SCOTTSDALE **REALTORS**®

2025
MARKET
REPORT

MARICOPA COUNTY

ARMLS® | Maricopa County, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

June 2025

Market Type

Seller's Market | **Balanced Market** | Buyer's Market
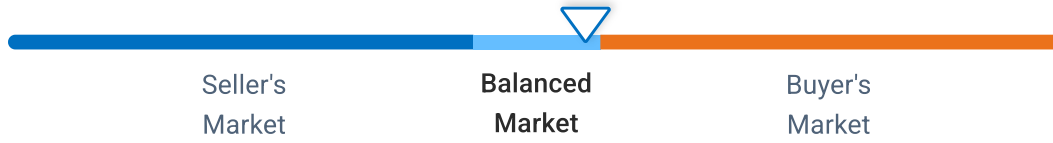
Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
6.44	**97.9%**	**57**	**$480,000**
↓ 6.67% MoM	↓ 0.2% MoM	↑ 7.55% MoM	↓ 1.54% MoM
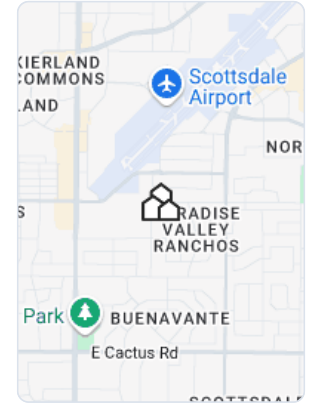
Realtors Property Resource®, LLC

Source: Listings

Median Estimated Property Value

June 2025

Property Type: SF + Condo/TH/Apt

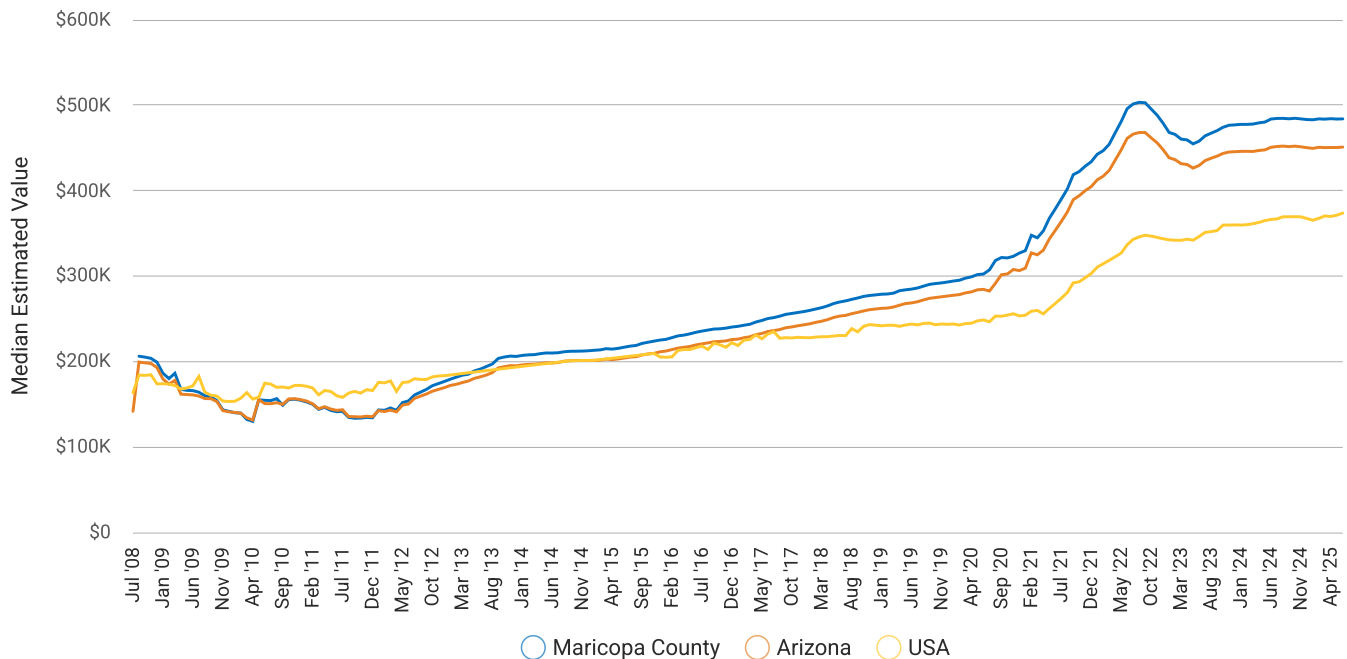| Median Estimated Value	Last Month Change	12 Month Change
$484,010	**+0%**	**+0%**

