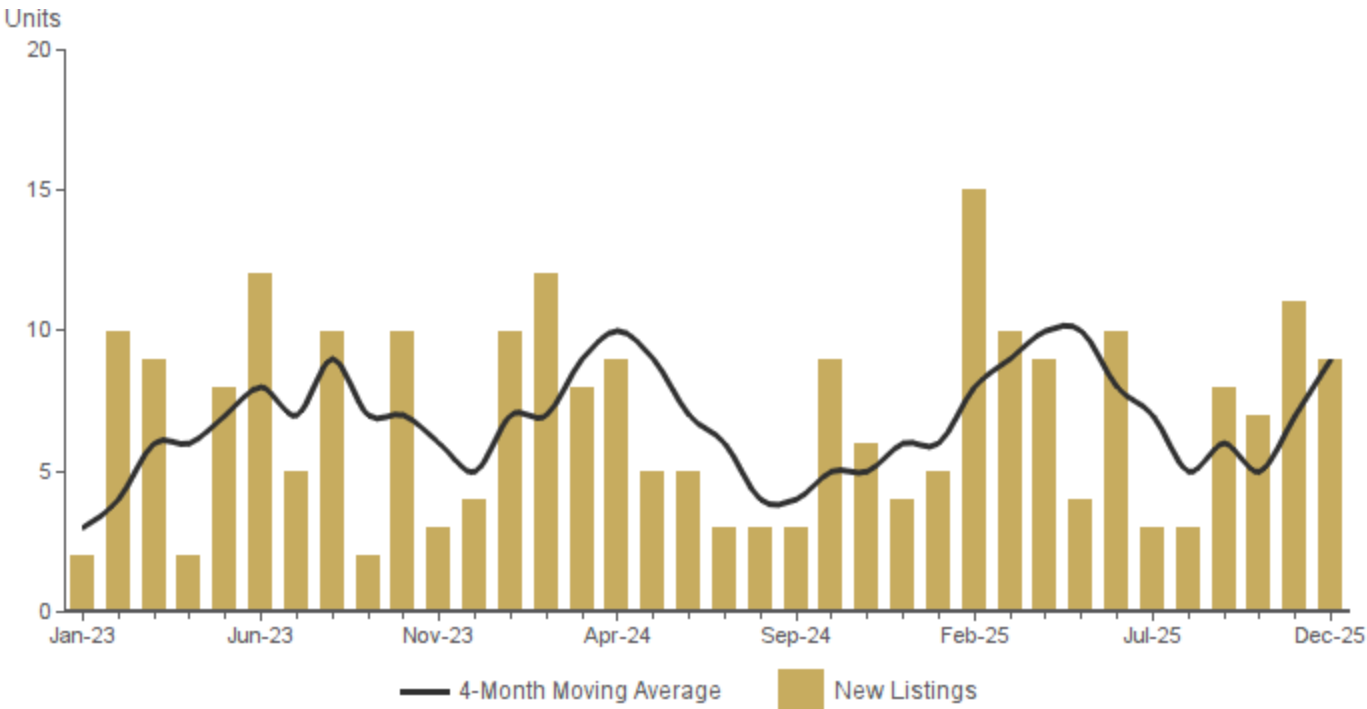
■ Dec '24 ■ Dec '25

MARKET SUMMARY
DECEMBER 2025 | SINGLE FAMILY

Market Summary	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	9	4	125% ▲	94	77	22.08% ▲
Sold Listings	8	5	60% ▲	56	55	1.82% ▲
Median List Price (Solds)	\$837,499	\$899,000	-6.84% ▼	\$850,000	\$825,000	3.03% ▲
Median Sold Price	\$830,500	\$885,000	-6.16% ▼	\$846,000	\$800,000	5.75% ▲
Median Days on Market	28	43	-34.88% ▼	58	65	-10.77% ▼
Average List Price (Solds)	\$816,874	\$795,799	2.65% ▲	\$934,650	\$835,749	11.83% ▲
Average Sold Price	\$814,749	\$802,000	1.59% ▲	\$913,741	\$820,567	11.35% ▲
Average Days on Market	50	42	19.05% ▲	75	78	-3.85% ▼
List/Sold Price Ratio	99.6%	101.2%	-1.55% ▼	97.6%	98.1%	-0.42% ▼

