SCOTTSDALE **REALTORS**®

2025

MARKET REPORT

FOUNTAIN HILLS

ARMLS® | Fountain Hills, Arizona

Market Trends

Property Type: SF + Condo/TH/Apt

November 2025

Market Type

Seller's Market — Balanced Market — Buyer's Market

Key Details

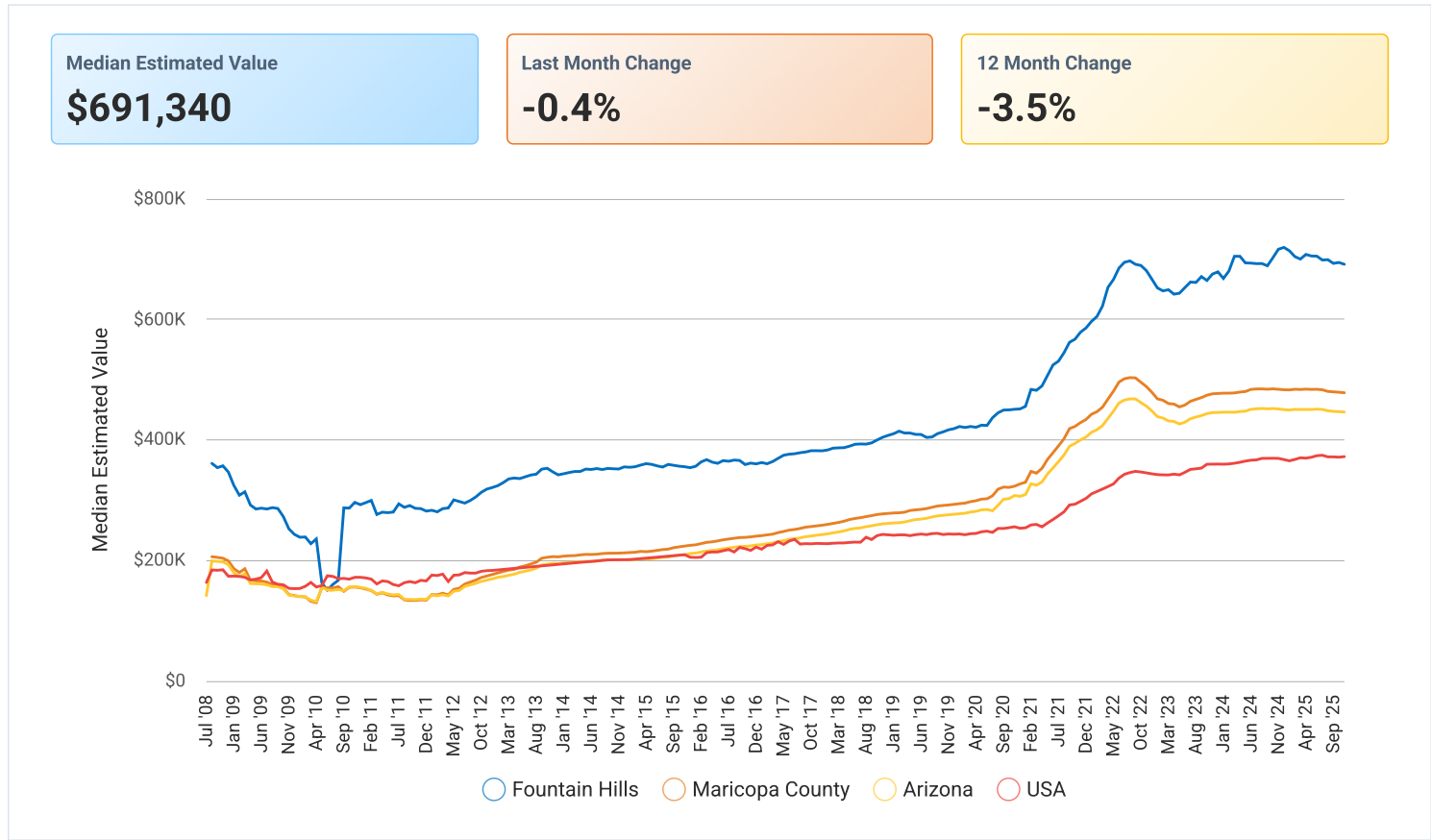| Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.61	**98%**	**32**	**$765,000**
↓ 0.53% MoM	↑ 1.09% MoM	↑ 3.23% MoM	↑ 5.02% MoM
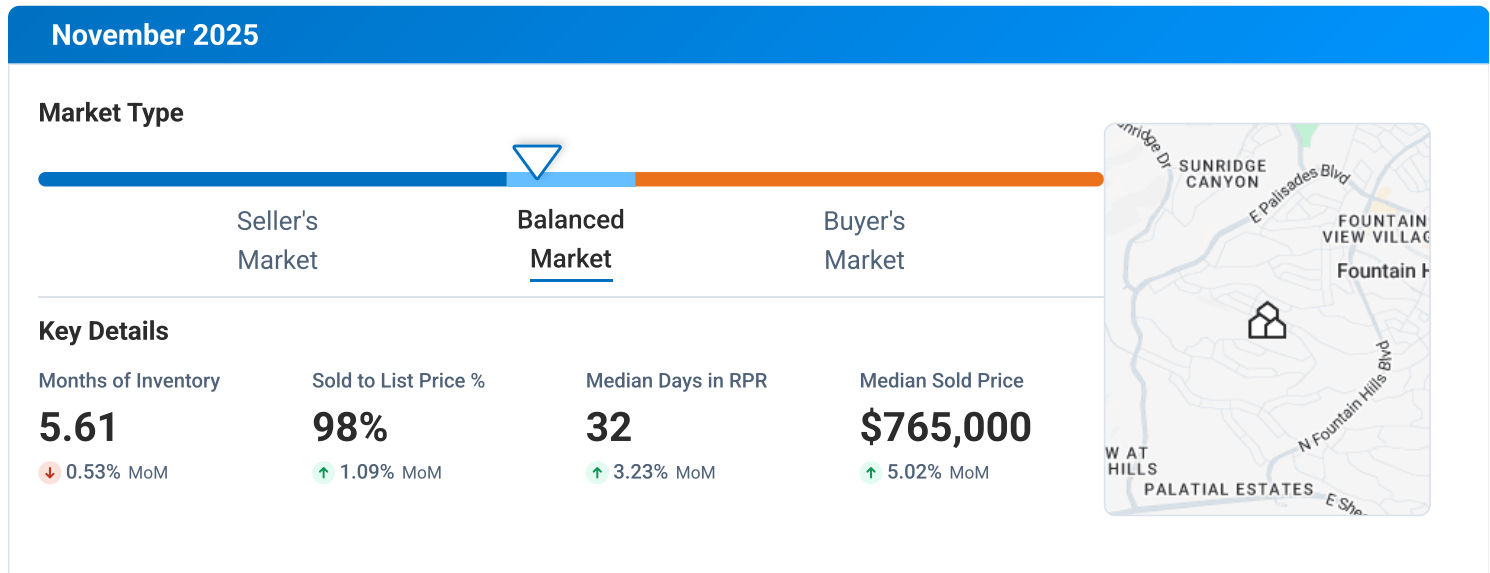
Realtors Property Resource®, LLC

