Housing Supply Overview

PHOENIX REALTORS®

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the Phoenix region dropped 2.8 percent overall. The price range with the largest pending sales gain was the $374,999 or Less range, where sales improved 1.7 percent.

The overall Median Sales Price were relatively unchanged at $465,000. The property type with the smallest loss was the Single Family segment, where prices remained flat at $480,000. The price range that tended to sell the quickest was the $375,000 to $474,999 range at 75 days. The price range that tended to sell the slowest was the $633,000 or More range at 83 days.

Market-wide, inventory levels rose 10.1 percent. The property type with the largest gain was the Single Family segment, where the number of properties for sale improved 10.6 percent. That amounts to 4.6 months of inventory for Single Family homes and 6.4 months of inventory for Townhouse/Condo homes.

Quick Facts

+ 1.7%	- 1.4%	- 2.5%
Price Range with Strongest Pending Sales: **$374,999 or Less**	Construction Status with Strongest Pending Sales: **Previously Owned**	Property Type With Strongest Pending Sales: **Single Family**

Residential activity composed of single family and townhouse/condo properties. Percent changes are calculated using rounded figures.

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Median Sales Price	4
Days on Market Until Sale	5
Percent of List Price Received	6
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Months Supply of Inventory	8

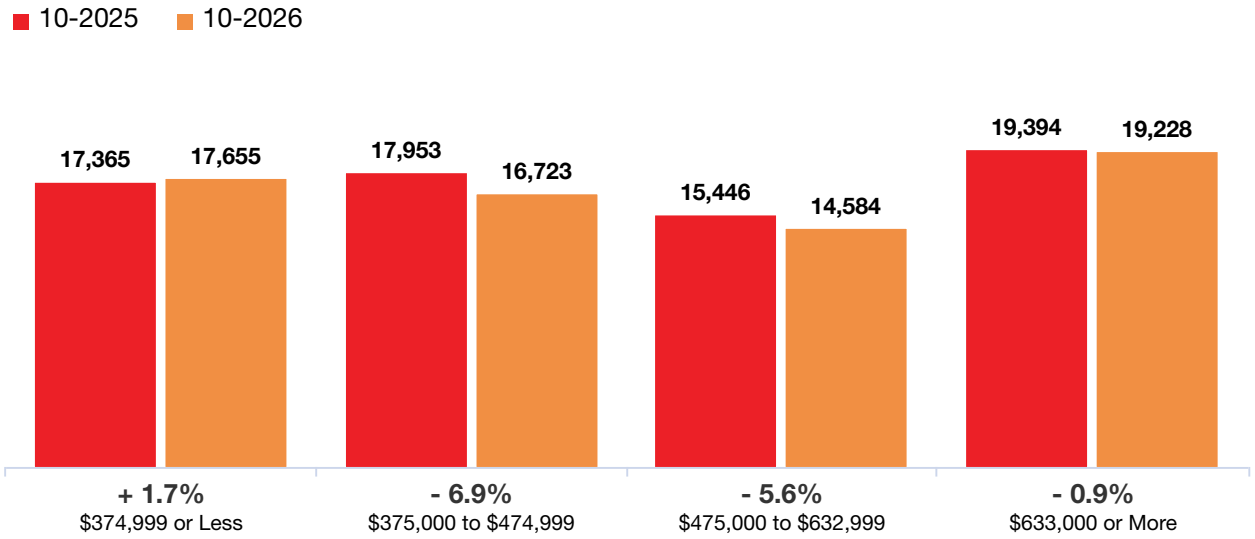
Current as of November 03, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.

