



# STAT

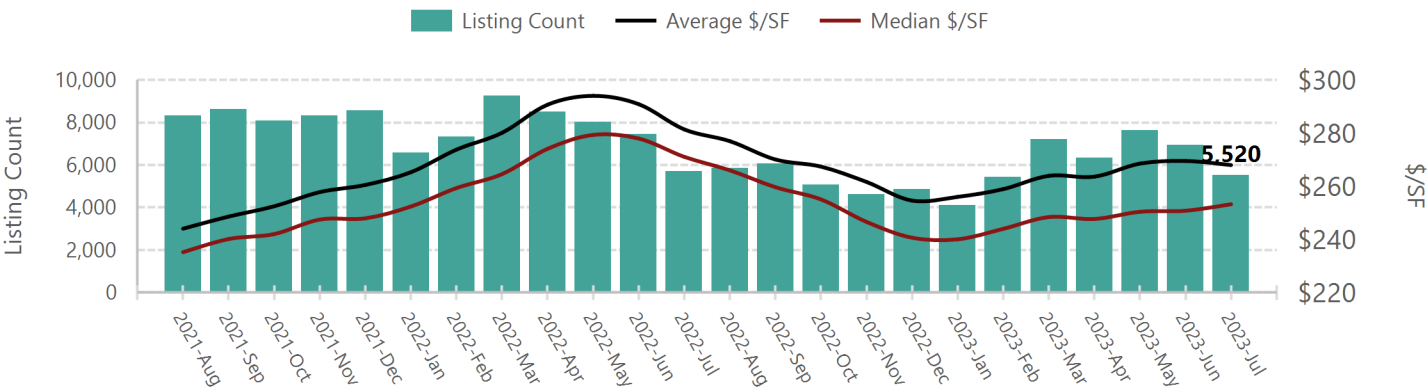
Your Monthly Statistics for the **Phoenix Metro** Area