○ Maricopa County ○ Arizona ○ USA

Realtors Property Resource®, LLC

Source: Public Records and Listings

New Listings

June 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$499,900	**6,273**	**$276**	**$4,227,764,622**	**1,868**
↓ 0% MoM	↓ 16% MoM		↓ 19.6% MoM	↓ 1.6% MoM

Realtors Property Resource®, LLC

Source: Listings

Active Listings

June 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$529,000	**21,589**	**66**	**$280**	**$17,737,318,907**	**1,968**
↓ 0.2% MoM	↓ 6.3% MoM	↑ 13.8% MoM	↑ 0.4% MoM	↓ 9.9% MoM	↓ 0.7% MoM

Realtors Property Resource®, LLC

Source: Listings

New Pending Listings

June 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$482,000	**3,489**	**52**	**$267**	**$2,268,970,031**	**1,869**
↑ 0.4% MoM	↓ 4.2% MoM	↑ 8.3% MoM		↓ 5.4% MoM	↑ 0.4% MoM

Realtors Property Resource®, LLC

Source: Listings

Pending Listings

June 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$489,997	**3,339**	**50**	**$266**	**$2,331,986,346**	**1,930**
↓ 1.8% MoM	↑ 5.7% MoM	↑ 16.3% MoM	↓ 0.4% MoM	↑ 2.6% MoM	↓ 0.8% MoM

Realtors Property Resource®, LLC

Source: Listings

Sold Listings

June 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$480,000	**5,068**	**97.89%**	**57**	**$265**	**$3,295,164,902**
↓ 1.5% MoM	↓ 7.6% MoM	↓ 0.2% MoM	↑ 7.5% MoM	↓ 1.5% MoM	↓ 10.5% MoM

Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

June 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
6.44	**-6.7%**	**+43.1%**

Realtors Property Resource®, LLC

Source: Listings

Sold Public Records

June 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	**# of Properties**	**Median $/Sqft**	**Median Living Area Sqft**	**Total $ Volume**
$460,000	**3,857**	**$262**	**1,777**	**$2,398,737,064**
↓ 3.2% MoM	↓ 41.5% MoM	↓ 2.6% MoM	↓ 1.1% MoM	↓ 42.4% MoM

Realtors Property Resource®, LLC

Source: Public Records

7/7/2025

Neighborhood: Housing Stats and Charts

	Maricopa County	**Arizona**	**USA**
Median Estimated Home Value	$484K	$450K	$371K
Estimated Home Value 12-Month Change	+0.7%	+0.6%	+1.7%
Median List Price	$529K	$485K	–
List Price 1-Month Change	-0.2%	+1%	–
List Price 12-Month Change	-1.9%	+1.2%	–
Median Home Age	32	32	44
Own	65%	67%	65%
Rent	35%	33%	35%
$ Value of All Buildings for which Permits Were Issued	$9.08B	$14.7B	$385B
% Change in Permits for All Buildings	+18%	+20%	+6%
% Change in $ Value for All Buildings	+4%	+9%	+5%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
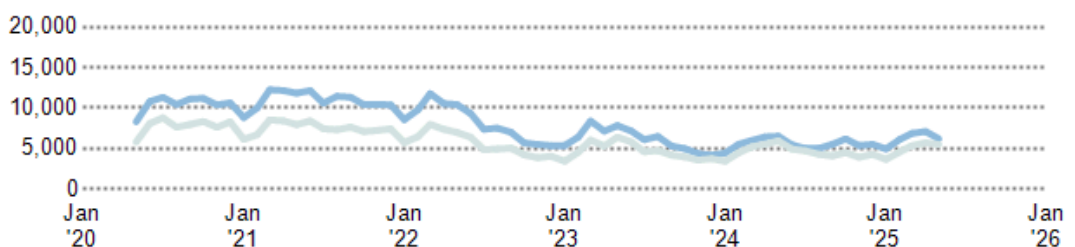
Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

