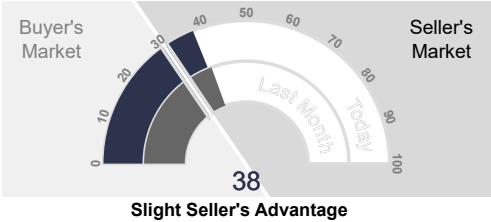


Wed Jun 25 2025

This week the median list price for Phoenix, AZ is \$560,000 with the market action index hovering around 38. This is less than last month's market action index of 39. Inventory has held steady at or around 3,082.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



REAL-TIME MARKET PROFILE

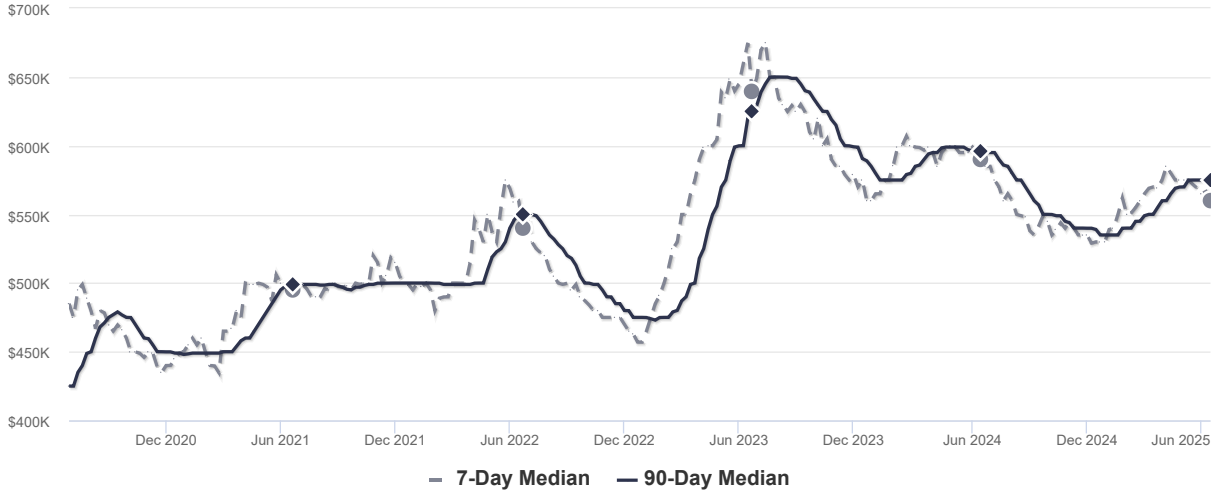
Median List Price	\$560,000
Median Price of New Listings	\$509,997
Per Square Foot	\$304
Average Days on Market	82
Median Days on Market	56
Price Decreased	54%
Price Increased	2%
Relisted	5%
Inventory	3,082
Median Rent	\$2,395
Market Action	38

Slight Seller's Advantage

MARKET NARRATIVE

The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

MEDIAN LIST PRICE



The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,249,000	3,191	0.25 - 0.5 acre	4	3.5	27	50	62	70
\$671,250	2,135	6,500 - 8,000 sqft	4	2.5	32	66	88	56
\$474,950	1,710	6,500 - 8,000 sqft	3	2	40	58	77	49
\$359,994	1,325	4,500 - 6,500 sqft	3	2	53	86	112	42