Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Surprise

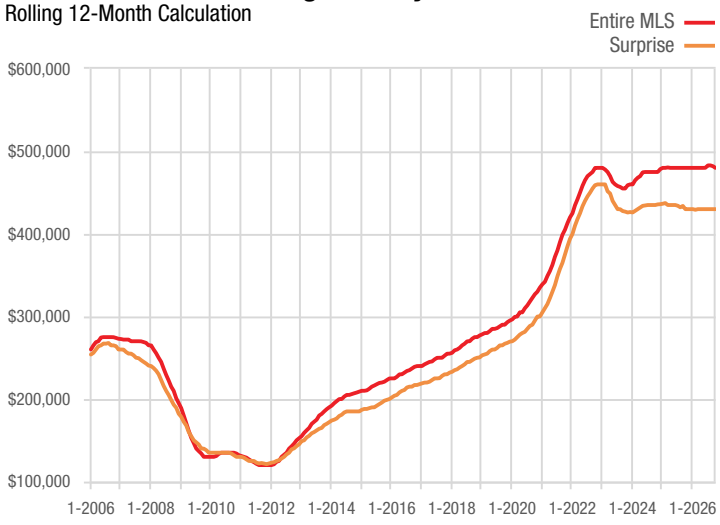
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	471	**451**	- 4.2%	4,571	**4,474**	- 2.1%
Pending Sales	289	**182**	- 37.0%	3,048	**3,111**	+ 2.1%
Closed Sales	308	**243**	- 21.1%	2,969	**3,175**	+ 6.9%
Days on Market Until Sale	81	**81**	0.0%	80	**89**	+ 11.3%
Median Sales Price*	$422,570	**$430,000**	+ 1.8%	$430,000	**$430,990**	+ 0.2%
Average Sales Price*	$464,045	**$459,943**	- 0.9%	$466,156	**$466,104**	- 0.0%
Percent of List Price Received*	98.9%	**98.3%**	- 0.6%	98.8%	**98.8%**	0.0%
Inventory of Homes for Sale	1,285	**1,424**	+ 10.8%	—	—	—
Months Supply of Inventory	4.5	**4.7**	+ 4.4%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	22	**19**	- 13.6%	194	**191**	- 1.5%
Pending Sales	10	**4**	- 60.0%	102	**92**	- 9.8%
Closed Sales	14	**5**	- 64.3%	100	**92**	- 8.0%
Days on Market Until Sale	117	**45**	- 61.5%	96	**102**	+ 6.3%
Median Sales Price*	$243,750	**$120,000**	- 50.8%	$231,750	**$220,000**	- 5.1%
Average Sales Price*	$264,779	**$209,693**	- 20.8%	$247,671	**$232,262**	- 6.2%
Percent of List Price Received*	96.8%	**92.0%**	- 5.0%	97.0%	**97.3%**	+ 0.3%
Inventory of Homes for Sale	72	**73**	+ 1.4%	—	—	—
Months Supply of Inventory	7.7	**7.8**	+ 1.3%	—	—	—

* 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.

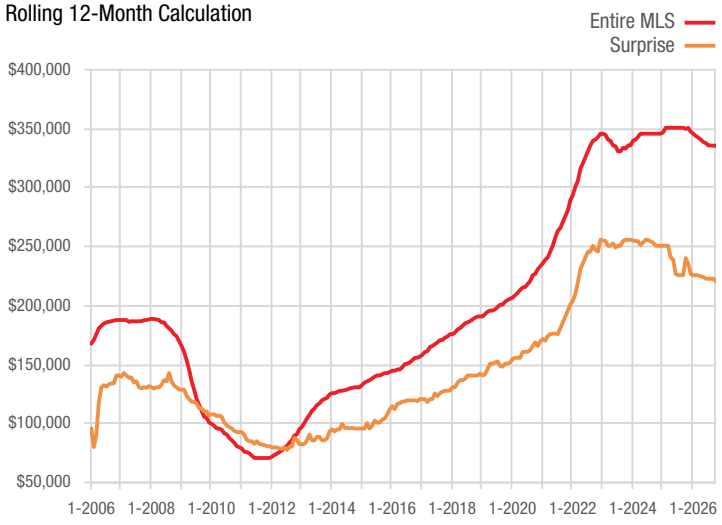
Median Sales Price - Single Family

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