NEW PROPERTIES
DECEMBER 2025 | SINGLE FAMILY

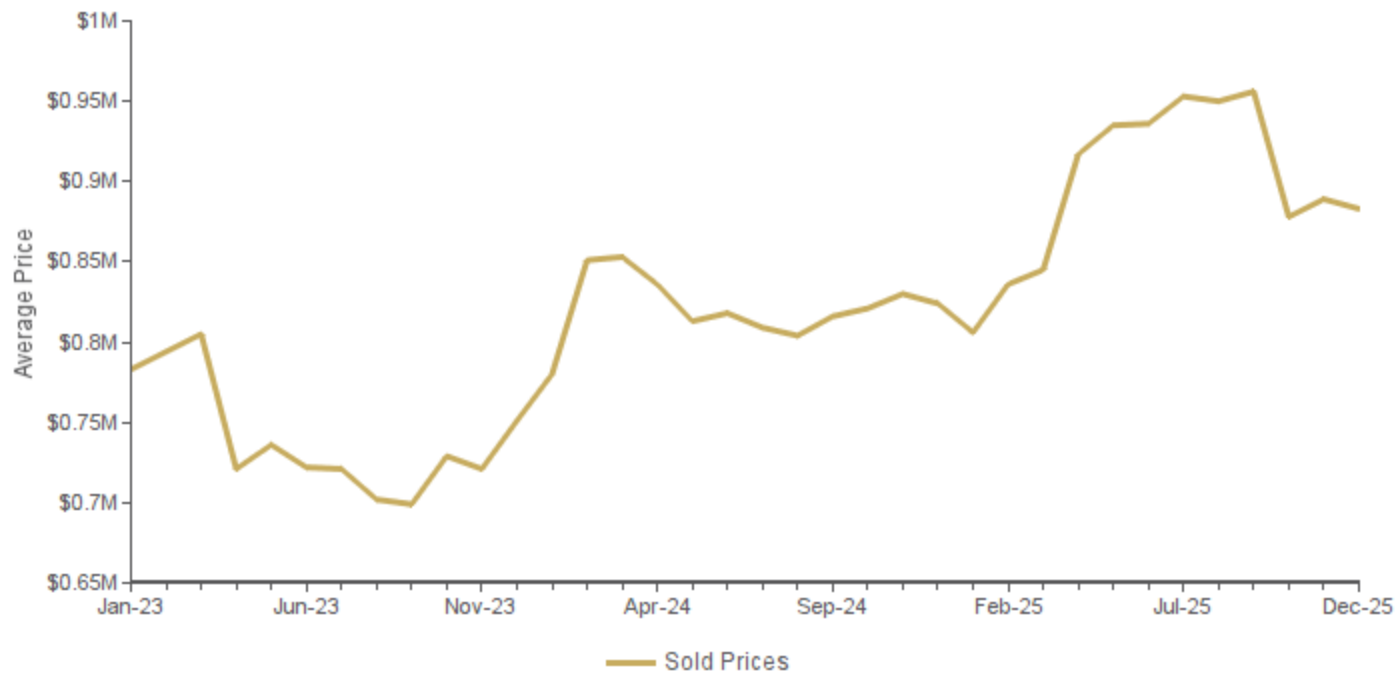
Number of new properties listed for sale during the month