7/8/2025
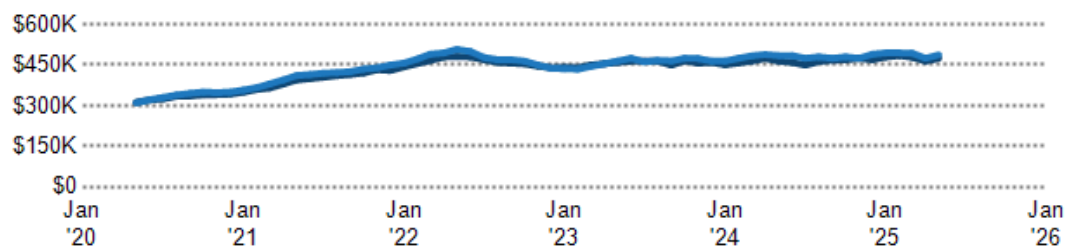
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

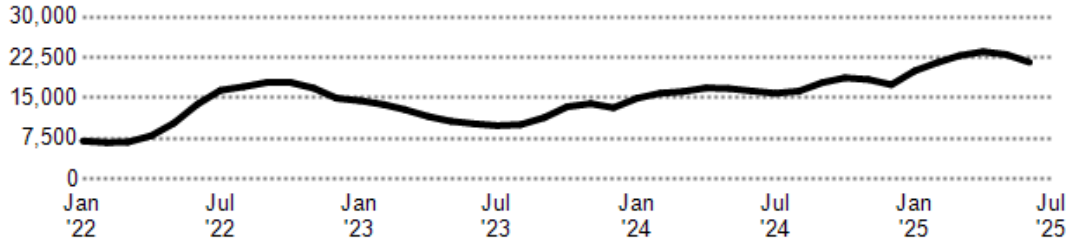Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume
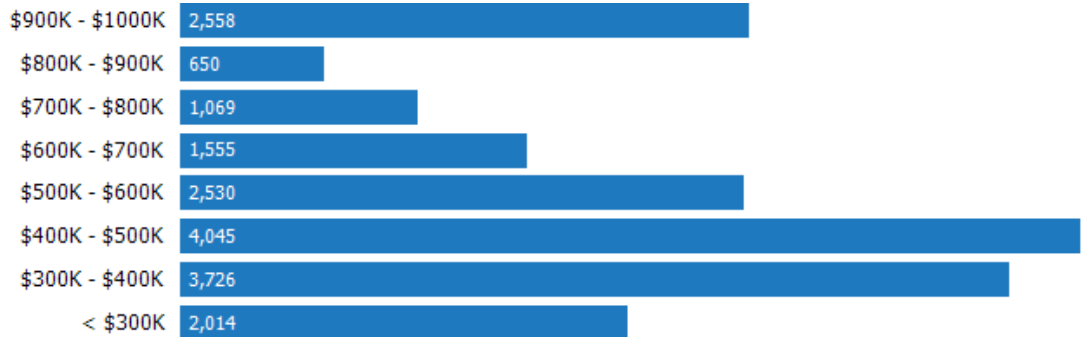
Median List Price
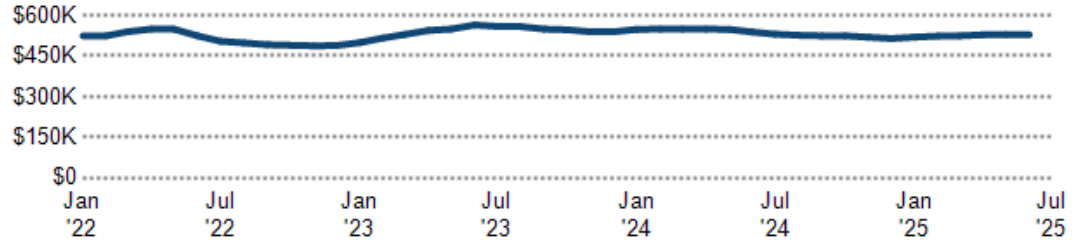
Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
$900K - $1000K	2,558
$800K - $900K	650
$700K - $800K	1,069
$600K - $700K	1,555
$500K - $600K	2,530
$400K - $500K	4,045
$300K - $400K	3,726
< $300K	2,014

