Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Paradise Valley

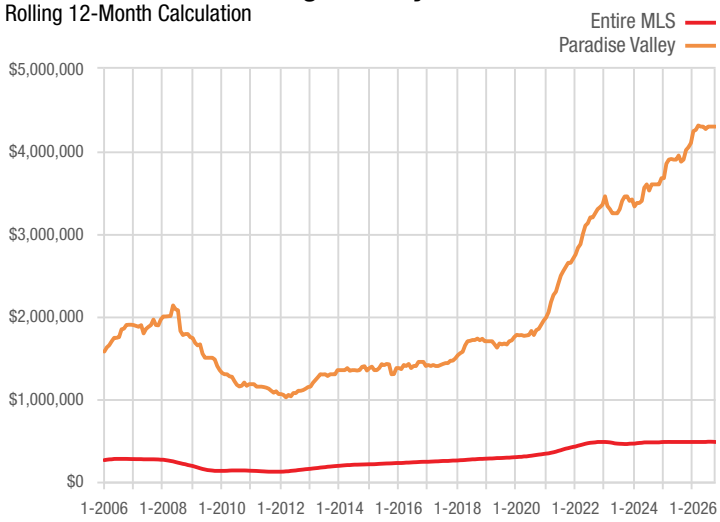
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	70	**53**	- 24.3%	531	**532**	+ 0.2%
Pending Sales	20	**6**	- 70.0%	273	**272**	- 0.4%
Closed Sales	21	**17**	- 19.0%	282	**289**	+ 2.5%
Days on Market Until Sale	66	**85**	+ 28.8%	99	**96**	- 3.0%
Median Sales Price*	$4,400,000	**$5,300,000**	+ 20.5%	$4,150,000	**$4,400,000**	+ 6.0%
Average Sales Price*	$4,452,548	**$6,195,529**	+ 39.1%	$4,852,462	**$5,843,547**	+ 20.4%
Percent of List Price Received*	95.4%	**95.4%**	0.0%	95.0%	**94.7%**	- 0.3%
Inventory of Homes for Sale	190	**190**	0.0%	—	—	—
Months Supply of Inventory	7.1	**7.1**	0.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	15	**18**	+ 20.0%	147	**127**	- 13.6%
Pending Sales	10	**2**	- 80.0%	70	**55**	- 21.4%
Closed Sales	11	**4**	- 63.6%	70	**58**	- 17.1%
Days on Market Until Sale	137	**123**	- 10.2%	100	**91**	- 9.0%
Median Sales Price*	$517,000	**$865,000**	+ 67.3%	$636,000	**$650,000**	+ 2.2%
Average Sales Price*	$780,000	**$1,393,750**	+ 78.7%	$1,186,179	**$1,110,606**	- 6.4%
Percent of List Price Received*	95.8%	**99.0%**	+ 3.3%	96.7%	**96.1%**	- 0.6%
Inventory of Homes for Sale	46	**55**	+ 19.6%	—	—	—
Months Supply of Inventory	6.6	**9.3**	+ 40.9%	—	—	—

* 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.

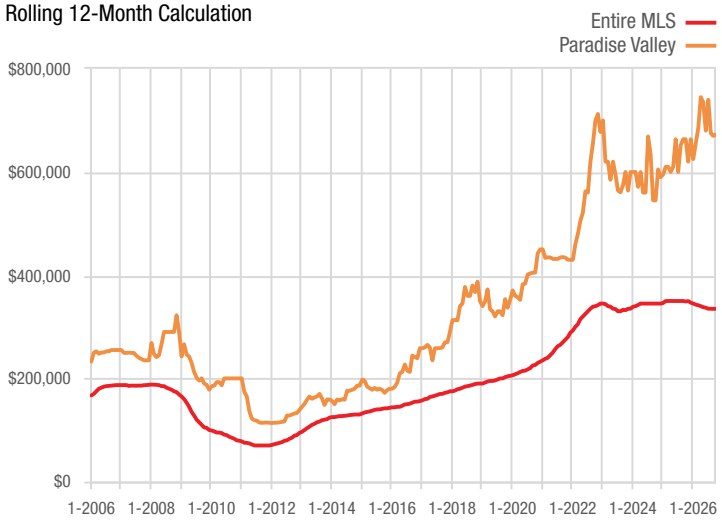
Median Sales Price - Single Family

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.