Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®

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Mesa

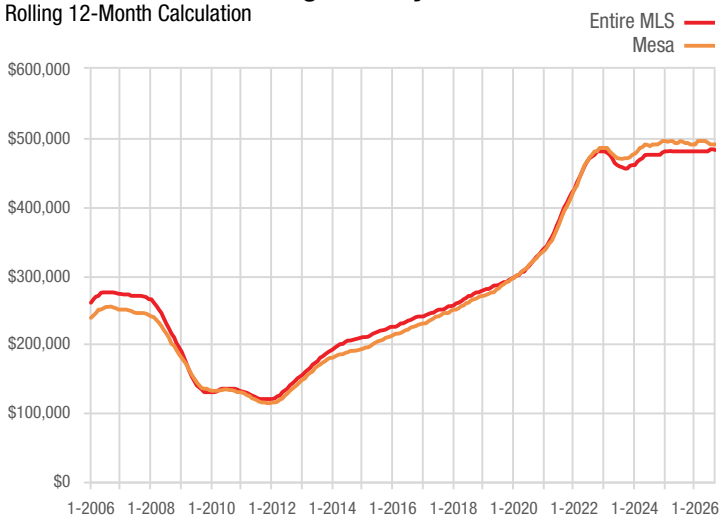
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	540	**465**	- 13.9%	4,945	**4,809**	- 2.8%
Pending Sales	371	**210**	- 43.4%	3,653	**3,541**	- 3.1%
Closed Sales	395	**378**	- 4.3%	3,573	**3,668**	+ 2.7%
Days on Market Until Sale	72	**62**	- 13.9%	67	**65**	- 3.0%
Median Sales Price*	$499,000	**$492,500**	- 1.3%	$490,000	**$487,500**	- 0.5%
Average Sales Price*	$544,000	**$561,068**	+ 3.1%	$557,609	**$555,495**	- 0.4%
Percent of List Price Received*	98.2%	**98.5%**	+ 0.3%	98.3%	**98.3%**	0.0%
Inventory of Homes for Sale	1,178	**1,222**	+ 3.7%	—	—	—
Months Supply of Inventory	3.1	**3.2**	+ 3.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	129	**129**	0.0%	1,311	**1,279**	- 2.4%
Pending Sales	81	**41**	- 49.4%	816	**827**	+ 1.3%
Closed Sales	72	**76**	+ 5.6%	799	**855**	+ 7.0%
Days on Market Until Sale	92	**78**	- 15.2%	71	**80**	+ 12.7%
Median Sales Price*	$282,500	**$275,000**	- 2.7%	$301,000	**$285,000**	- 5.3%
Average Sales Price*	$291,212	**$289,284**	- 0.7%	$310,869	**$292,081**	- 6.0%
Percent of List Price Received*	97.7%	**97.6%**	- 0.1%	98.0%	**97.8%**	- 0.2%
Inventory of Homes for Sale	394	**412**	+ 4.6%	—	—	—
Months Supply of Inventory	4.5	**4.6**	+ 2.2%	—	—	—

* 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.

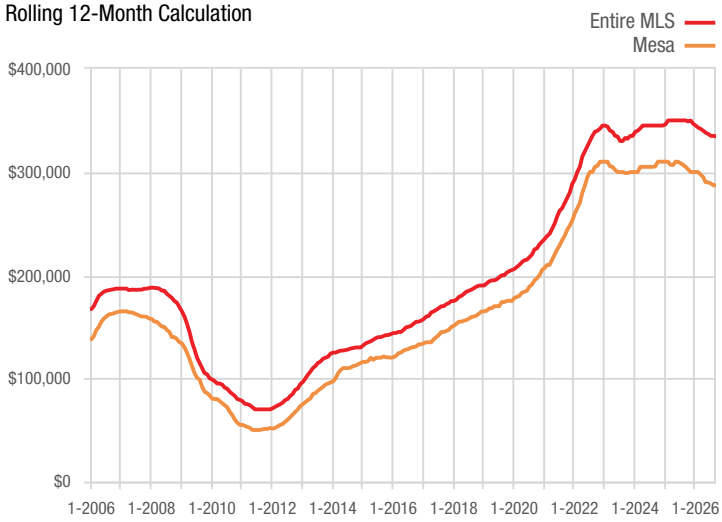
Median Sales Price - Single Family

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.