Pending Sales

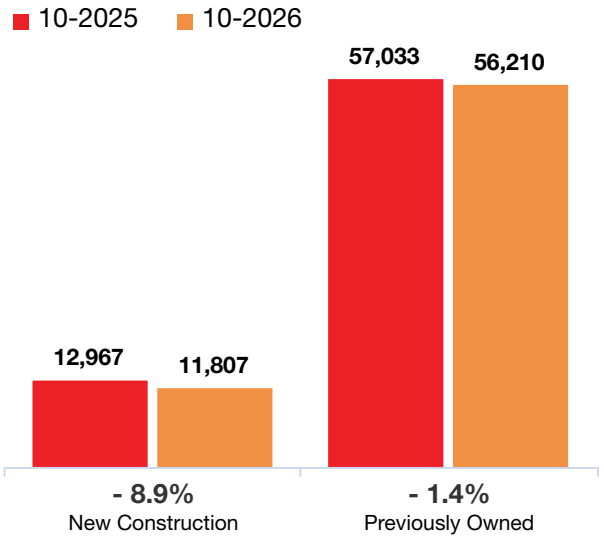
A count of the properties on which offers have been accepted in a given month. **Based on a rolling 12-month total.**

PHOENIX REALTORS®

By Price Range



By Construction Status



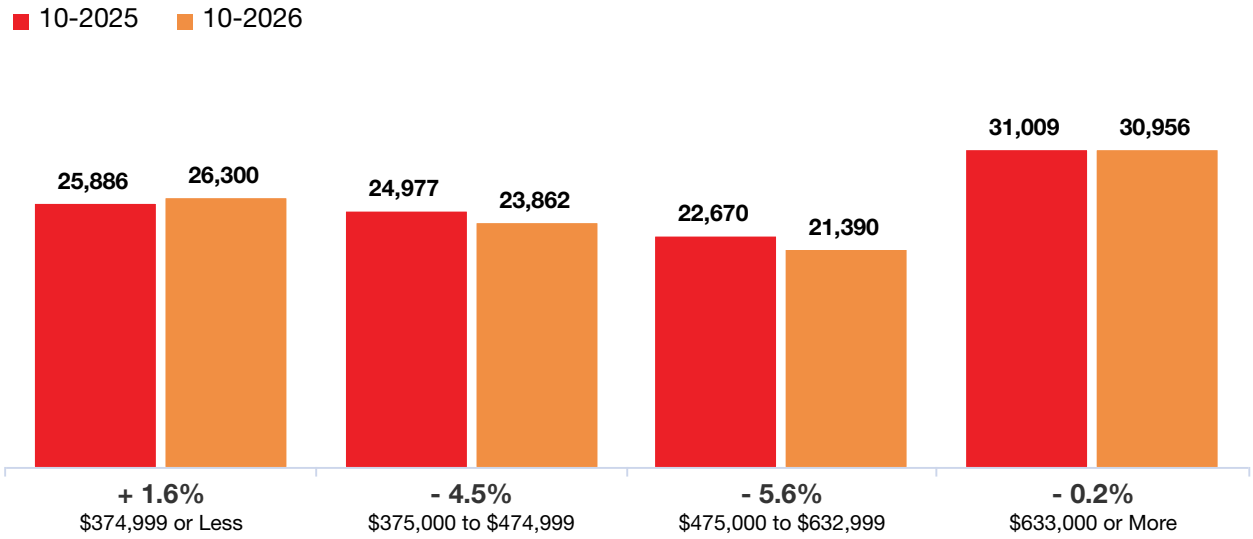
	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$374,999 or Less	17,365	17,655	+ 1.7%	12,399	12,626	+ 1.8%	4,966	5,029	+ 1.3%
$375,000 to $474,999	17,953	16,723	- 6.9%	16,300	15,285	- 6.2%	1,653	1,438	- 13.0%
$475,000 to $632,999	15,446	14,584	- 5.6%	14,274	13,620	- 4.6%	1,172	964	- 17.7%
$633,000 or More	19,394	19,228	- 0.9%	18,071	17,992	- 0.4%	1,323	1,236	- 6.6%
All Price Ranges	**70,158**	**68,190**	**- 2.8%**	**61,044**	**59,523**	**- 2.5%**	**9,114**	**8,667**	**- 4.9%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	12,967	11,807	- 8.9%	12,358	11,346	- 8.2%	609	461	- 24.3%
Previously Owned	57,033	56,210	- 1.4%	48,535	48,008	- 1.1%	8,498	8,202	- 3.5%
All Construction Types	**70,158**	**68,190**	**- 2.8%**	**61,044**	**59,523**	**- 2.5%**	**9,114**	**8,667**	**- 4.9%**