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

Price Per Sq Ft	Count
> $450	1,324
$400 - $450	611
$350 - $400	1,165
$300 - $350	2,201
$250 - $300	3,681
$200 - $250	3,576
$150 - $200	1,653
< $150	506

RPR

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

Size	Count
2400 - 2600 sq. ft.	3,335
2200 - 2400 sq. ft.	962
2000 - 2200 sq. ft.	1,336
1800 - 2000 sq. ft.	1,653
1600 - 1800 sq. ft.	1,885
1400 - 1600 sq. ft.	1,983
1200 - 1400 sq. ft.	1,645
< 1200 sq. ft.	2,125

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Age of House

Age	Count
> 60	1,639
50 - 60	1,590
40 - 50	2,367
30 - 40	2,198
20 - 30	3,956
10 - 20	1,567
< 10	1,607

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

Bedrooms	Count
0	18,147

Neighborhood: People Stats and Charts

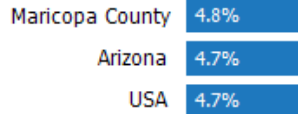|	Maricopa County	Arizona	USA
Population	4.49M	7.27M	332M
Population Density per Sq Mi	488	64	94
Population Change since 2020	+5.7%	+5.1%	+2.1%
Median Age	38	39	39
Male / Female Ratio	50%	50%	50%

7/8/2025

Education Levels of Population

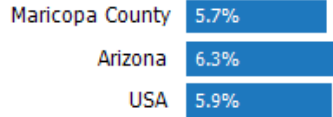This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

Geography	Percent
Maricopa County	4.8%
Arizona	4.7%
USA	4.7%

9-12th Grade/No Diploma

Geography	Percent
Maricopa County	5.7%
Arizona	6.3%
USA	5.9%

High School Graduate

Geography	Percent
Maricopa County	22%
Arizona	23.5%
USA	26.2%

Associate Degree

Geography	Percent
Maricopa County	31.7%
Arizona	33%
USA	28.2%

Bachelor's Degree

Geography	Percent
Maricopa County	22.3%
Arizona	20%
USA	21.3%

At Least a College Education

Geography	Percent
Maricopa County	35.9%
Arizona	32.6%
USA	35%

Grad/Professional Degree

Geography	Percent
Maricopa County	13.5%
Arizona	12.6%
USA	13.7%
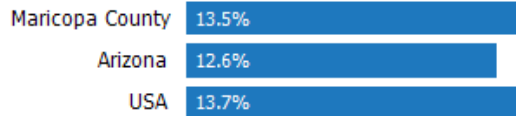
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

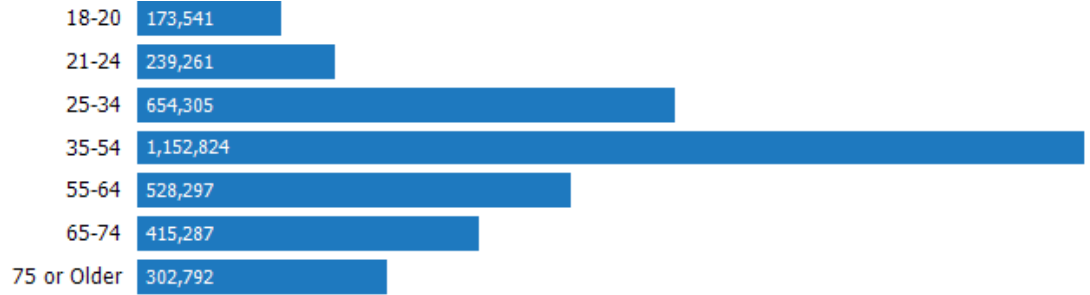| Age Group	Population
Toddlers	257,715
Elementary School	279,395
Middle School	302,994
High School	185,576