DATA FOR July 2023

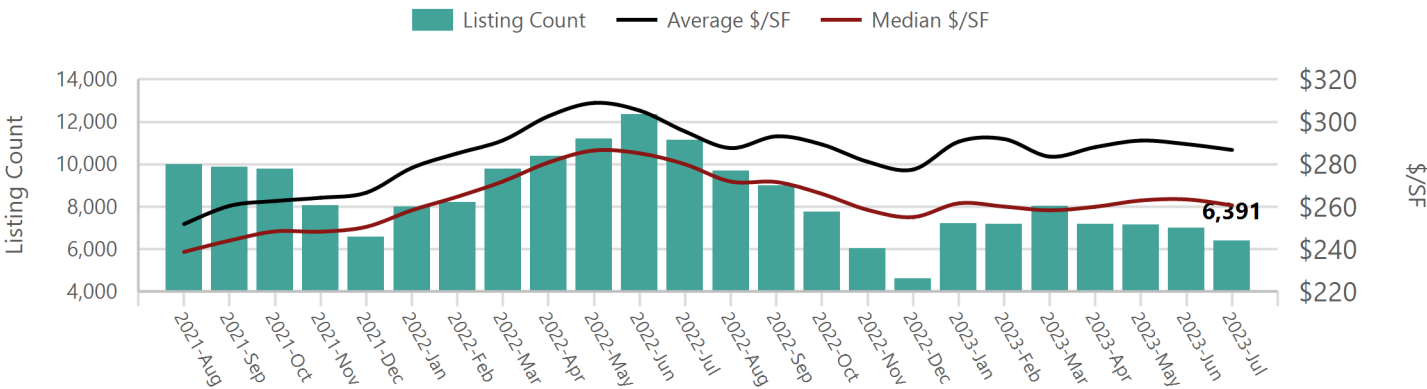
Published August 16, 2023

Sold Listings



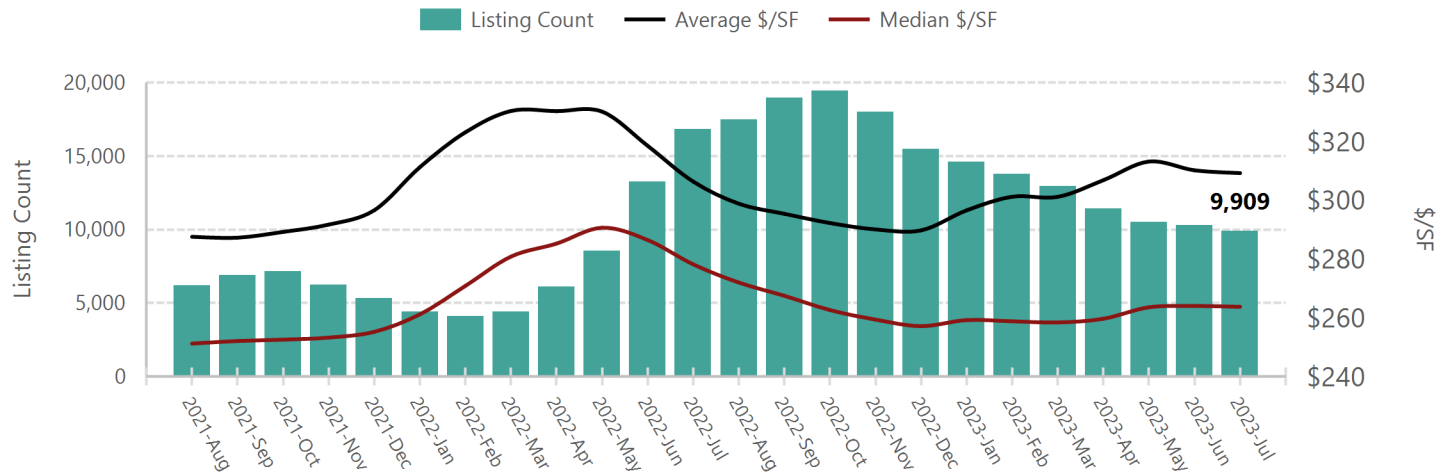
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	5,520	6,941	6,339	4,117	5,687	-20.47%	▼	-12.92%	▼	34.08%	▲	-2.94%	▼
Average \$/SF	\$268.01	\$269.55	\$263.64	\$256.04	\$281.43	-0.57%	▼	1.66%	▲	4.68%	▲	-4.77%	▼
Median \$/SF	\$253.26	\$250.80	\$247.71	\$240.05	\$271.10	0.98%	▲	2.24%	▲	5.50%	▲	-6.58%	▼

New Listings



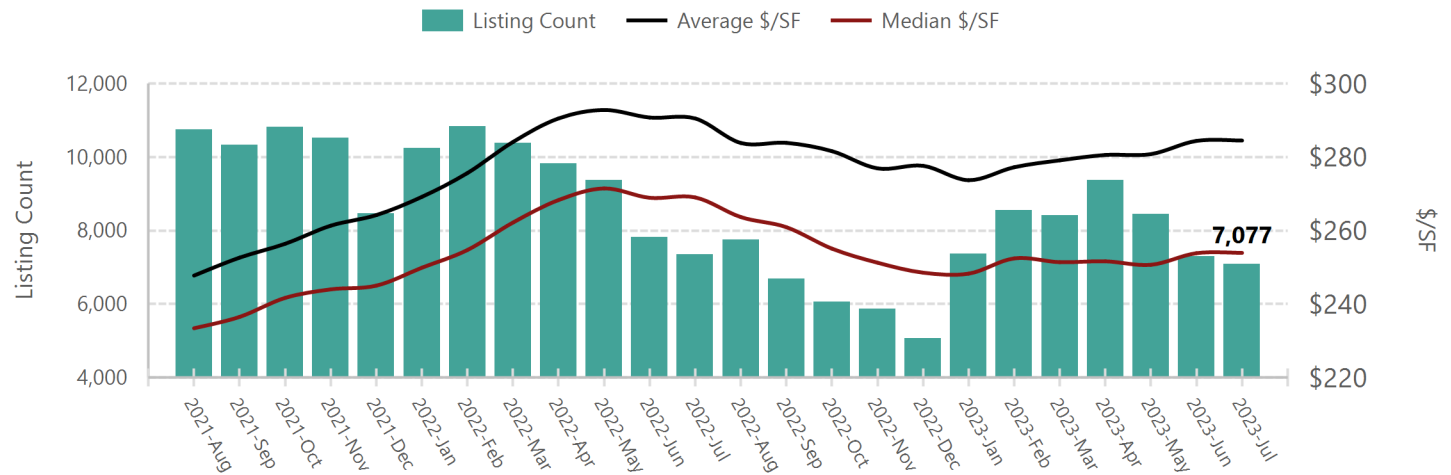
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	6,391	7,008	7,172	7,213	11,143	-8.80%	▼	-10.89%	▼	-11.40%	▼	-42.65%	▼
Average \$/SF	\$286.80	\$289.52	\$288.12	\$290.67	\$295.42	-0.94%	▼	-0.46%	▼	-1.33%	▼	-2.92%	▼
Median \$/SF	\$260.70	\$263.49	\$260.02	\$261.65	\$280.00	-1.06%	▼	0.26%	▲	-0.36%	▼	-6.89%	▼