New Listings

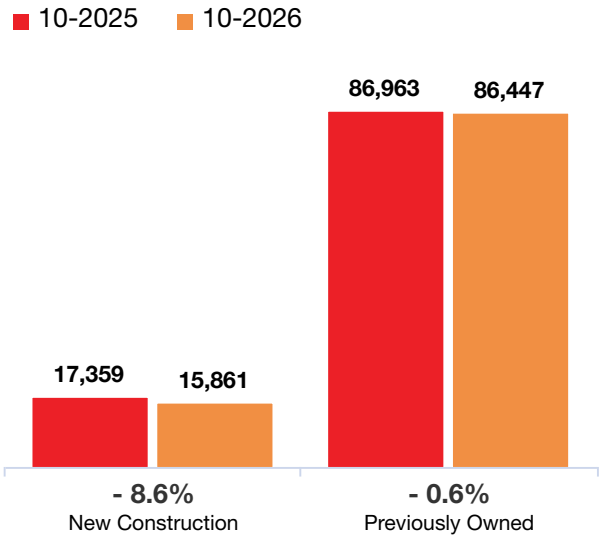
A count of the properties that have been newly listed on the market in a given month. **Based on a rolling 12-month total.**

PHOENIX REALTORS®

By Price Range



By Construction Status



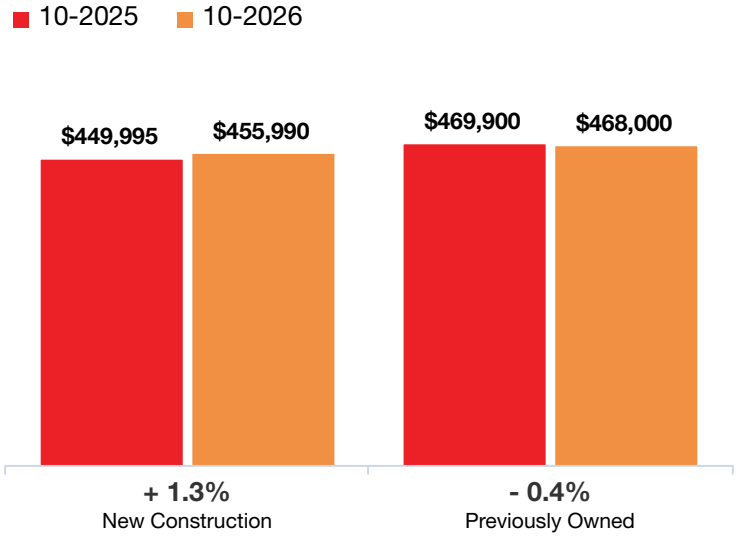
	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$374,999 or Less	25,886	26,300	+ 1.6%	17,275	17,596	+ 1.9%	8,611	8,704	+ 1.1%
$375,000 to $474,999	24,977	23,862	- 4.5%	22,321	21,455	- 3.9%	2,656	2,407	- 9.4%
$475,000 to $632,999	22,670	21,390	- 5.6%	20,757	19,716	- 5.0%	1,913	1,674	- 12.5%
$633,000 or More	31,009	30,956	- 0.2%	28,680	28,652	- 0.1%	2,329	2,304	- 1.1%
All Price Ranges	**104,542**	**102,508**	**- 1.9%**	**89,033**	**87,419**	**- 1.8%**	**15,509**	**15,089**	**- 2.7%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	17,359	15,861	- 8.6%	16,454	15,039	- 8.6%	905	822	- 9.2%
Previously Owned	86,963	86,447	- 0.6%	72,368	72,189	- 0.2%	14,595	14,258	- 2.3%
All Construction Types	**104,542**	**102,508**	**- 1.9%**	**89,033**	**87,419**	**- 1.8%**	**15,509**	**15,089**	**- 2.7%**