AVERAGE SALES PRICE

DECEMBER 2025 | SINGLE FAMILY

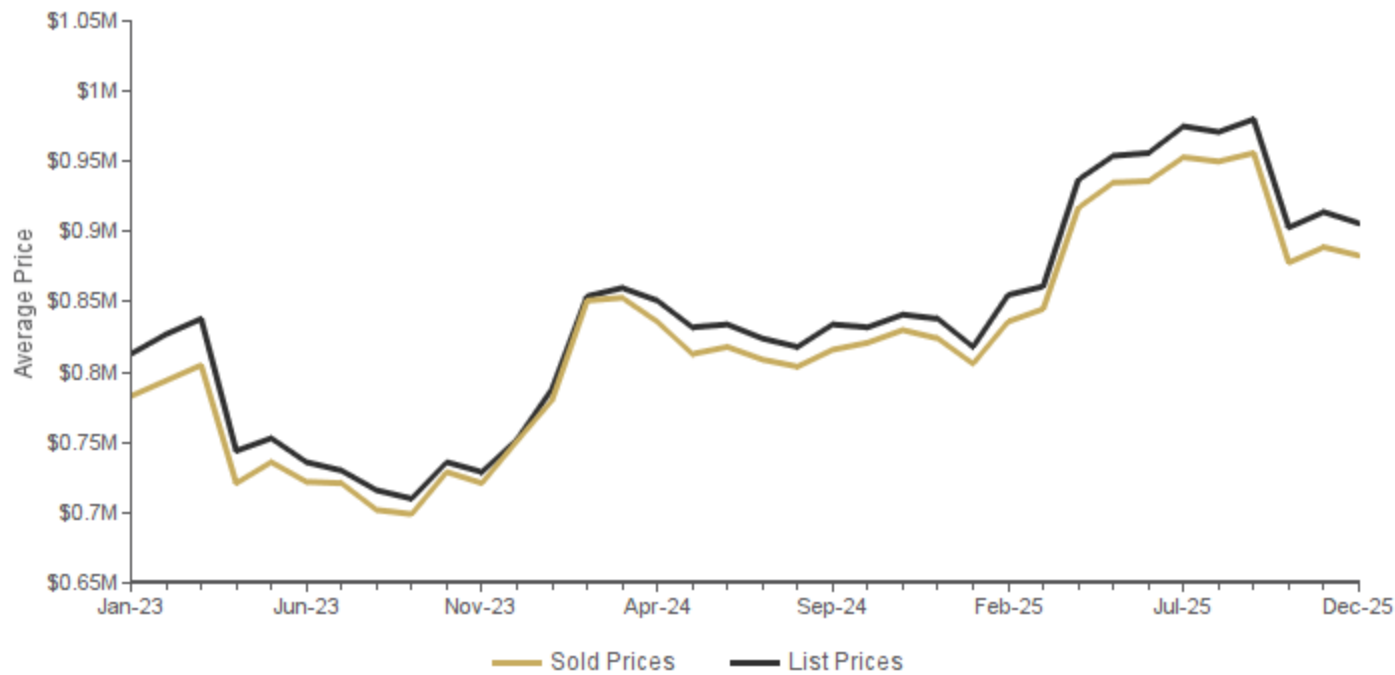
Average price for sold properties (6-Month Moving Average)



