Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

85012

Phoenix

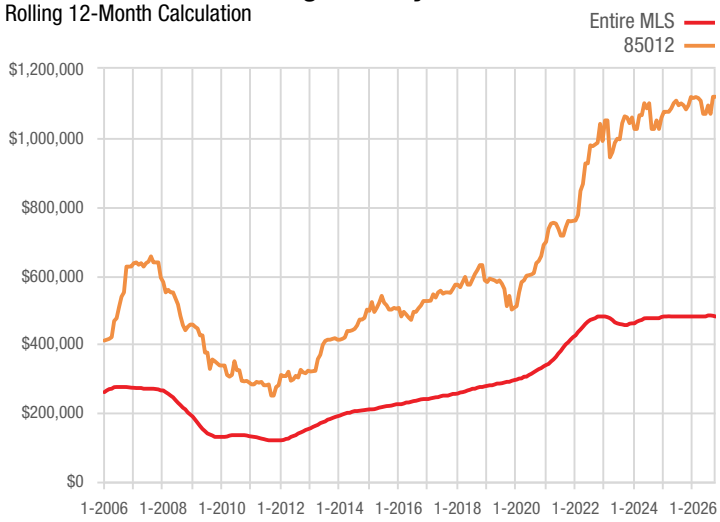
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**3**	- 50.0%	59	**58**	- 1.7%
Pending Sales	2	**2**	0.0%	33	**33**	0.0%
Closed Sales	0	**2**	—	33	**34**	+ 3.0%
Days on Market Until Sale	—	**190**	—	75	**72**	- 4.0%
Median Sales Price*	—	**$1,251,225**	—	$1,115,000	**$1,104,500**	- 0.9%
Average Sales Price*	—	**$1,251,225**	—	$1,265,687	**$1,252,528**	- 1.0%
Percent of List Price Received*	—	**93.7%**	—	96.2%	**96.1%**	- 0.1%
Inventory of Homes for Sale	17	**12**	- 29.4%	—	**—**	—
Months Supply of Inventory	4.5	**3.7**	- 17.8%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	11	**10**	- 9.1%	94	**103**	+ 9.6%
Pending Sales	2	**2**	0.0%	53	**58**	+ 9.4%
Closed Sales	1	**4**	+ 300.0%	55	**62**	+ 12.7%
Days on Market Until Sale	145	**84**	- 42.1%	199	**210**	+ 5.5%
Median Sales Price*	$164,900	**$172,495**	+ 4.6%	$399,900	**$355,000**	- 11.2%
Average Sales Price*	$164,900	**$302,498**	+ 83.4%	$397,668	**$391,188**	- 1.6%
Percent of List Price Received*	100.0%	**97.8%**	- 2.2%	95.7%	**96.4%**	+ 0.7%
Inventory of Homes for Sale	48	**46**	- 4.2%	—	**—**	—
Months Supply of Inventory	9.4	**8.2**	- 12.8%	—	**—**	—

* 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.

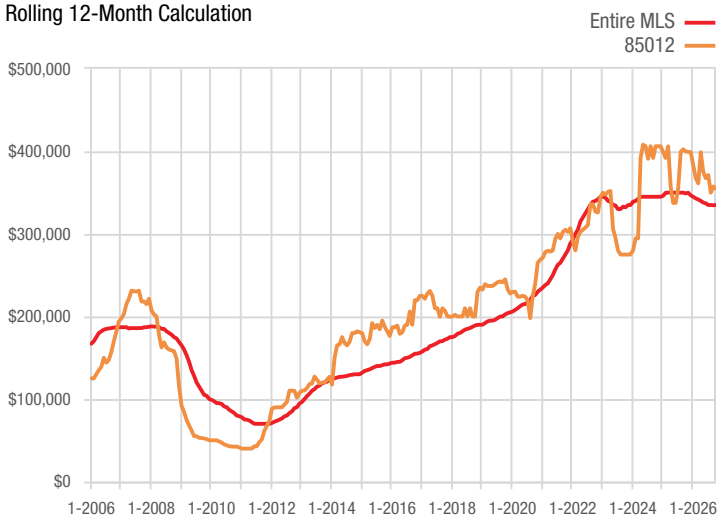
Median Sales Price - Single Family

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.