Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®

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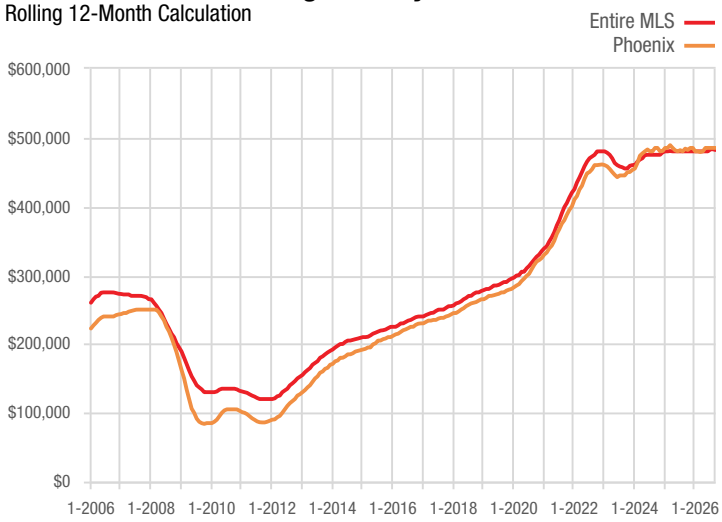
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	1,152	**1,169**	+ 1.5%	11,633	**11,337**	- 2.5%
Pending Sales	739	**463**	- 37.3%	7,854	**7,551**	- 3.9%
Closed Sales	787	**750**	- 4.7%	7,645	**7,749**	+ 1.4%
Days on Market Until Sale	75	**68**	- 9.3%	65	**65**	0.0%
Median Sales Price*	$502,500	**$485,000**	- 3.5%	$486,000	**$485,000**	- 0.2%
Average Sales Price*	$639,252	**$611,110**	- 4.4%	$633,056	**$648,319**	+ 2.4%
Percent of List Price Received*	97.7%	**97.9%**	+ 0.2%	98.0%	**98.0%**	0.0%
Inventory of Homes for Sale	2,908	**3,158**	+ 8.6%	—	**—**	—
Months Supply of Inventory	3.5	**3.9**	+ 11.4%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	374	**366**	- 2.1%	3,698	**3,628**	- 1.9%
Pending Sales	197	**137**	- 30.5%	2,052	**1,955**	- 4.7%
Closed Sales	222	**192**	- 13.5%	2,051	**1,995**	- 2.7%
Days on Market Until Sale	78	**92**	+ 17.9%	84	**94**	+ 11.9%
Median Sales Price*	$320,000	**$329,000**	+ 2.8%	$328,000	**$310,000**	- 5.5%
Average Sales Price*	$369,769	**$370,797**	+ 0.3%	$383,211	**$369,766**	- 3.5%
Percent of List Price Received*	97.3%	**97.3%**	0.0%	97.1%	**97.1%**	0.0%
Inventory of Homes for Sale	1,261	**1,348**	+ 6.9%	—	**—**	—
Months Supply of Inventory	5.8	**6.4**	+ 10.3%	—	**—**	—

* 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.

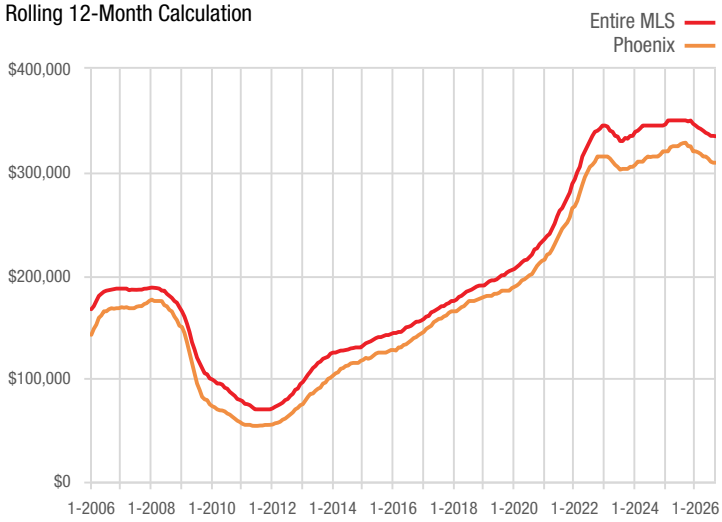
Median Sales Price - Single Family

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.