AVERAGE SALES/LIST PRICE

DECEMBER 2025 | SINGLE FAMILY

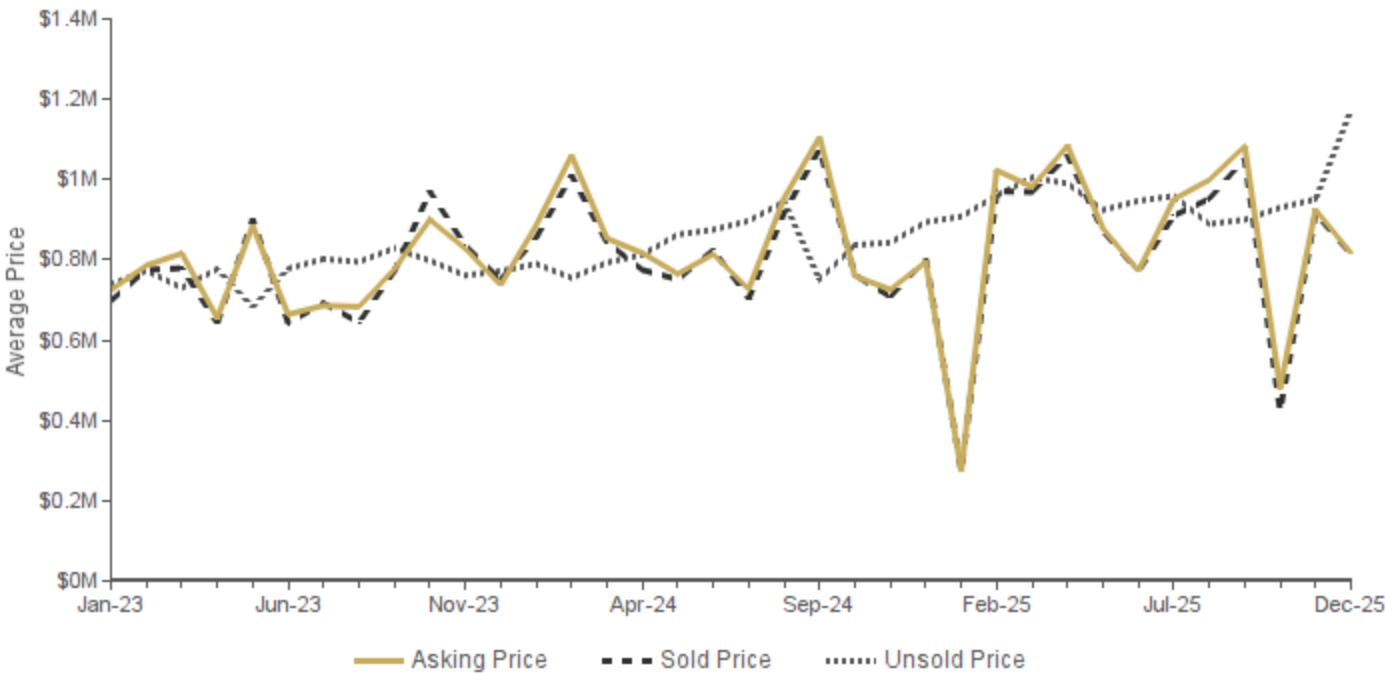
Average list price compared to average sold price of properties sold each month (6-Month Moving Average)



