Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®

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Maricopa County

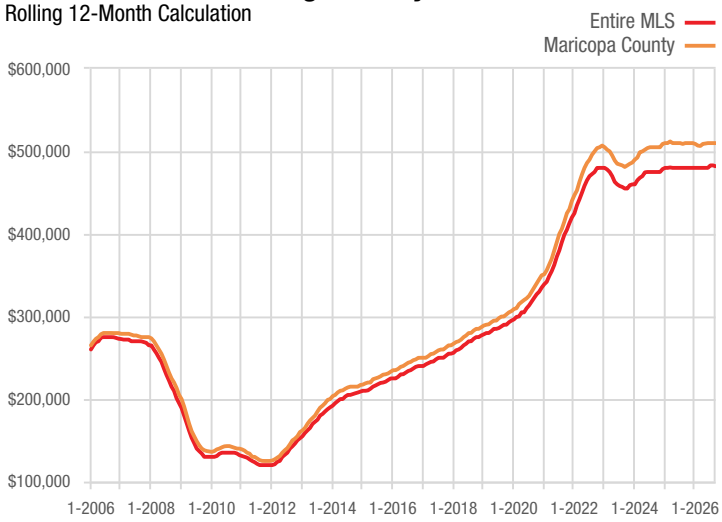
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	5,568	**5,502**	- 1.2%	54,146	**53,027**	- 2.1%
Pending Sales	3,694	**2,241**	- 39.3%	37,410	**36,800**	- 1.6%
Closed Sales	3,908	**3,702**	- 5.3%	36,457	**37,600**	+ 3.1%
Days on Market Until Sale	78	**75**	- 3.8%	72	**74**	+ 2.8%
Median Sales Price*	$510,000	**$500,000**	- 2.0%	$510,000	**$510,000**	0.0%
Average Sales Price*	$678,558	**$686,802**	+ 1.2%	$699,700	**$727,884**	+ 4.0%
Percent of List Price Received*	98.0%	**98.1%**	+ 0.1%	98.1%	**98.1%**	0.0%
Inventory of Homes for Sale	14,491	**15,422**	+ 6.4%	—	—	—
Months Supply of Inventory	3.7	**3.9**	+ 5.4%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	1,206	**1,138**	- 5.6%	11,412	**11,049**	- 3.2%
Pending Sales	623	**368**	- 40.9%	6,700	**6,379**	- 4.8%
Closed Sales	647	**610**	- 5.7%	6,691	**6,598**	- 1.4%
Days on Market Until Sale	86	**93**	+ 8.1%	81	**92**	+ 13.6%
Median Sales Price*	$333,000	**$320,000**	- 3.9%	$349,000	**$330,000**	- 5.4%
Average Sales Price*	$409,015	**$421,729**	+ 3.1%	$452,034	**$440,889**	- 2.5%
Percent of List Price Received*	97.3%	**97.2%**	- 0.1%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale	3,719	**3,991**	+ 7.3%	—	—	—
Months Supply of Inventory	5.2	**5.8**	+ 11.5%	—	—	—

* 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.

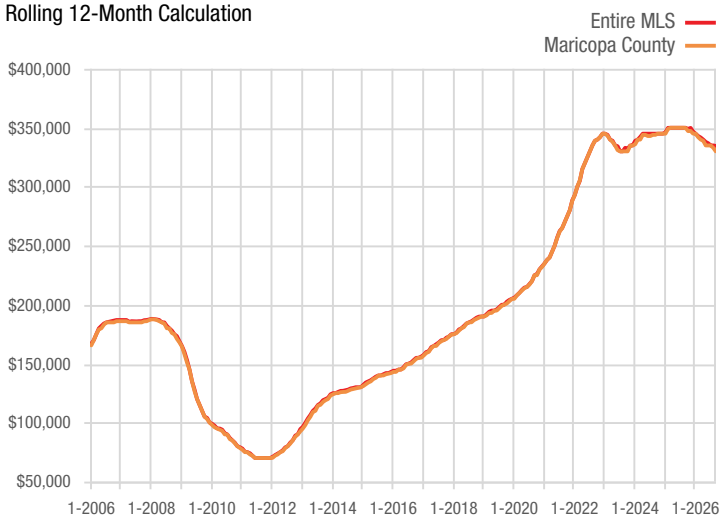
Median Sales Price - Single Family

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