

Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



85018

Phoenix

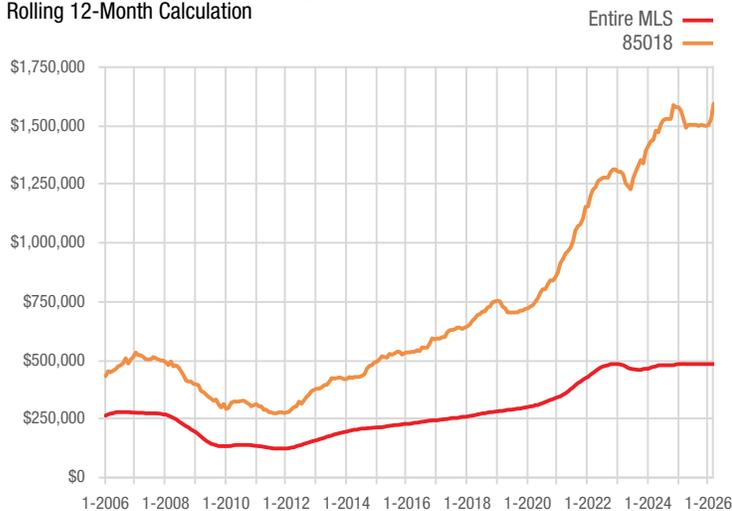
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	63	60	- 4.8%	242	214	- 11.6%
Pending Sales	38	24	- 36.8%	126	105	- 16.7%
Closed Sales	58	41	- 29.3%	124	123	- 0.8%
Days on Market Until Sale	66	79	+ 19.7%	77	76	- 1.3%
Median Sales Price*	\$1,373,563	\$2,230,000	+ 62.4%	\$1,397,500	\$1,700,000	+ 21.6%
Average Sales Price*	\$1,609,599	\$2,692,579	+ 67.3%	\$1,786,631	\$2,364,525	+ 32.3%
Percent of List Price Received*	96.9%	95.5%	- 1.4%	96.9%	96.2%	- 0.7%
Inventory of Homes for Sale	179	200	+ 11.7%	—	—	—
Months Supply of Inventory	5.0	6.5	+ 30.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	26	29	+ 11.5%	97	87	- 10.3%
Pending Sales	13	16	+ 23.1%	48	47	- 2.1%
Closed Sales	17	19	+ 11.8%	44	45	+ 2.3%
Days on Market Until Sale	113	96	- 15.0%	90	83	- 7.8%
Median Sales Price*	\$450,000	\$320,000	- 28.9%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$700,853	\$429,526	- 38.7%	\$518,831	\$525,556	+ 1.3%
Percent of List Price Received*	95.2%	96.3%	+ 1.2%	97.2%	97.1%	- 0.1%
Inventory of Homes for Sale	89	98	+ 10.1%	—	—	—
Months Supply of Inventory	5.9	7.2	+ 22.0%	—	—	—

* 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.

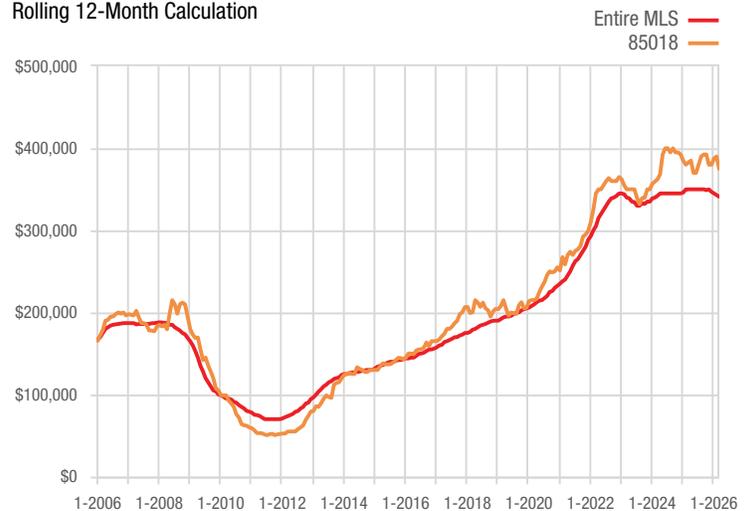
Median Sales Price - Single Family

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.