AVERAGE ASKING/SOLD/UNSOLD PRICE

DECEMBER 2025 | SINGLE FAMILY

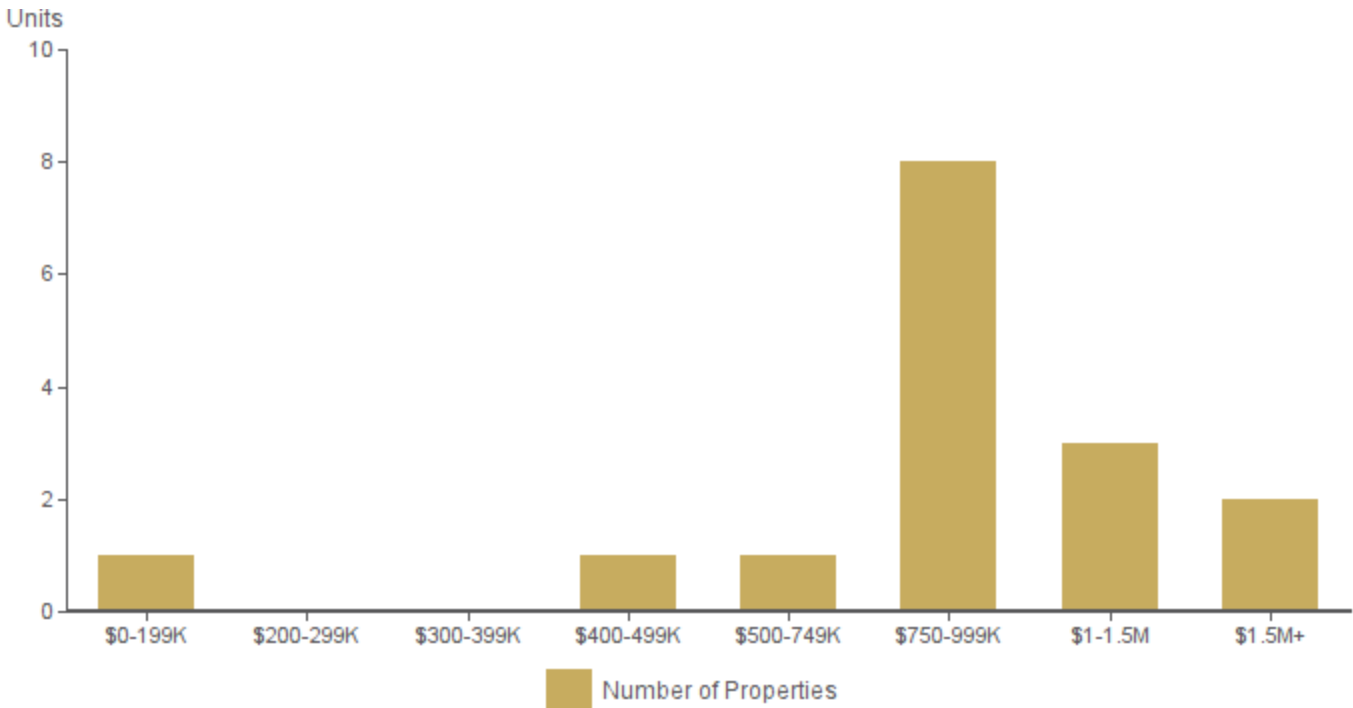
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



PROPERTIES FOR SALE

DECEMBER 2025 | SINGLE FAMILY

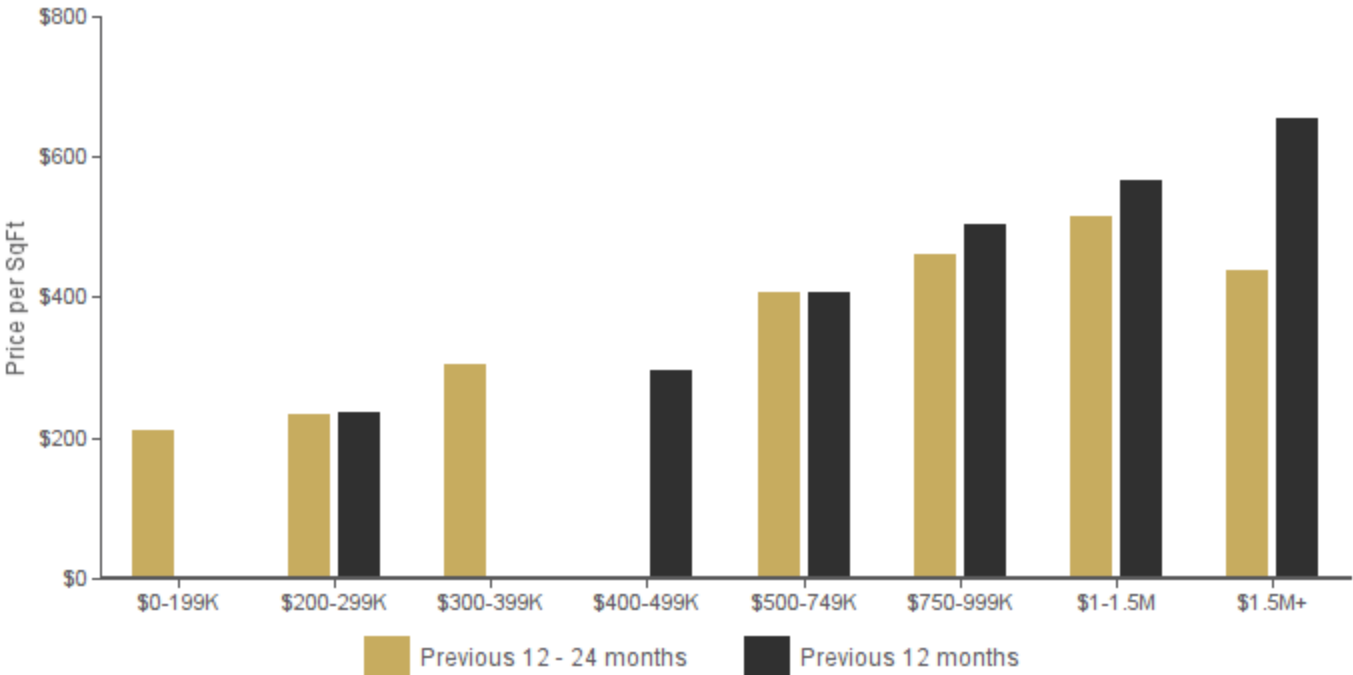
Number of properties currently listed for sale by price range