Source: Listings

Median Estimated Property Value

November 2025

Property Type: SF + Condo/TH/Apt

Median Estimated Value	Last Month Change	12 Month Change
$691,340	**-0.4%**	**-3.5%**

Median Estimated Value chart (Jul '08 – Sep '25): Fountain Hills, Maricopa County, Arizona, USA

○ Fountain Hills ○ Maricopa County ○ Arizona ○ USA

Realtors Property Resource®, LLC

Source: Public Records and Listings

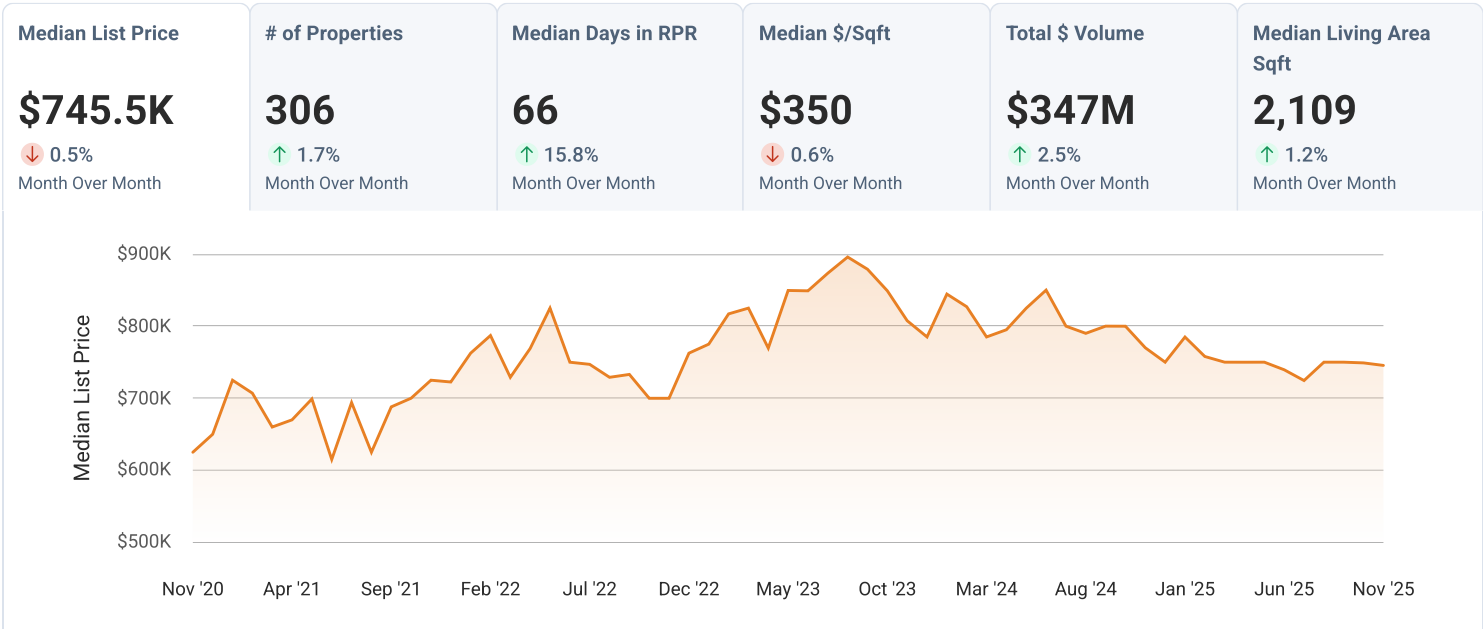# New Listings

November 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$786.5K	**88**	**$351**	**$94.96M**	**2,353**
↑ 5.6% Month Over Month	↓ 16.2% Month Over Month	↓ 0.3% Month Over Month	↓ 12.2% Month Over Month	↑ 14% Month Over Month

Active Listings

November 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$745.5K	**306**	**66**	**$350**	**$347M**	**2,109**
↓ 0.5% Month Over Month	↑ 1.7% Month Over Month	↑ 15.8% Month Over Month	↓ 0.6% Month Over Month	↑ 2.5% Month Over Month	↑ 1.2% Month Over Month

New Pending Listings

November 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$882K	**48**	**42**	**$365**	**$47.08M**	**2,125**
↑ 17.6%	↓ 12.7%	↑ 20%	↓ 2.7%	↓ 14.9%	↑ 10.6%
Month Over Month	Month Over Month	Month Over Month	Month Over Month	Month Over Month	Month Over Month

Pending Listings

November 2025

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median $/Sqft	Total $ Volume	Median Living Area Sqft
$980K	**37**	**36**	**$372**	**$39.44M**	**2,277**
↑ 27.3%	↓ 21.3%	↑ 16.1%	↓ 2.1%	↓ 21.5%	↑ 9.4%
Month Over Month	Month Over Month	Month Over Month	Month Over Month	Month Over Month	Month Over Month

Sold Listings

November 2025

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Sold to List Price %	Median Days in RPR	Median $/Sqft	Total $ Volume
$765K	**53**	**97.97%**	**32**	**$361**	**$50.64M**
↑ 5% Month Over Month	↓ 1.9% Month Over Month	↑ 1.1% Month Over Month	↑ 3.2% Month Over Month	↑ 2.8% Month Over Month	↑ 1% Month Over Month

Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

November 2025

Property Type: SF + Condo/TH/Apt

Months Supply of Inv.	Last Month Change	12 Month Change
5.61	**-0.5%**	**+20.1%**

Realtors Property Resource®, LLC

Source: Listings

Sold Public Records

November 2025

Property Type: SF + Condo/TH/Apt
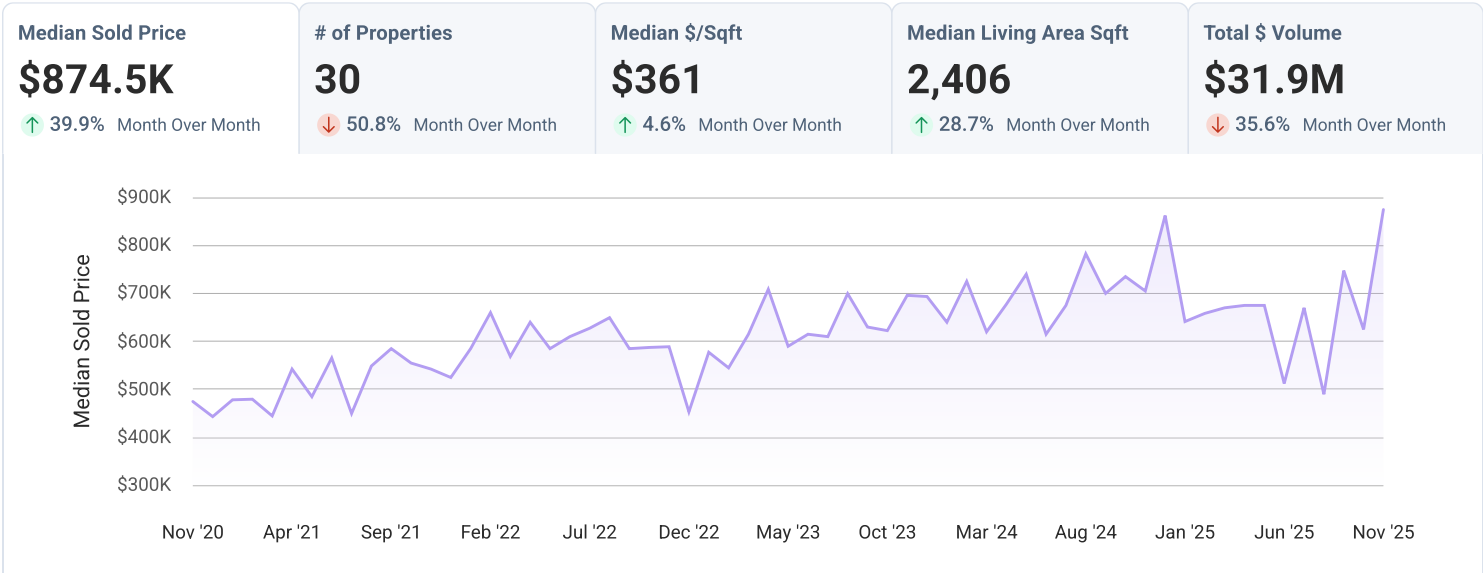
Median Sold Price	# of Properties	Median $/Sqft	Median Living Area Sqft	Total $ Volume
$874.5K	**30**	**$361**	**2,406**	**$31.9M**
↑ 39.9% Month Over Month	↓ 50.8% Month Over Month	↑ 4.6% Month Over Month	↑ 28.7% Month Over Month	↓ 35.6% Month Over Month

RPR®

12/15/2025

Housing

Housing Facts & Stats

	Fountain Hills	Maricopa County	Arizona	USA
Median Estimated Home Value	$691K	$479K	$447K	$371K
Est. Home Value 12-Mo. Change	-3.5%	-1.2%	-1.2%	+0.5%
Median List Price	$745K	$512K	$469K	–
List Price 1-Month Change	-0.5%	-0.5%	-0.2%	–
List Price 12-Month Change	-3.2%	-1.4%	+2%	–
Median Home Age	29	32	32	44
Own	83%	65%	67%	65%
Rent	17%	35%	33%	35%
$ Total Value (of all buildings for which permits were issued)	–	$9.08B	$14.75B	$384.62B
% Change in permits (for all buildings)	–	+18%	+20%	+6%
% Change in $ value (for all buildings)	–	+4%	+9%	+5%

Fountain Hills, Arizona

Sold Home Stats

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.
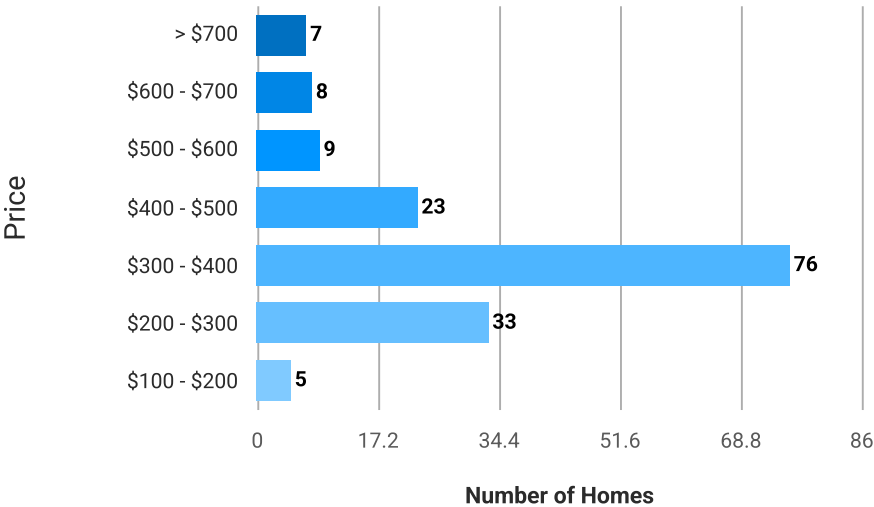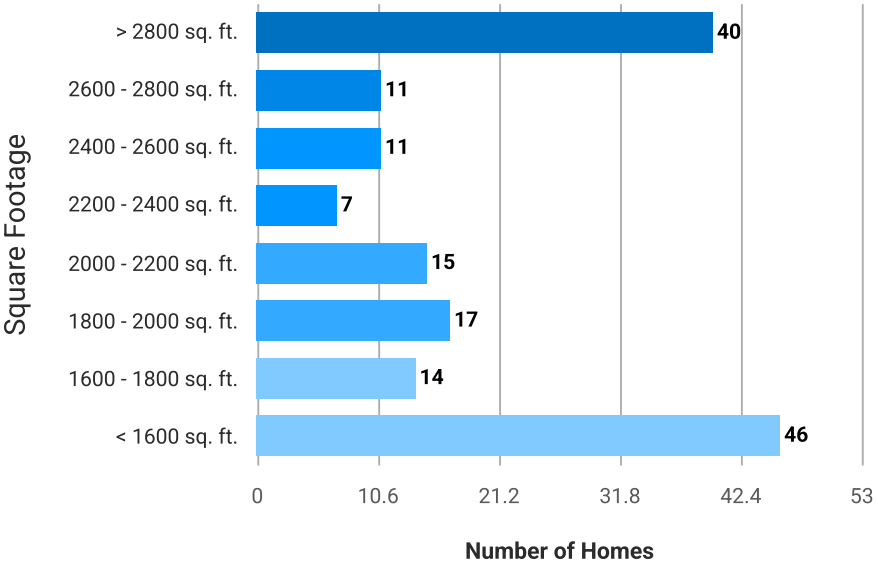
Source: Public records data

