Local Market Update – January 2026

A Research Tool Provided by Phoenix REALTORS®

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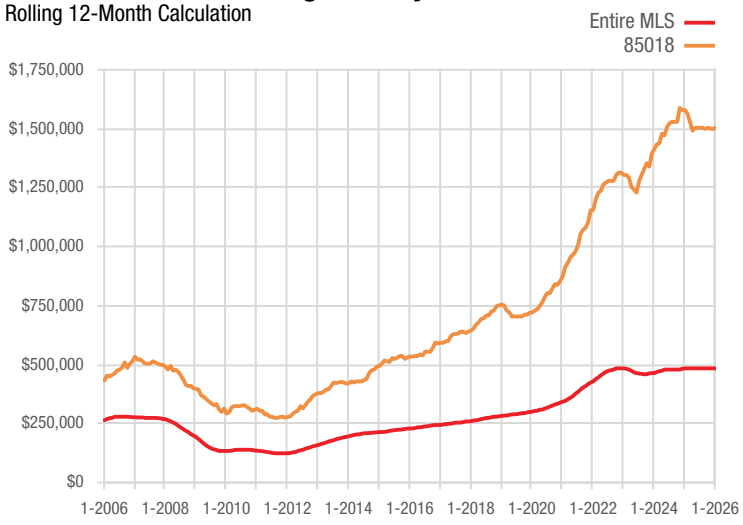
Single Family	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	99	**77**	- 22.2%	99	**77**	- 22.2%
Pending Sales	41	**28**	- 31.7%	41	**28**	- 31.7%
Closed Sales	33	**34**	+ 3.0%	33	**34**	+ 3.0%
Days on Market Until Sale	75	**70**	- 6.7%	75	**70**	- 6.7%
Median Sales Price*	$1,550,000	**$1,629,000**	+ 5.1%	$1,550,000	**$1,629,000**	+ 5.1%
Average Sales Price*	$1,974,843	**$2,763,273**	+ 39.9%	$1,974,843	**$2,763,273**	+ 39.9%
Percent of List Price Received*	97.6%	**96.4%**	- 1.2%	97.6%	**96.4%**	- 1.2%
Inventory of Homes for Sale	151	**179**	+ 18.5%	—	—	—
Months Supply of Inventory	4.2	**5.7**	+ 35.7%	—	—	—

Townhouse/Condo	January			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 1-2025**	**Thru 1-2026**	**% Change**
New Listings	41	**23**	- 43.9%	41	**23**	- 43.9%
Pending Sales	22	**7**	- 68.2%	22	**7**	- 68.2%
Closed Sales	10	**11**	+ 10.0%	10	**11**	+ 10.0%
Days on Market Until Sale	80	**54**	- 32.5%	80	**54**	- 32.5%
Median Sales Price*	$380,000	**$525,000**	+ 38.2%	$380,000	**$525,000**	+ 38.2%
Average Sales Price*	$447,105	**$653,409**	+ 46.1%	$447,105	**$653,409**	+ 46.1%
Percent of List Price Received*	99.5%	**97.9%**	- 1.6%	99.5%	**97.9%**	- 1.6%
Inventory of Homes for Sale	75	**95**	+ 26.7%	—	—	—
Months Supply of Inventory	4.7	**7.7**	+ 63.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

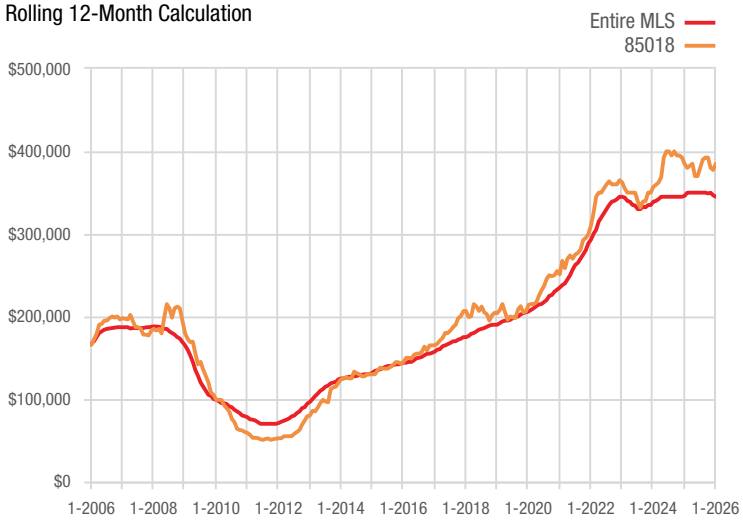
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of February 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.