AVERAGE SALES PRICE PER SQFT

DECEMBER 2025 | SINGLE FAMILY

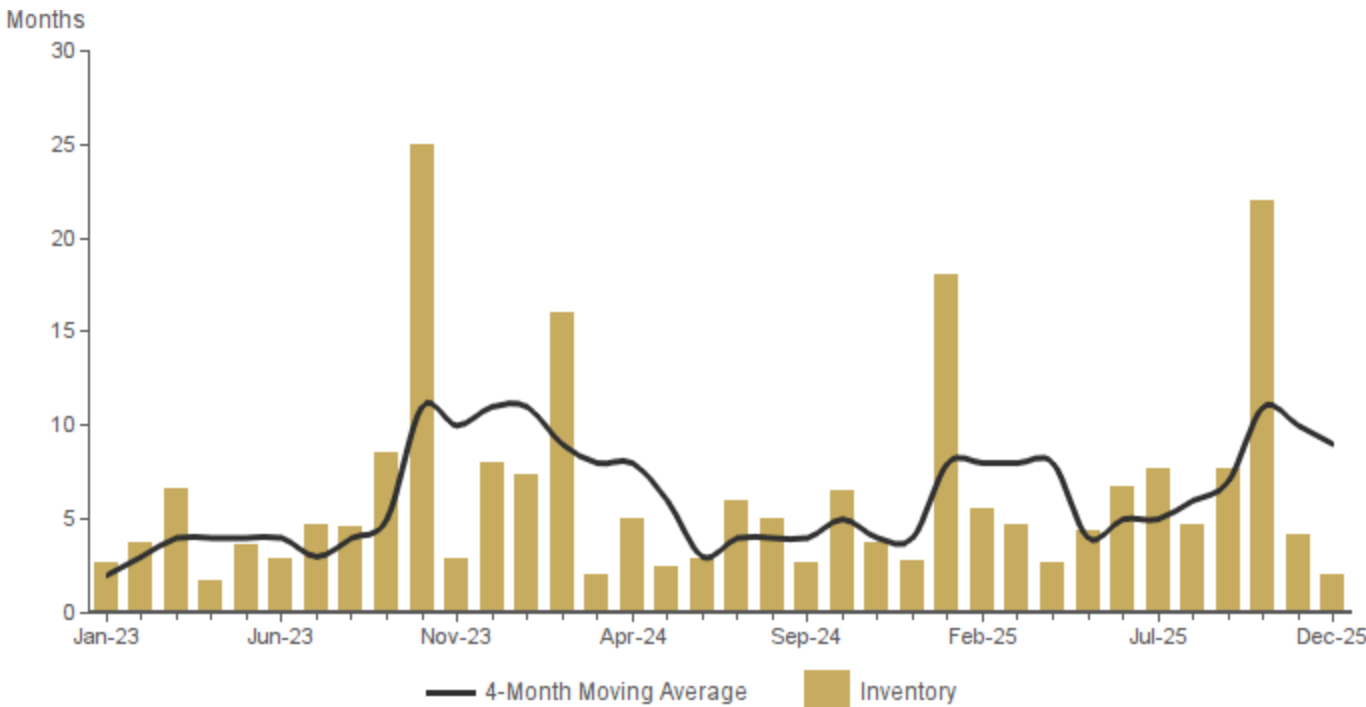
Average Sales Price per SqFt for previous two years