Median Sales Price

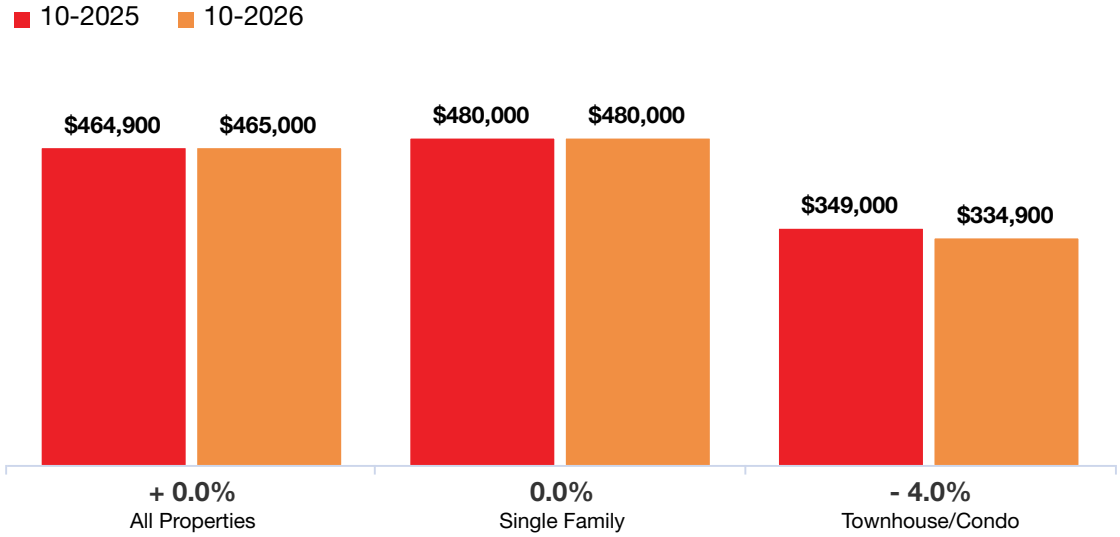
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions. **Based on a rolling 12-month total.**

PHOENIX REALTORS®

By Construction Status



By Property Type



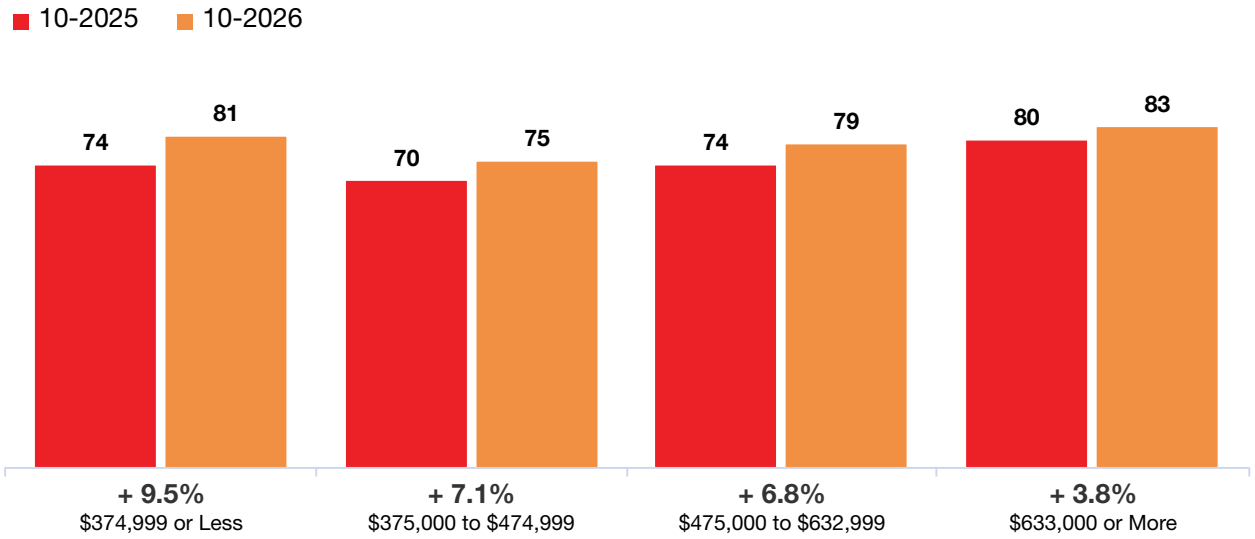
	All Properties			Single Family			Townhouse/Condo		
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	$449,995	$455,990	+ 1.3%	$449,990	$454,990	+ 1.1%	$477,000	$521,500	+ 9.3%
Previously Owned	$469,900	$468,000	- 0.4%	$494,000	$490,000	- 0.8%	$340,000	$328,000	- 3.5%
All Construction Types	**$464,900**	**$465,000**	**+ 0.0%**	**$480,000**	**$480,000**	**0.0%**	**$349,000**	**$334,900**	**- 4.0%**