■ Maricopa County

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Maricopa County

Age Group	Population
18-20	173,541
21-24	239,261
25-34	654,305
35-54	1,152,824
55-64	528,297
65-74	415,287
75 or Older	302,792

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Maricopa County

Category	Households
Married with Children	315,268
Married without Children	488,513
Single with Children	151,879

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Maricopa County

Income Bracket	Households
>$150K	392,490
$125K-$150K	136,626
$100K-$125K	189,561
$75K-$100K	232,471
$50K-$75K	279,264
$35K-$50K	171,165
$25K-$35K	98,883
<$25K	196,882

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Maricopa County

Vote	Percentage
Votes Democrat	43.6%
Votes Republican	54.3%

7/8/2025

Neighborhood: Economic Stats and Charts

	Maricopa County	Arizona	USA
Income Per Capita	$44,210	$40,736	$43,289
Median Household Income	$85,518	$76,872	$78,538
Unemployment Rate	3%	3.5%	4.2%
Unemployment Number	76.2K	131K	7.17M
Employment Number	2.43M	3.64M	164M
Labor Force Number	2.51M	3.77M	171M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.
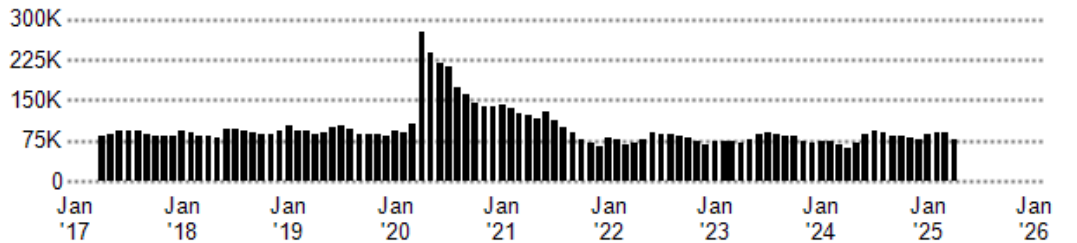
Data Source: Moody's Analytics: economy.com

Update Frequency: Monthly

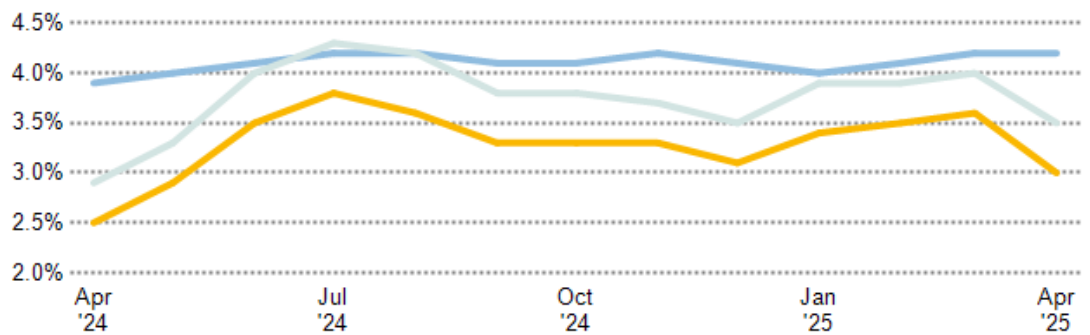- Median Sales Price
- Unemployment
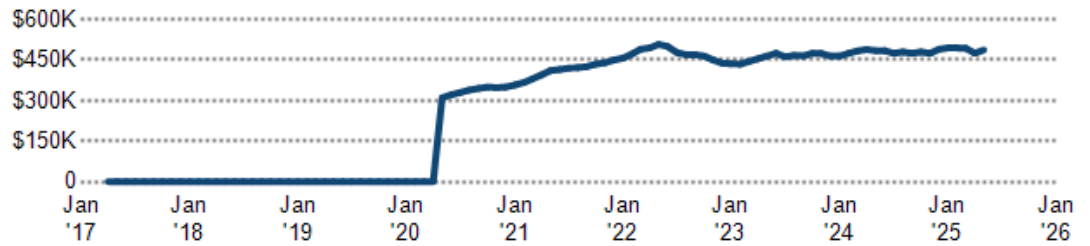
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Maricopa County
- Arizona
- USA

⊗ RPR

7/8/2025

Building Permits

This chart shows the number of building permits in a county each quarter.

