Local Market Update – February 2026

A Research Tool Provided by Phoenix REALTORS®

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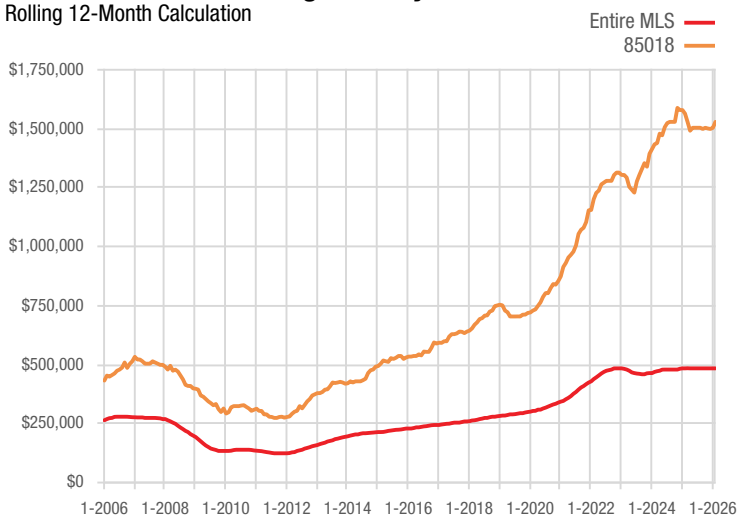
Single Family	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	80	**57**	- 28.8%	179	**144**	- 19.6%
Pending Sales	47	**16**	- 66.0%	88	**61**	- 30.7%
Closed Sales	33	**48**	+ 45.5%	66	**82**	+ 24.2%
Days on Market Until Sale	98	**79**	- 19.4%	86	**75**	- 12.8%
Median Sales Price*	$1,250,000	**$1,590,000**	+ 27.2%	$1,437,500	**$1,594,000**	+ 10.9%
Average Sales Price*	$1,909,566	**$1,801,866**	- 5.6%	$1,942,205	**$2,200,498**	+ 13.3%
Percent of List Price Received*	96.2%	**96.7%**	+ 0.5%	96.9%	**96.6%**	- 0.3%
Inventory of Homes for Sale	168	**203**	+ 20.8%	—	**—**	—
Months Supply of Inventory	4.5	**6.7**	+ 48.9%	—	**—**	—

Townhouse/Condo	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	30	**28**	- 6.7%	71	**55**	- 22.5%
Pending Sales	13	**7**	- 46.2%	35	**22**	- 37.1%
Closed Sales	17	**15**	- 11.8%	27	**26**	- 3.7%
Days on Market Until Sale	72	**87**	+ 20.8%	75	**73**	- 2.7%
Median Sales Price*	$370,000	**$430,000**	+ 16.2%	$370,000	**$446,000**	+ 20.5%
Average Sales Price*	$379,000	**$553,433**	+ 46.0%	$404,224	**$595,731**	+ 47.4%
Percent of List Price Received*	97.8%	**97.4%**	- 0.4%	98.5%	**97.6%**	- 0.9%
Inventory of Homes for Sale	83	**104**	+ 25.3%	—	**—**	—
Months Supply of Inventory	5.4	**8.3**	+ 53.7%	—	**—**	—

* 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.

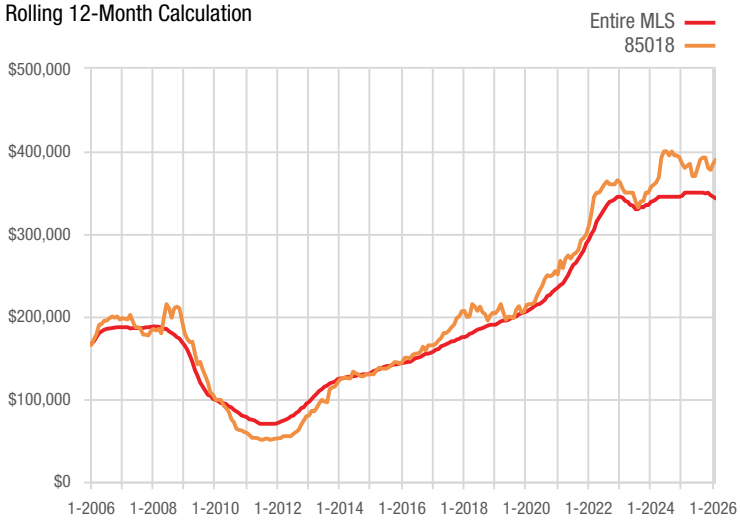
Median Sales Price - Single Family

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 March 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.