Days on Market Until Sale

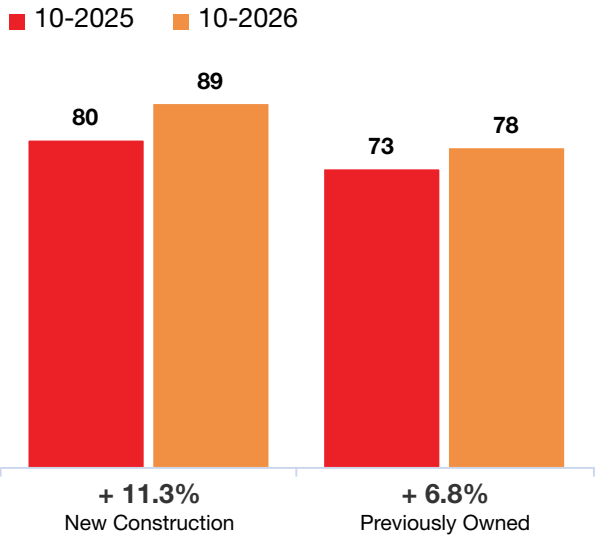
Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month total.**

PHOENIX REALTORS®

By Price Range



By Construction Status



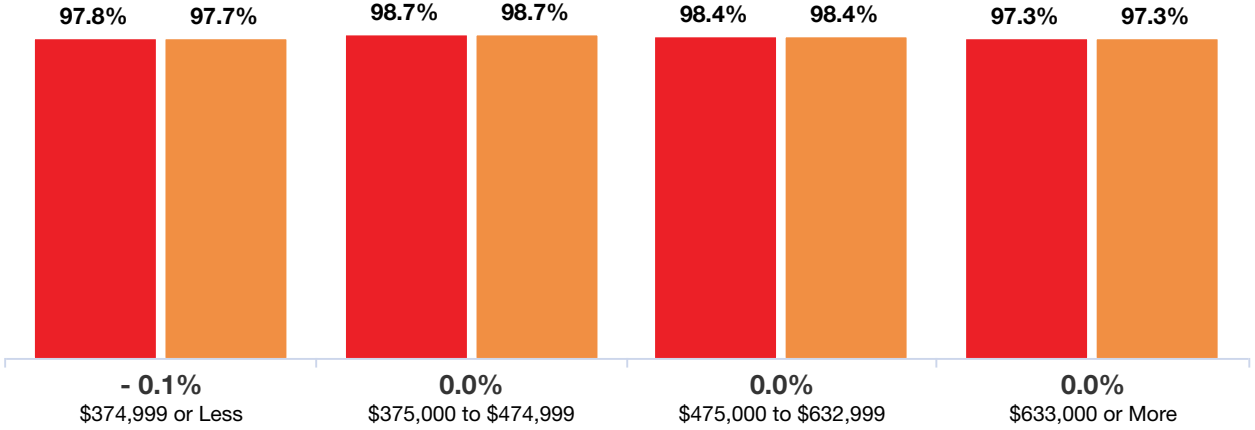
	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$374,999 or Less	74	81	+ 9.5%	71	77	+ 8.5%	82	92	+ 12.2%
$375,000 to $474,999	70	75	+ 7.1%	70	74	+ 5.7%	78	88	+ 12.8%
$475,000 to $632,999	74	79	+ 6.8%	74	78	+ 5.4%	80	84	+ 5.0%
$633,000 or More	80	83	+ 3.8%	80	82	+ 2.5%	80	93	+ 16.3%
All Price Ranges	**75**	**80**	**+ 6.7%**	**74**	**78**	**+ 5.4%**	**81**	**90**	**+ 11.1%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	80	89	+ 11.3%	80	89	+ 11.3%	82	103	+ 25.6%
Previously Owned	73	78	+ 6.8%	72	76	+ 5.6%	80	90	+ 12.5%
All Construction Types	**75**	**80**	**+ 6.7%**	**74**	**78**	**+ 5.4%**	**81**	**90**	**+ 11.1%**