Update Frequency: Daily

Home Prices

Price Range	Number of Homes
> $1.2M	38
$1.1M - $1.2M	3
$1M - $1.1M	4
$900K - $1M	13
$800K - $900K	13
$700K - $800K	16
$600K - $700K	20
< $600K	58

Number of Homes
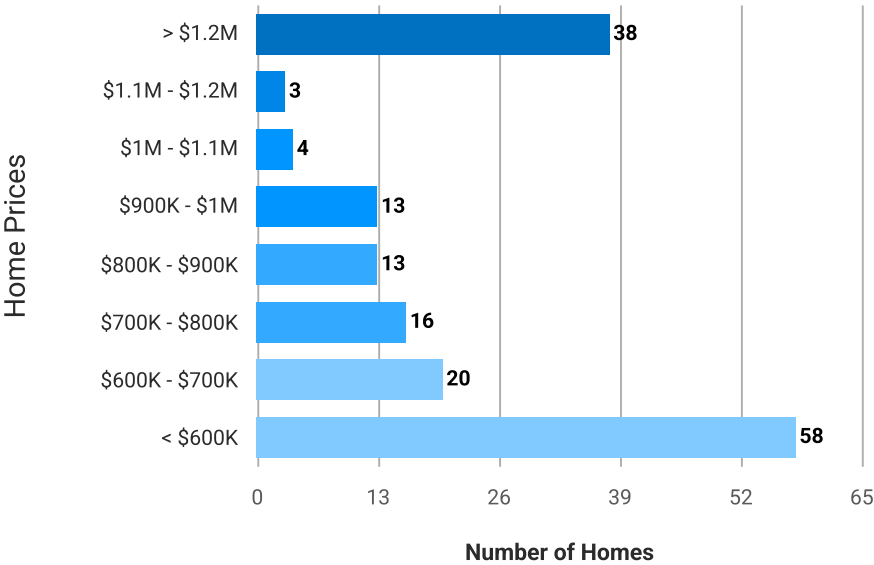
Price per Square Foot of Comps Sold

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

Source: Public records data

Update Frequency: Daily

Price

Price	Number of Homes
> $700	7
$600 - $700	8
$500 - $600	9
$400 - $500	23
$300 - $400	76
$200 - $300	33
$100 - $200	5

Number of Homes

Fountain Hills, Arizona

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.

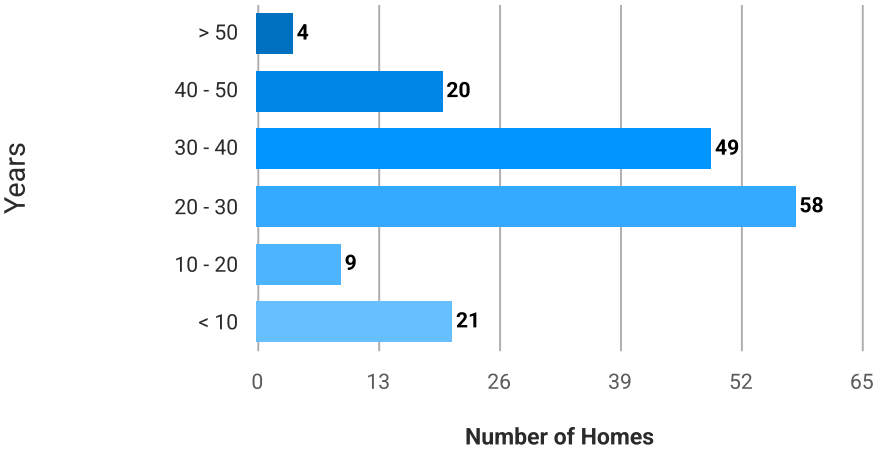**Source:** Public records data

Update Frequency: Daily

Square Footage

Range	Number of Homes
> 2800 sq. ft.	40
2600 - 2800 sq. ft.	11
2400 - 2600 sq. ft.	11
2200 - 2400 sq. ft.	7
2000 - 2200 sq. ft.	15
1800 - 2000 sq. ft.	17
1600 - 1800 sq. ft.	14
< 1600 sq. ft.	46

Number of Homes (0, 10.6, 21.2, 31.8, 42.4, 53)

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.

Source: Public records data

Update Frequency: Daily

Years

Range	Number of Homes
> 50	4
40 - 50	20
30 - 40	49
20 - 30	58
10 - 20	9
< 10	21

Number of Homes (0, 13, 26, 39, 52, 65)

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.

