Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Phoenix

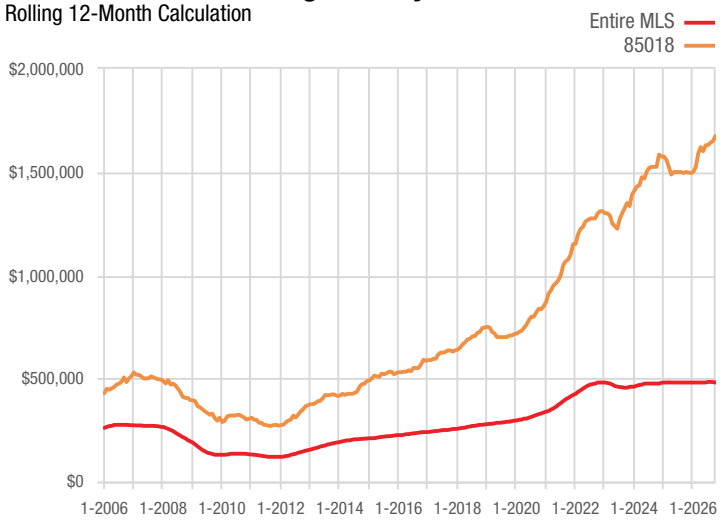
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	63	**76**	+ 20.6%	650	**675**	+ 3.8%
Pending Sales	30	**18**	- 40.0%	320	**369**	+ 15.3%
Closed Sales	27	**49**	+ 81.5%	314	**387**	+ 23.2%
Days on Market Until Sale	70	**65**	- 7.1%	75	**79**	+ 5.3%
Median Sales Price*	$1,620,000	**$2,113,500**	+ 30.5%	$1,475,000	**$1,725,000**	+ 16.9%
Average Sales Price*	$1,784,713	**$2,488,300**	+ 39.4%	$1,813,117	**$2,189,618**	+ 20.8%
Percent of List Price Received*	96.9%	**95.9%**	- 1.0%	96.4%	**96.1%**	- 0.3%
Inventory of Homes for Sale	183	**199**	+ 8.7%	—	**—**	—
Months Supply of Inventory	5.8	**5.4**	- 6.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	31	**16**	- 48.4%	282	**272**	- 3.5%
Pending Sales	22	**5**	- 77.3%	146	**139**	- 4.8%
Closed Sales	15	**8**	- 46.7%	139	**146**	+ 5.0%
Days on Market Until Sale	61	**111**	+ 82.0%	70	**89**	+ 27.1%
Median Sales Price*	$355,000	**$345,000**	- 2.8%	$396,550	**$391,000**	- 1.4%
Average Sales Price*	$393,167	**$366,938**	- 6.7%	$489,154	**$469,338**	- 4.1%
Percent of List Price Received*	96.4%	**95.6%**	- 0.8%	97.1%	**96.9%**	- 0.2%
Inventory of Homes for Sale	89	**101**	+ 13.5%	—	**—**	—
Months Supply of Inventory	6.2	**7.7**	+ 24.2%	—	**—**	—

* 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.

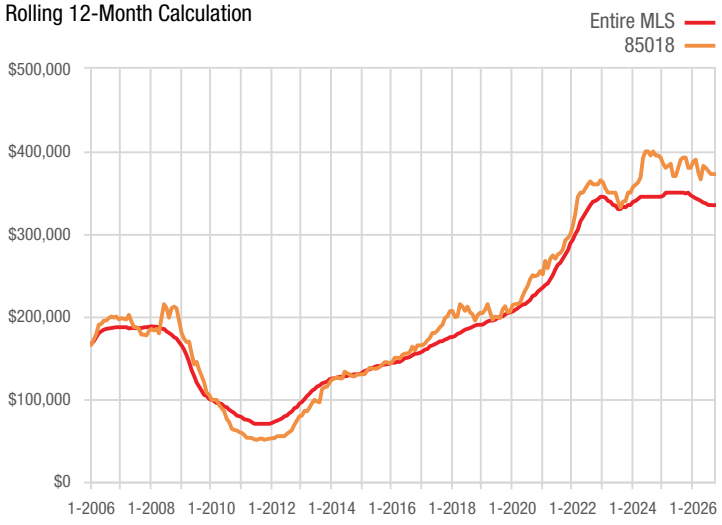
Median Sales Price - Single Family

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.