Percent of List Price Received

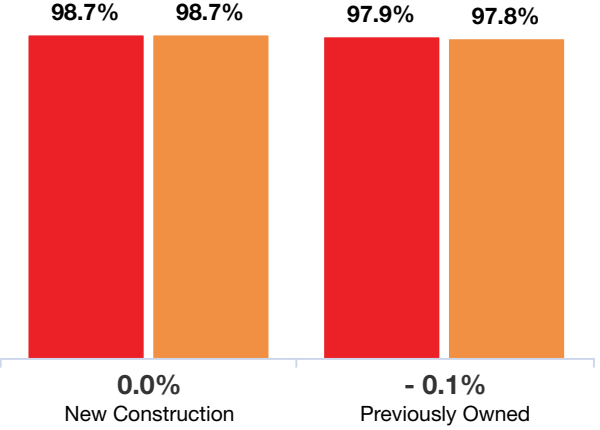
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions. **Based on a rolling 12-month total.**

PHOENIX REALTORS®

By Price Range



By Construction Status



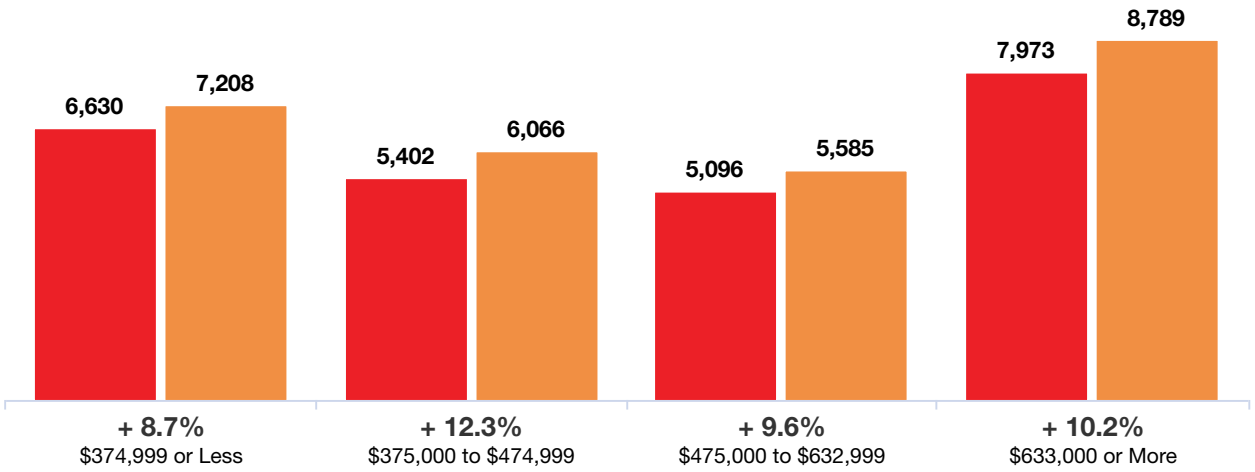
	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$374,999 or Less	97.8%	97.7%	- 0.1%	98.1%	97.9%	- 0.2%	97.2%	97.1%	- 0.1%
$375,000 to $474,999	98.7%	98.7%	0.0%	98.8%	98.8%	0.0%	97.9%	97.7%	- 0.2%
$475,000 to $632,999	98.4%	98.4%	0.0%	98.5%	98.4%	- 0.1%	97.7%	97.5%	- 0.2%
$633,000 or More	97.3%	97.3%	0.0%	97.3%	97.3%	0.0%	97.5%	97.0%	- 0.5%
All Price Ranges	**98.1%**	**98.0%**	**- 0.1%**	**98.2%**	**98.1%**	**- 0.1%**	**97.4%**	**97.2%**	**- 0.2%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	98.7%	98.7%	0.0%	98.8%	98.7%	- 0.1%	98.2%	98.1%	- 0.1%
Previously Owned	97.9%	97.8%	- 0.1%	98.0%	97.9%	- 0.1%	97.3%	97.2%	- 0.1%
All Construction Types	**98.1%**	**98.0%**	**- 0.1%**	**98.2%**	**98.1%**	**- 0.1%**	**97.4%**	**97.2%**	**- 0.2%**

