

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



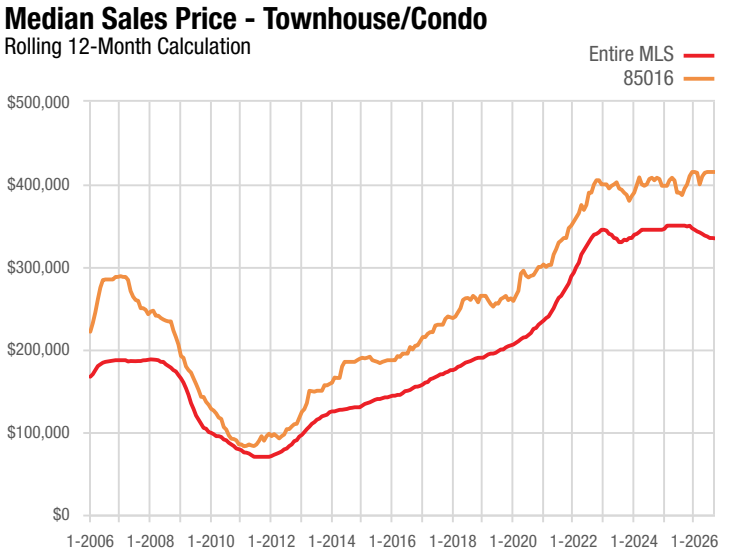
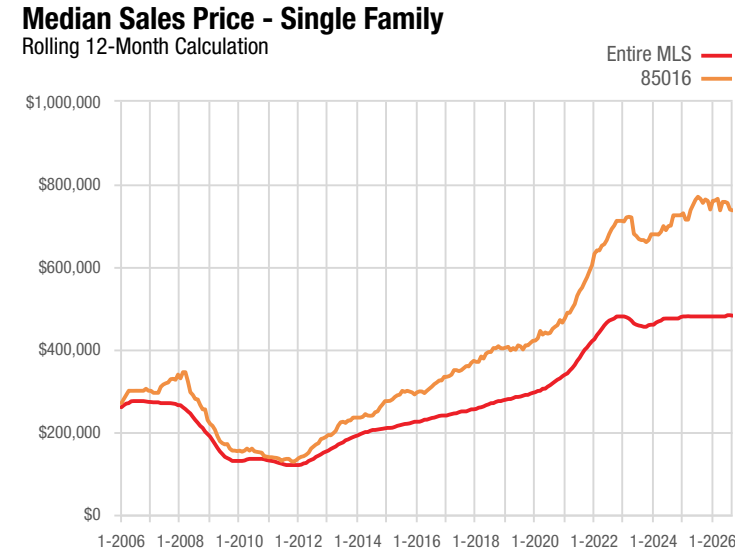
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Phoenix

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	34	39	+ 14.7%	349	332	- 4.9%
Pending Sales	21	9	- 57.1%	213	221	+ 3.8%
Closed Sales	26	23	- 11.5%	210	233	+ 11.0%
Days on Market Until Sale	86	93	+ 8.1%	71	75	+ 5.6%
Median Sales Price*	\$725,000	\$678,000	- 6.5%	\$767,500	\$760,000	- 1.0%
Average Sales Price*	\$1,442,519	\$874,685	- 39.4%	\$1,136,732	\$1,024,493	- 9.9%
Percent of List Price Received*	96.4%	96.7%	+ 0.3%	96.7%	96.4%	- 0.3%
Inventory of Homes for Sale	93	107	+ 15.1%	—	—	—
Months Supply of Inventory	4.3	4.6	+ 7.0%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	44	53	+ 20.5%	380	388	+ 2.1%
Pending Sales	15	13	- 13.3%	195	193	- 1.0%
Closed Sales	17	27	+ 58.8%	204	207	+ 1.5%
Days on Market Until Sale	98	64	- 34.7%	95	100	+ 5.3%
Median Sales Price*	\$400,000	\$389,900	- 2.5%	\$402,250	\$400,000	- 0.6%
Average Sales Price*	\$432,382	\$391,219	- 9.5%	\$528,108	\$577,515	+ 9.4%
Percent of List Price Received*	97.2%	97.1%	- 0.1%	97.0%	96.7%	- 0.3%
Inventory of Homes for Sale	133	157	+ 18.0%	—	—	—
Months Supply of Inventory	6.4	7.4	+ 15.6%	—	—	—

* 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.



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.