MONTHS SUPPLY OF INVENTORY

DECEMBER 2025 | SINGLE FAMILY

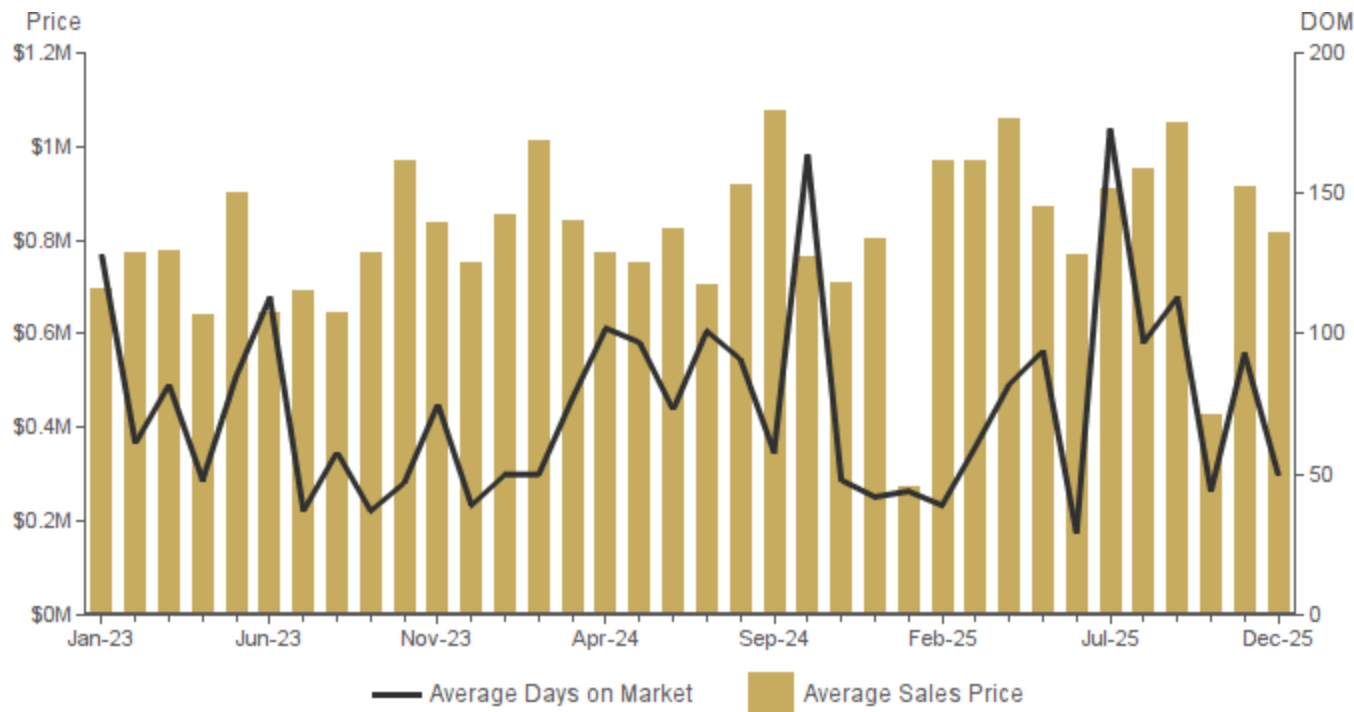
Properties for sale divided by number of properties sold



