Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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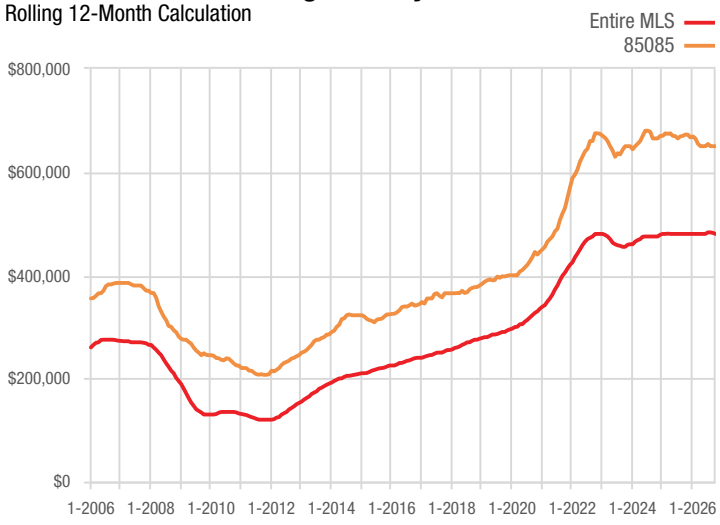
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	47	**32**	- 31.9%	508	**463**	- 8.9%
Pending Sales	32	**13**	- 59.4%	360	**329**	- 8.6%
Closed Sales	36	**28**	- 22.2%	360	**336**	- 6.7%
Days on Market Until Sale	97	**80**	- 17.5%	85	**82**	- 3.5%
Median Sales Price*	$733,650	**$748,750**	+ 2.1%	$668,995	**$655,000**	- 2.1%
Average Sales Price*	$808,698	**$760,688**	- 5.9%	$743,644	**$698,156**	- 6.1%
Percent of List Price Received*	96.3%	**97.8%**	+ 1.6%	97.3%	**96.9%**	- 0.4%
Inventory of Homes for Sale	136	**114**	- 16.2%	—	**—**	—
Months Supply of Inventory	3.9	**3.6**	- 7.7%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	11	**9**	- 18.2%	110	**124**	+ 12.7%
Pending Sales	9	**11**	+ 22.2%	79	**90**	+ 13.9%
Closed Sales	5	**22**	+ 340.0%	77	**86**	+ 11.7%
Days on Market Until Sale	118	**97**	- 17.8%	77	**86**	+ 11.7%
Median Sales Price*	$430,000	**$457,500**	+ 6.4%	$399,000	**$395,100**	- 1.0%
Average Sales Price*	$444,000	**$486,308**	+ 9.5%	$422,330	**$423,938**	+ 0.4%
Percent of List Price Received*	98.0%	**95.1%**	- 3.0%	97.7%	**96.2%**	- 1.5%
Inventory of Homes for Sale	30	**29**	- 3.3%	—	**—**	—
Months Supply of Inventory	3.8	**3.5**	- 7.9%	—	**—**	—

* 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.

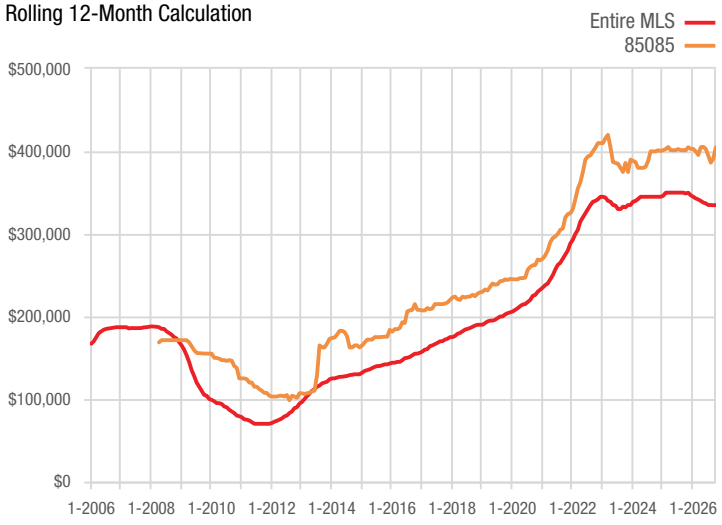
Median Sales Price - Single Family

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