Source: Public records data

Update Frequency: Daily

Bedrooms

Range	Number of Homes
0	165

Number of Homes (0, 49, 98, 147, 196, 245)

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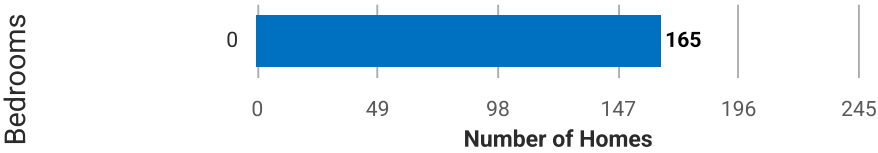
People

People Facts & Stats

|	Fountain Hills	Maricopa County	Arizona	USA
Population	24K	4.49M	7.27M	332.39M
Population Density per Sq Mi	1.17K	488	64	94
Pop Change since 2020	+0%	+5.7%	+5.1%	+2.1%
Median Age	61	38	39	39
Male / Female Ratio	50%	50%	50%	50%

Education Levels of Population

**Source:** U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Fountain Hills **1.81%**
Maricopa County **4.8%**
Arizona **4.66%**
USA **4.7%**
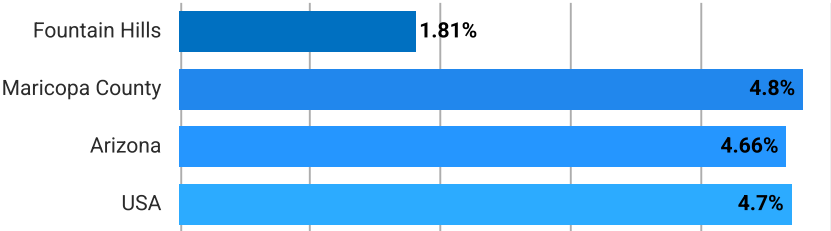
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Fountain Hills **0.77%**
Maricopa County **5.71%**
Arizona **6.25%**
USA **5.91%**
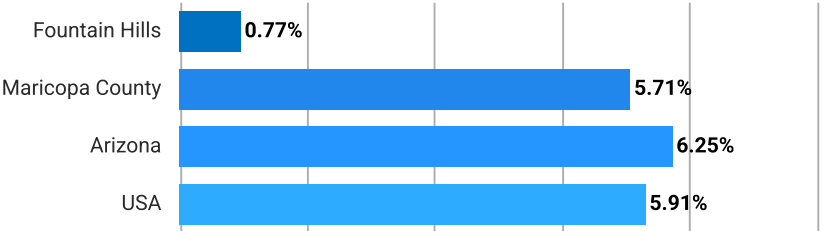
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Fountain Hills **16.47%**
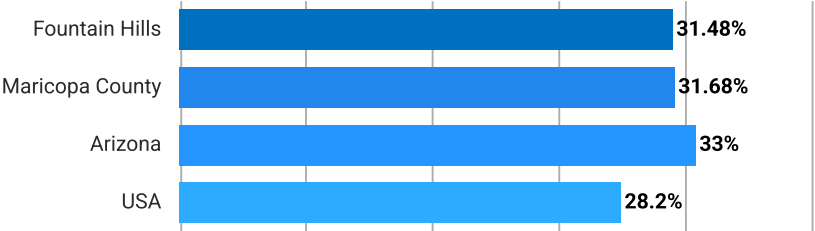Maricopa County **21.96%**
Arizona **23.48%**
USA **26.19%**
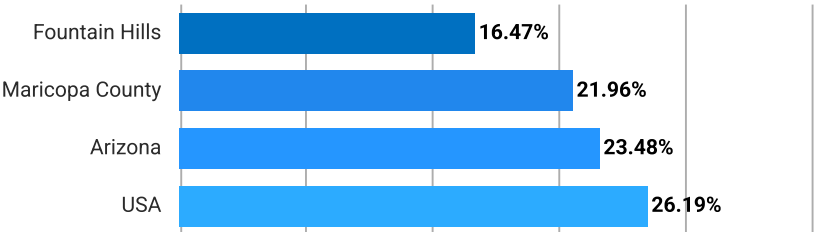
Fountain Hills, Arizona

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.
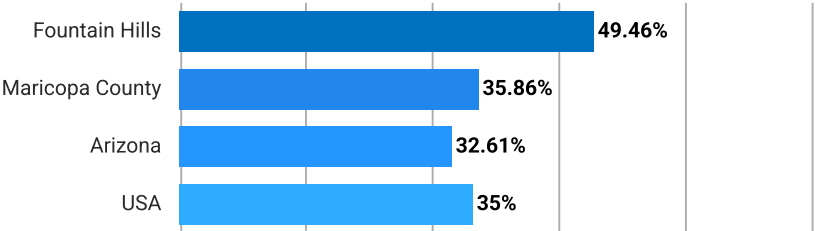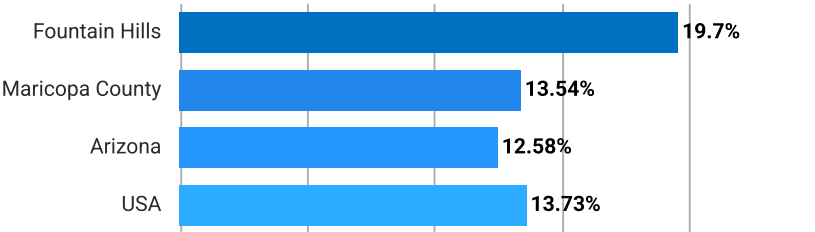
Geography	Percentage
Fountain Hills	31.48%
Maricopa County	31.68%
Arizona	33%
USA	28.2%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Geography	Percentage
Fountain Hills	29.77%
Maricopa County	22.32%
Arizona	20.03%
USA	21.27%

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Geography	Percentage
Fountain Hills	49.46%
Maricopa County	35.86%
Arizona	32.61%
USA	35%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