## Active Listings (excluding UCB/CCBS)



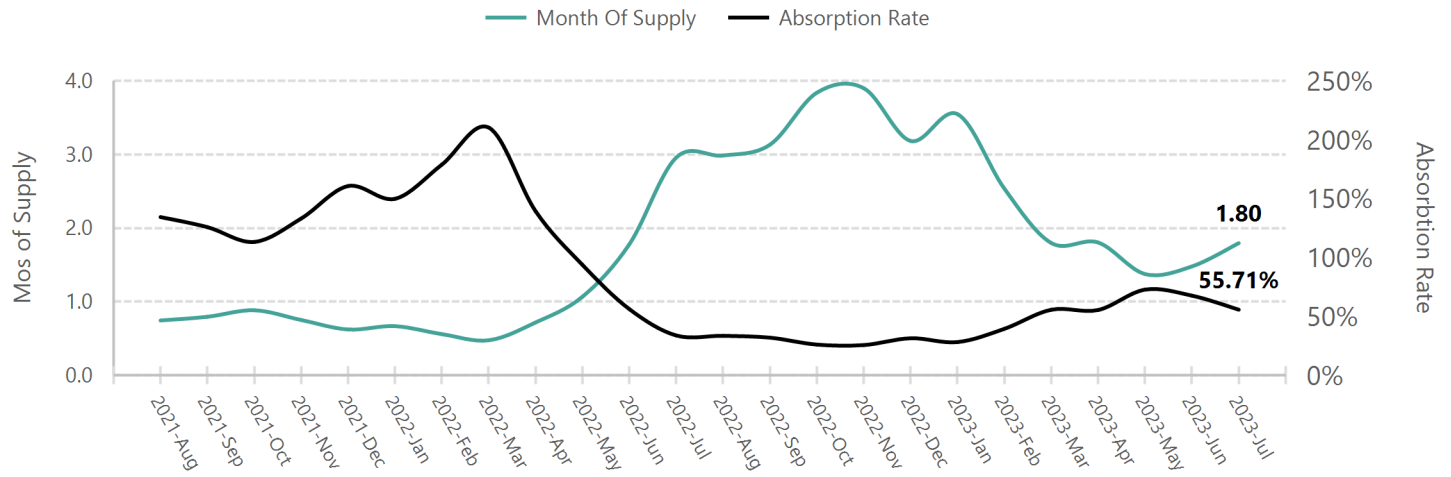
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	9,909	10,263	11,437	14,609	16,822	-3.45%	▼	-13.36%	▼	-32.17%	▼	-41.10%	▼
Average \$/SF	\$309.20	\$310.17	\$306.79	\$296.54	\$306.30	-0.31%	▼	0.79%	▲	4.27%	▲	0.95%	▲
Median \$/SF	\$263.71	\$263.98	\$259.65	\$259.19	\$278.15	-0.10%	▼	1.56%	▲	1.74%	▲	-5.19%	▼