Inventory of Homes for Sale

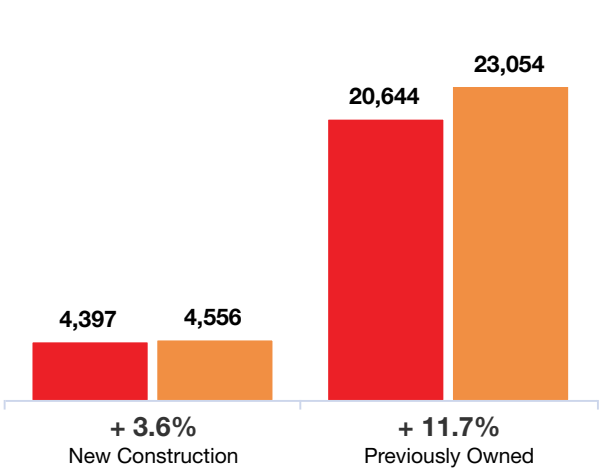
The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

PHOENIX REALTORS®

By Price Range



By Construction Status



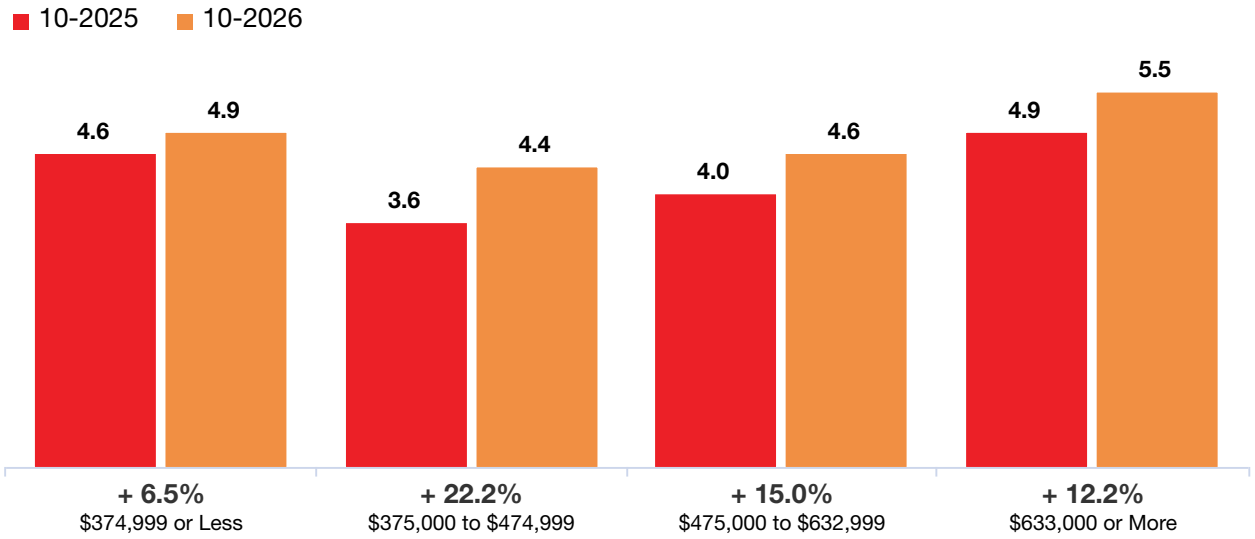
	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$374,999 or Less	6,630	7,208	+ 8.7%	4,142	4,555	+ 10.0%	2,488	2,653	+ 6.6%
$375,000 to $474,999	5,402	6,066	+ 12.3%	4,749	5,368	+ 13.0%	653	698	+ 6.9%
$475,000 to $632,999	5,096	5,585	+ 9.6%	4,612	5,073	+ 10.0%	484	512	+ 5.8%
$633,000 or More	7,973	8,789	+ 10.2%	7,340	8,048	+ 9.6%	633	741	+ 17.1%
All Price Ranges	**25,101**	**27,648**	**+ 10.1%**	**20,843**	**23,044**	**+ 10.6%**	**4,258**	**4,604**	**+ 8.1%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	4,397	4,556	+ 3.6%	4,157	4,303	+ 3.5%	240	253	+ 5.4%
Previously Owned	20,644	23,054	+ 11.7%	16,628	18,708	+ 12.5%	4,016	4,346	+ 8.2%
All Construction Types	**25,101**	**27,648**	**+ 10.1%**	**20,843**	**23,044**	**+ 10.6%**	**4,258**	**4,604**	**+ 8.1%**