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

DECEMBER 2025 | SINGLE FAMILY

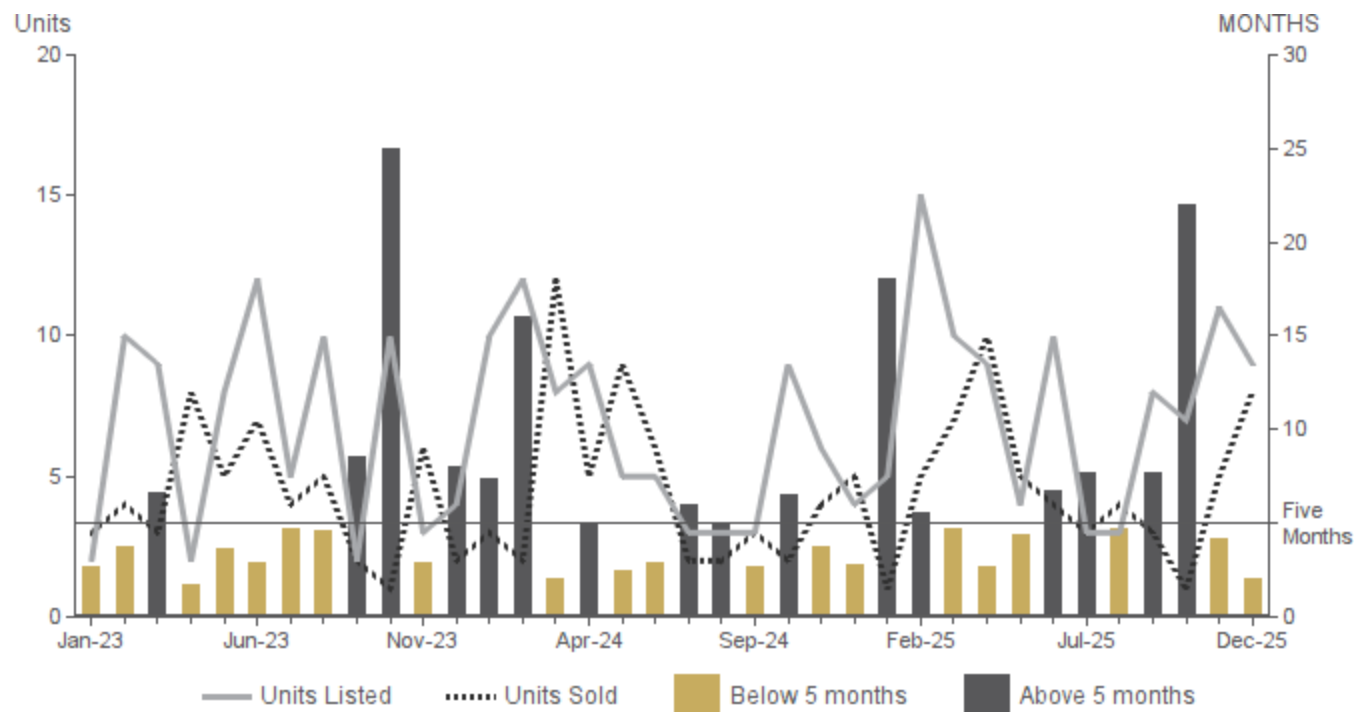
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



MONTHS SUPPLY OF INVENTORY

DECEMBER 2025 | SINGLE FAMILY

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.





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The statistics presented in the Market Report are compiled based on figures and data generated by Burrow Services, Inc. for the benefit of Realty ONE Group Phoenix. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLSs may not reflect all real estate activity in the market. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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