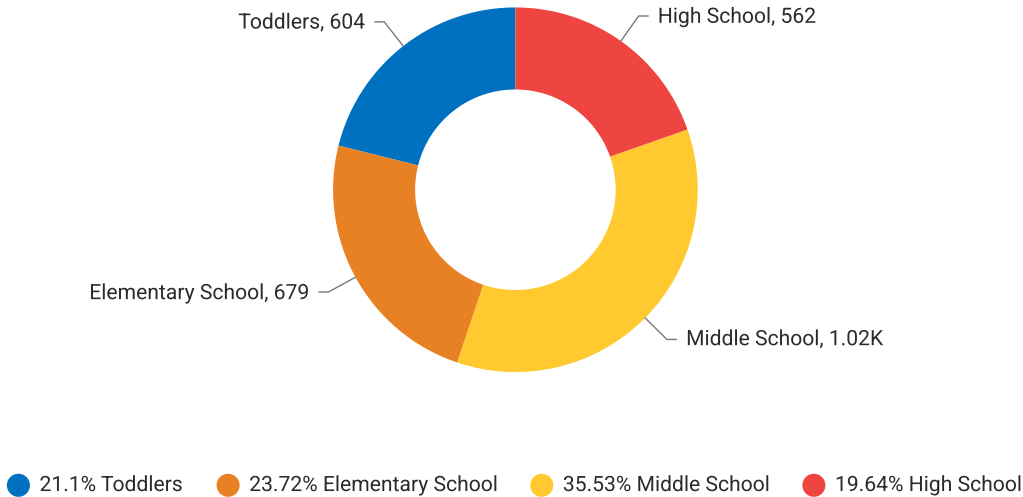| Geography	Percentage
Fountain Hills	19.7%
Maricopa County	13.54%
Arizona	12.58%
USA	13.73%

Fountain Hills, Arizona

Population of Children by Age Group in Fountain Hills

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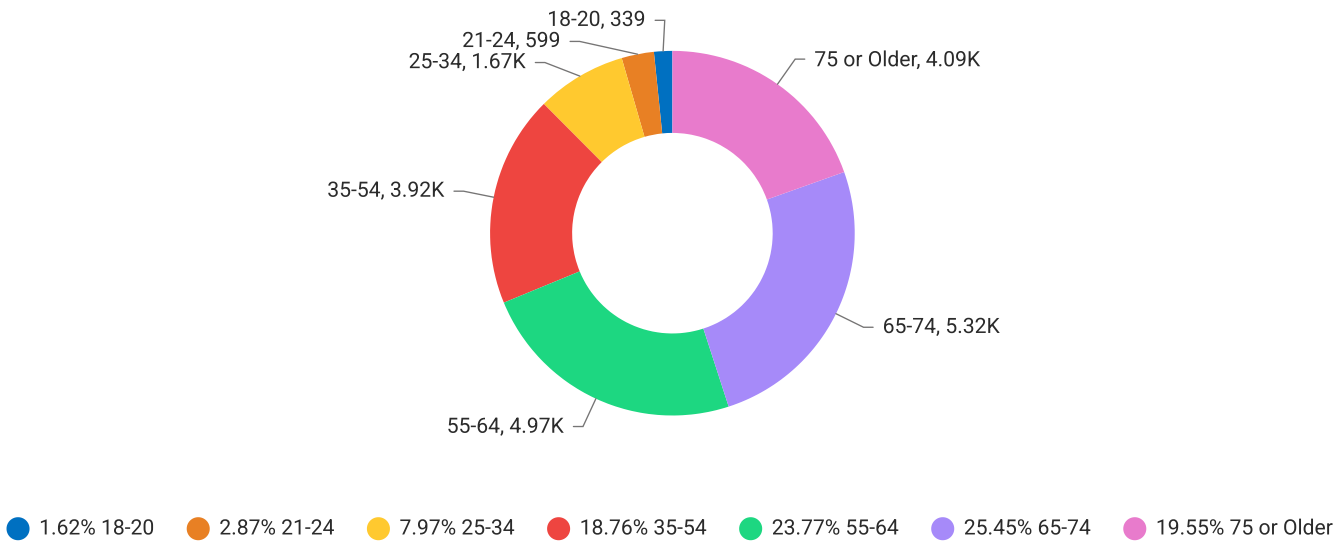
Source: U.S. Census

Update Frequency: Annually

Toddlers, 604
High School, 562
Elementary School, 679
Middle School, 1.02K

● 21.1% Toddlers   ● 23.72% Elementary School   ● 35.53% Middle School   ● 19.64% High School

Population of Adults by Age Group in Fountain Hills

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

Source: U.S. Census

Update Frequency: Annually

18-20, 339
21-24, 599
25-34, 1.67K
75 or Older, 4.09K
35-54, 3.92K
65-74, 5.32K
55-64, 4.97K

● 1.62% 18-20   ● 2.87% 21-24   ● 7.97% 25-34   ● 18.76% 35-54   ● 23.77% 55-64   ● 25.45% 65-74   ● 19.55% 75 or Older

Households With Children in Fountain Hills

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.
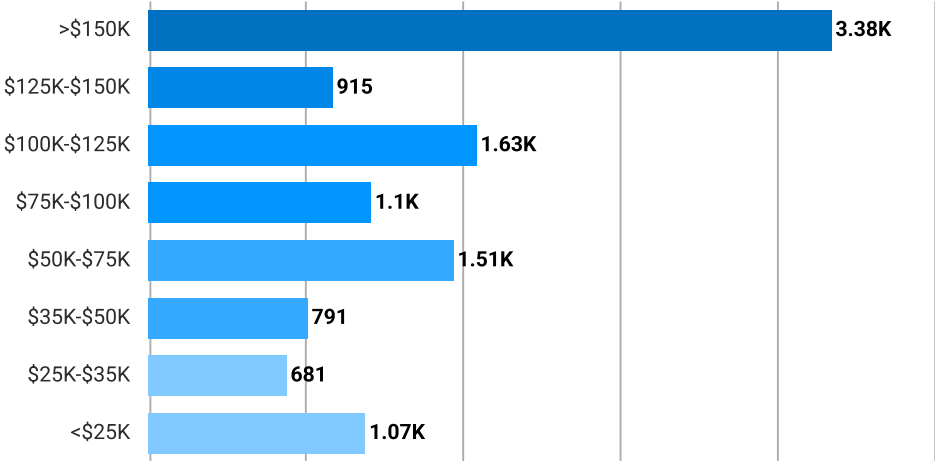
Source: U.S. Census

Update Frequency: Annually

Category	Value
Married with Children	826
Married without Children	5.77K
Single with Children	441

Household Income Brackets in Fountain Hills

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

Bracket	Value
>$150K	3.38K
$125K-$150K	915
$100K-$125K	1.63K
$75K-$100K	1.1K
$50K-$75K	1.51K
$35K-$50K	791
$25K-$35K	681
<$25K	1.07K