Months Supply of Inventory

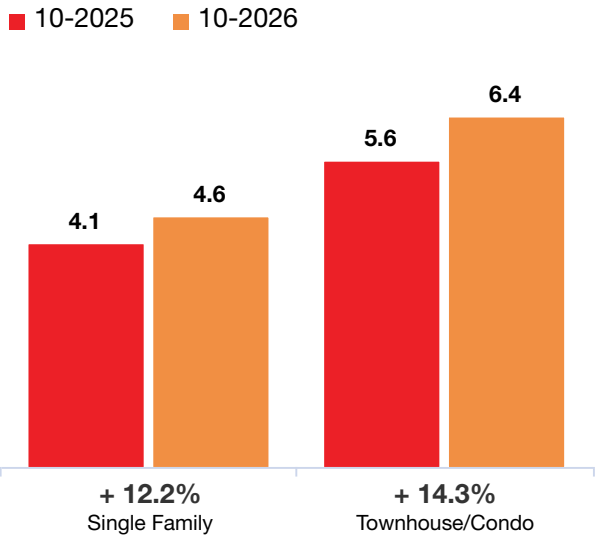
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

PHOENIX REALTORS®

By Price Range



By Property Type



	All Properties			Single Family			Townhouse/Condo		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$374,999 or Less	4.6	4.9	+ 6.5%	4.0	4.3	+ 7.5%	6.0	6.3	+ 5.0%
$375,000 to $474,999	3.6	4.4	+ 22.2%	3.5	4.2	+ 20.0%	4.7	5.8	+ 23.4%
$475,000 to $632,999	4.0	4.6	+ 15.0%	3.9	4.5	+ 15.4%	5.0	6.4	+ 28.0%
$633,000 or More	4.9	5.5	+ 12.2%	4.9	5.4	+ 10.2%	5.7	7.2	+ 26.3%
All Price Ranges	**4.3**	**4.9**	**+ 14.0%**	**4.1**	**4.6**	**+ 12.2%**	**5.6**	**6.4**	**+ 14.3%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
New Construction	4.1	4.6	+ 12.2%	4.0	4.6	+ 15.0%	4.7	6.6	+ 40.4%
Previously Owned	4.3	4.9	+ 14.0%	4.1	4.7	+ 14.6%	5.7	6.4	+ 12.3%
All Construction Types	**4.3**	**4.9**	**+ 14.0%**	**4.1**	**4.6**	**+ 12.2%**	**5.6**	**6.4**	**+ 14.3%**