Data Source: U.S. Census

Update Frequency: Annually

■ Maricopa County

	Jan '24	Apr '24	Jul '24	Oct '24	Jan '25	Apr '25	Jul '25
21,667							
21,667							
21,667							

Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Maricopa County

Category	Value
Health Care and Social Assistance	299,873
Retail Trade	275,077
Professional, Scientific and Technical	190,041
Manufacturing	186,855
Finance and Insurance	186,265
Education	185,084
Construction	184,905
Accommodation and Food	170,414
Transportation and Warehousing	128,141
Administrative Support and Waste Management	128,074
Other	108,180
Public Administration	95,429
Real Estate, Rental and Leasing	61,843
Arts, Entertainment and Recreation	52,384
Wholesale Trade	43,218
Information	34,599
Utilities	22,680
Agriculture, Forestry, Fishing and Hunting	9,537
Business Management	4,821
Mining	3,724

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Maricopa County	Arizona	USA
Elevation (in feet)	1,634	4,214	–
Annual Rainfall (in inches)	10.08	13.11	–
Annual Snowfall (in inches)	0.76	13.11	–
Days of Full Sun (per year)	180	172	–
Travel Time to Work (in minutes)	26	25	27
Water Quality - Health Violations	0	–	–
Water Quality - Monitoring and Report Violations	11.37	–	–
Superfund Sites	12	22	2,466
Brownfield Sites	Yes	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.
Data Source: U.S. Census
Update Frequency: Annually

■ Maricopa County

<15 Minutes	21.8%
15-30 Minutes	40%
30-45 Minutes	23.8%
45-60 Minutes	8%
>1 Hour	6.5%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.
Data Source: U.S. Census
Update Frequency: Annually

■ Maricopa County

Drive/Carpool/Motorcycle	1,666,578
Work at Home	410,429
Walk	30,606
Public Transit	27,623
Bicycle	10,408

Average Monthly Temperature

This chart shows average temperatures in the area you searched.
Data Source: NOAA
Update Frequency: Annually

■ Maricopa County

|	
Avg. January Min. Temp	37
Avg. January Max. Temp	65
Avg. July Min. Temp	70
Avg. July Max. Temp	100

7/8/2025

AARP Livability™ Index for 85260

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19　　20-39　　40-59　　60-79　　80-100

Total Score

54 / 100

A score over 50 is above average
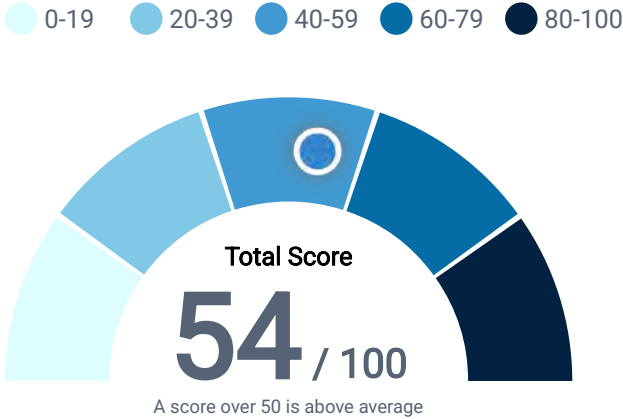
Housing Affordability & Access	53	
Neighborhood Access to Life, Work & Play	55	
Transportation Safe & Convenient Options	47	
Environment Clean Air & Water	15	
Health Prevention, Access & Quality	74	
Engagement Civic & Social Involvement	71	
Opportunity Inclusion & Possibilities	65	

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

7/8/2025