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Fountain Hills, Arizona

Occupational Categories in Fountain Hills

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

Category	Value
Health Care and Social Assistance	1.28K
Professional, Scientific and Technical	1.25K
Finance and Insurance	1.1K
Retail Trade	1.03K
Education	934
Other	811
Construction	748
Administrative Support and Waste Management	691
Manufacturing	676
Accommodation and Food	548
Real Estate, Rental and Leasing	506
Transportation and Warehousing	486
Arts, Entertainment and Recreation	446
Public Administration	423
Utilities	154
Information	99
Wholesale Trade	80
Business Management	73
Mining	
Agriculture, Forestry, Fishing and Hunting	

Presidential Voting Pattern in Fountain Hills

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
43.6%

Republican
54.3%
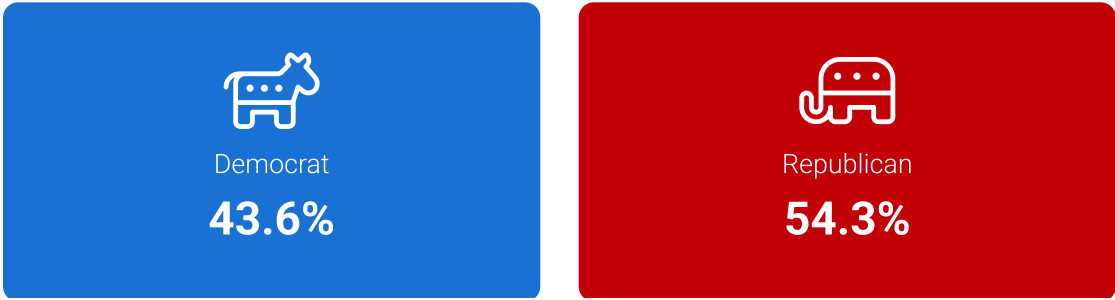
Economy

Economic Facts & Stats

	Fountain Hills	Maricopa County	Arizona	USA
Income Per Capita	$66,704	$44,210	$40,736	$43,289
Median Household Income	$104,788	$85,518	$76,872	$78,538
Unemployment Rate	4%	3.9%	4.5%	4.1%
Number Unemployed	465	99K	171K	7.02M
Number Employed	11K	2.45M	3.65M	163.37M
Number in Labor Force	12K	2.55M	3.82M	170.38M

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.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly

12/15/2025

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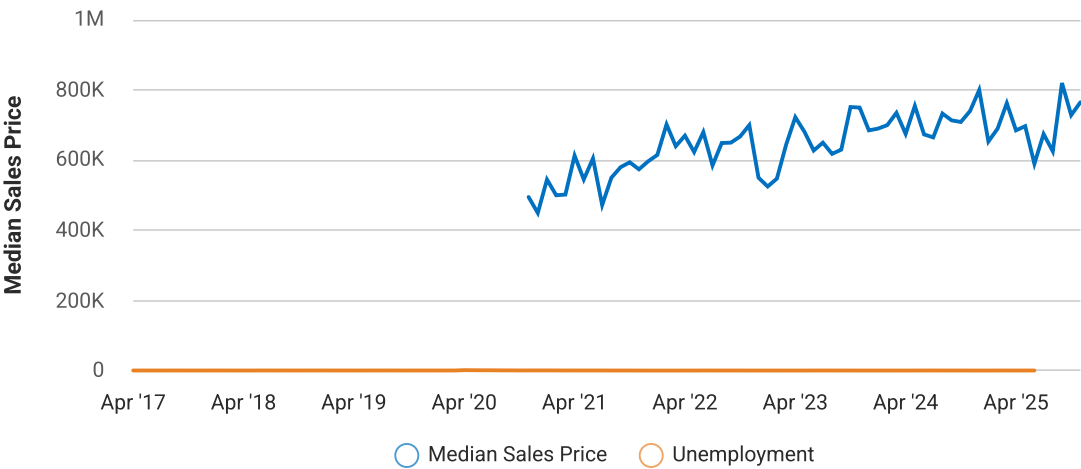
Unemployment Rate

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

Source: Bureau of Labor Statistics

Update Frequency: Monthly

○ Fountain Hills ○ Maricopa County ○ Arizona ○ USA
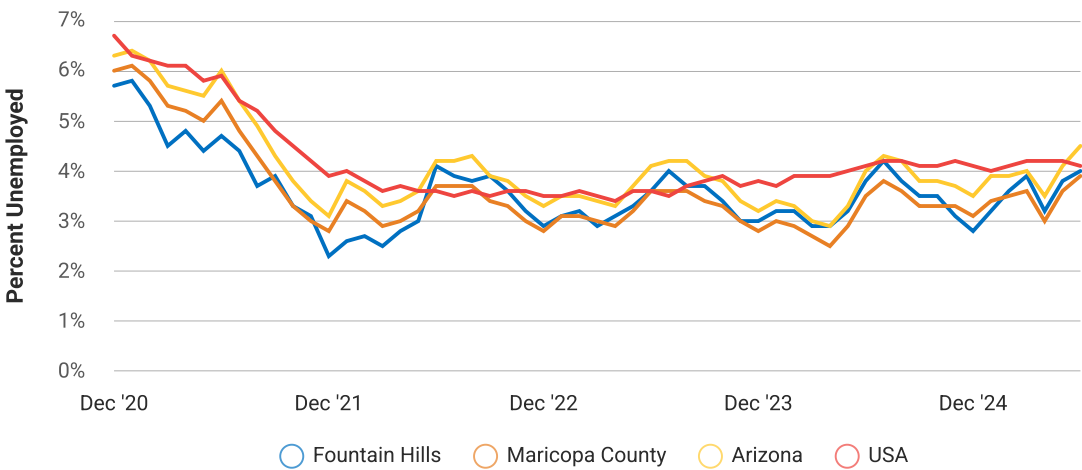
Quality of Life

Quality of Life Facts & Stats

	Fountain Hills	Maricopa County	Arizona	USA
Elevation (in feet)	1,668	1,634	4,214	–
Annual Rainfall (in inches)	11.61	10.08	13.11	–
Annual Snowfall (in inches)	0.9	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	29	26	25	27
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	11	–	–
Superfund Sites	–	12	22	2,466
Brownfield Sites	No	Yes	Yes	No