## Under Contract Listings (Pending/UCB/CCBS)



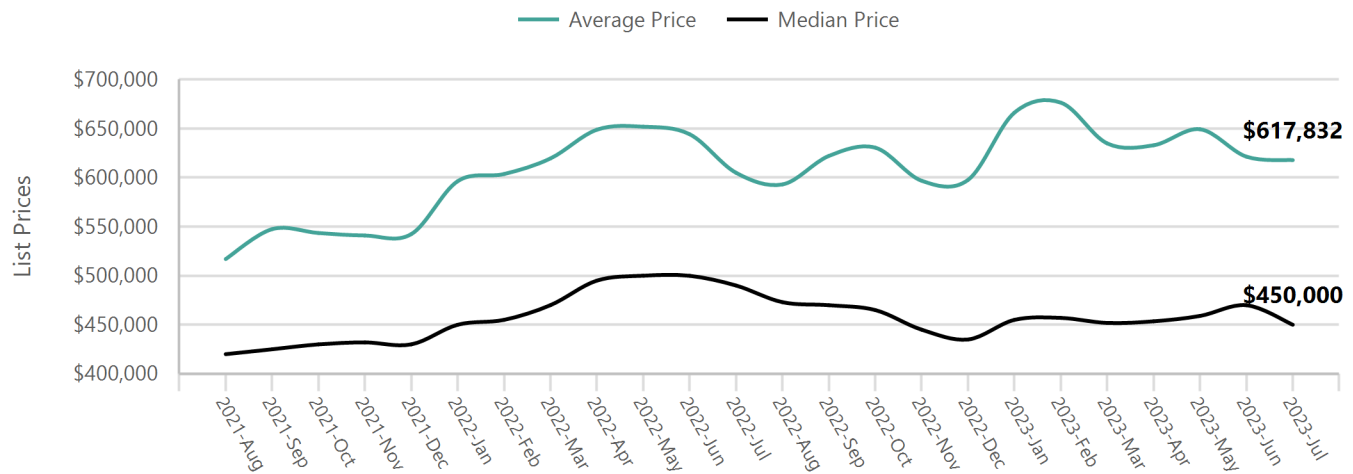
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	7,077	7,292	9,365	7,363	7,344	-2.95%	▼	-24.43%	▼	-3.88%	▼	-3.64%	▼
Average \$/SF	\$284.49	\$284.40	\$280.57	\$273.71	\$290.50	0.03%	▲	1.40%	▲	3.94%	▲	-2.07%	▼
Median \$/SF	\$253.91	\$253.84	\$251.63	\$248.27	\$269.02	0.03%	▲	0.91%	▲	2.27%	▲	-5.61%	▼

## Month Of Supply/Absorption Rate



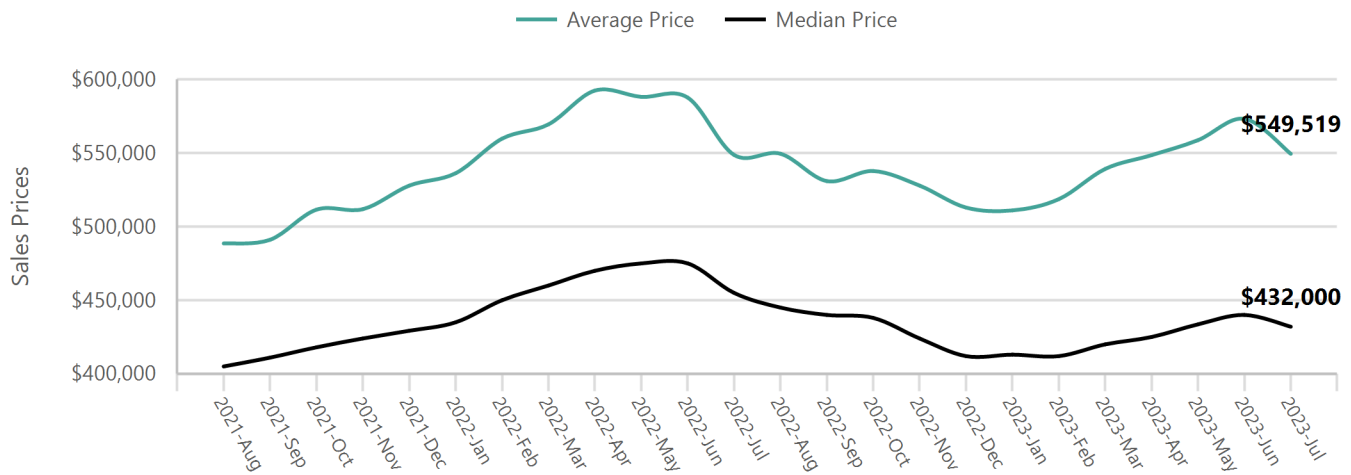
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	1.80	1.48	1.80	3.55	2.96	21.41% ▲	-0.51% ▼	-49.41% ▼	-39.31% ▼
Absorption Rate	55.71%	67.63%	55.43%	28.18%	33.81%	-17.63% ▼	0.51% ▲	97.67% ▲	64.78% ▲

