Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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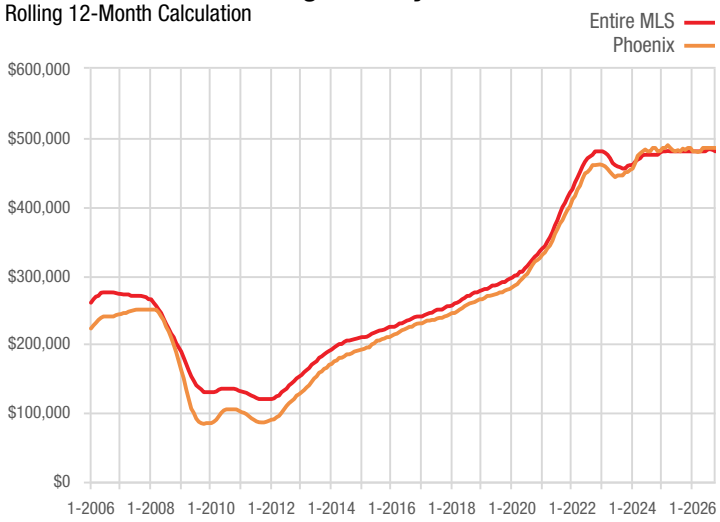
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,204	**1,171**	- 2.7%	12,837	**12,600**	- 1.8%
Pending Sales	825	**427**	- 48.2%	8,679	**8,207**	- 5.4%
Closed Sales	819	**712**	- 13.1%	8,464	**8,458**	- 0.1%
Days on Market Until Sale	72	**65**	- 9.7%	66	**65**	- 1.5%
Median Sales Price*	$470,000	**$481,998**	+ 2.6%	$485,000	**$485,000**	0.0%
Average Sales Price*	$610,865	**$721,359**	+ 18.1%	$630,908	**$654,497**	+ 3.7%
Percent of List Price Received*	97.6%	**97.7%**	+ 0.1%	98.0%	**98.0%**	0.0%
Inventory of Homes for Sale	2,957	**3,380**	+ 14.3%	—	—	—
Months Supply of Inventory	3.6	**4.2**	+ 16.7%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	383	**342**	- 10.7%	4,081	**3,989**	- 2.3%
Pending Sales	215	**124**	- 42.3%	2,267	**2,116**	- 6.7%
Closed Sales	212	**205**	- 3.3%	2,263	**2,200**	- 2.8%
Days on Market Until Sale	92	**88**	- 4.3%	85	**94**	+ 10.6%
Median Sales Price*	$306,000	**$320,000**	+ 4.6%	$325,000	**$310,000**	- 4.6%
Average Sales Price*	$341,793	**$369,826**	+ 8.2%	$379,331	**$370,237**	- 2.4%
Percent of List Price Received*	96.6%	**96.7%**	+ 0.1%	97.1%	**97.0%**	- 0.1%
Inventory of Homes for Sale	1,287	**1,388**	+ 7.8%	—	—	—
Months Supply of Inventory	5.8	**6.7**	+ 15.5%	—	—	—

* 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.

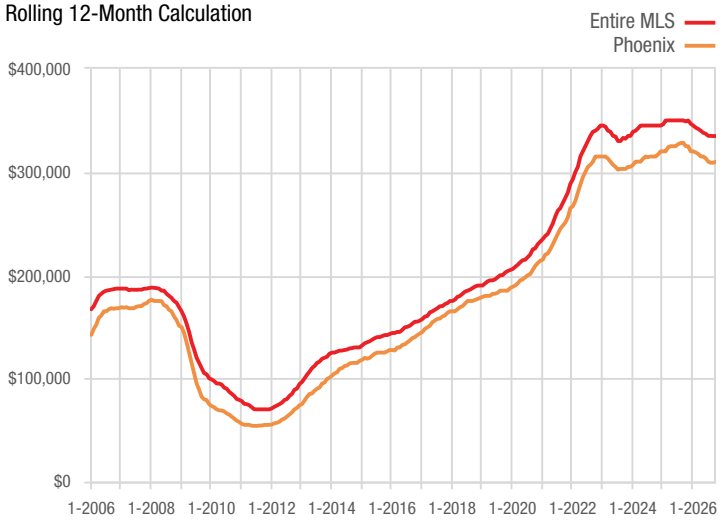
Median Sales Price - Single Family

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