12/15/2025

Fountain Hills, Arizona

AARP Livability™ Index for 85268

● 0-19   ● 20-39   ● 40-59   ● 60-79   ● 80-100

Total Score

48 / 100
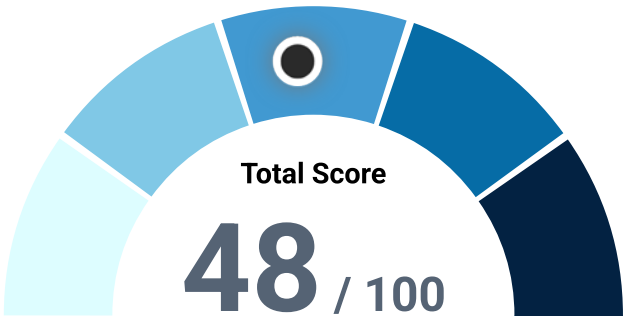
A score over 50 is above average

Housing Affordability & Access	**60**
Neighborhood Access to Life, Work & Play	**43**
Transportation Safe & Convenient Options	**37**
Environment Clean Air & Water	**23**
Health Prevention, Access & Quality	**72**
Engagement Civic & Social Involvement	**66**
Opportunity Inclusion & Possibilities	**37**

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

<15 MIN	15-30 MIN	30-45 MIN	45-60 MIN	60+ MIN
32.0%	24.8%	25.3%	10.7%	7.2%

12/15/2025
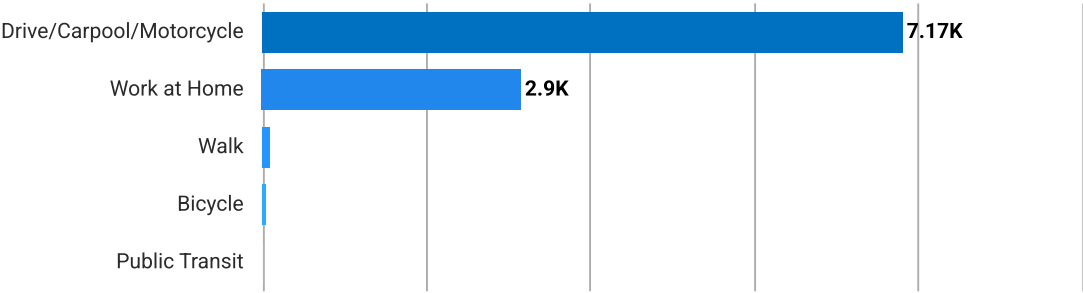
Fountain Hills, Arizona
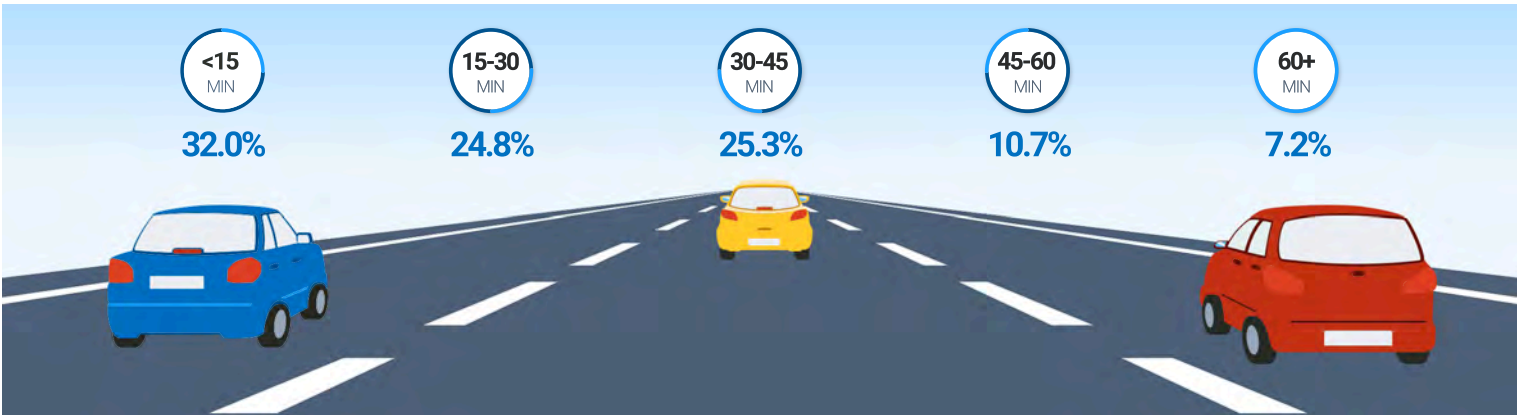
How People Get to Work

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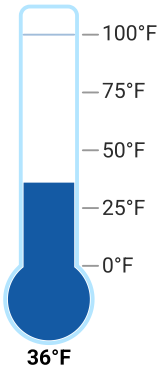
Source: U.S. Census

Update Frequency: Annually

Drive/Carpool/Motorcycle	7.17K
Work at Home	2.9K
Walk	
Bicycle	
Public Transit	

Fountain Hills, Arizona

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

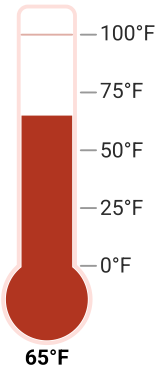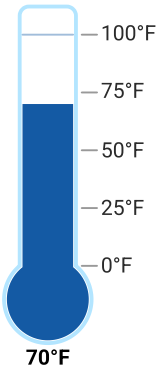**Source:** NOAA
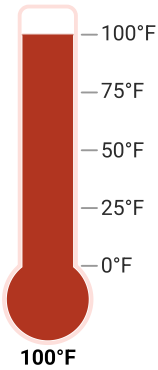
Update Frequency: Annually

Avg. January Min. Temp	Avg. January Max. Temp	Avg. July Min. Temp	Avg. July Max. Temp
36°F	65°F	70°F	100°F

12/15/2025

Nearby Neighborhoods

Cities near Fountain Hills, Arizona

Scottsdale, Arizona
Median Estimate Home Value	$857,800
Number of Homes	137,922
Total Population	242,169

Rio Verde, Arizona
Median Estimate Home Value	$867,830
Number of Homes	3,536
Total Population	2,271

Paradise Valley, Arizona
Median Estimate Home Value	$3,315,770
Number of Homes	8,581
Total Population	12,621

Mesa, Arizona
Median Estimate Home Value	$458,580
Number of Homes	163,020
Total Population	507,478

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

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