## New List Prices



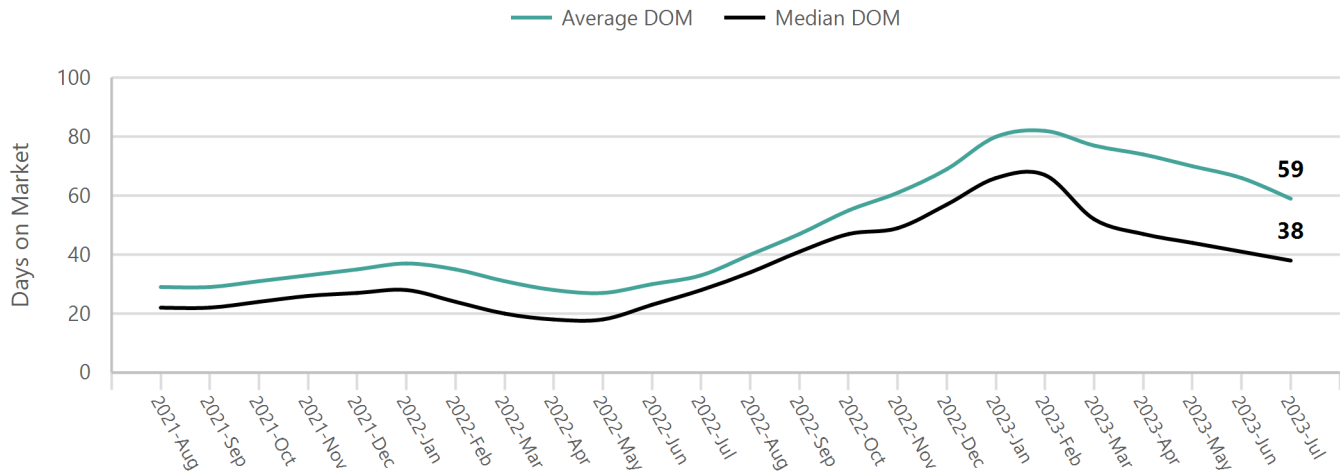
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	\$617,832	\$621,399	\$632,959	\$666,278	\$604,952	-0.57% ▼	-2.39% ▼	-7.27% ▼	2.13% ▲
Median List Price	\$450,000	\$469,900	\$453,495	\$454,990	\$490,000	-4.23% ▼	-0.77% ▼	-1.10% ▼	-8.16% ▼

## Sales Prices



Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Average Sales Price	\$549,519	\$573,337	\$548,624	\$511,052	\$548,760	-4.15%	▼	0.16%	▲	7.53%	▲	0.14%	▲
Median Sales Price	\$432,000	\$440,000	\$425,000	\$413,000	\$455,000	-1.82%	▼	1.65%	▲	4.60%	▲	-5.05%	▼

## Days on Market



Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Average DOM	59	66	74	80	33	-10.61%	▼	-20.27%	▼	-26.25%	▼	78.79%	▲
Median DOM	38	41	47	66	28	-7.32%	▼	-19.15%	▼	-42.42%	▼	35.71%	▲