Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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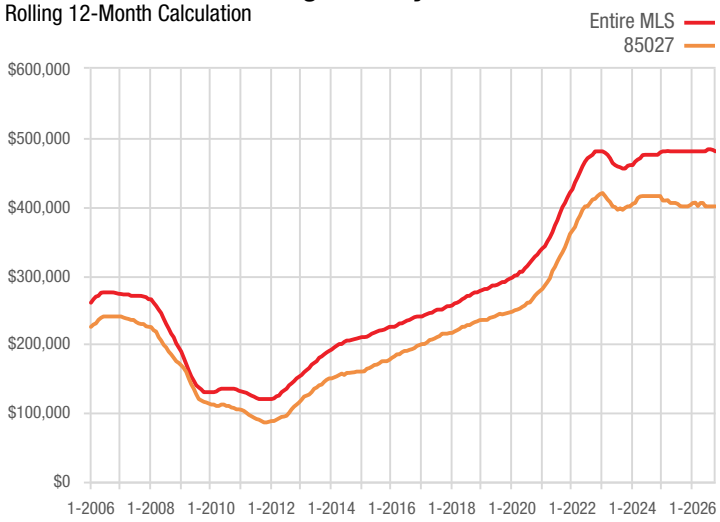
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	33	**26**	- 21.2%	303	**298**	- 1.7%
Pending Sales	20	**14**	- 30.0%	240	**228**	- 5.0%
Closed Sales	27	**21**	- 22.2%	239	**231**	- 3.3%
Days on Market Until Sale	76	**53**	- 30.3%	59	**56**	- 5.1%
Median Sales Price*	$395,000	**$415,000**	+ 5.1%	$400,000	**$399,900**	- 0.0%
Average Sales Price*	$416,343	**$398,848**	- 4.2%	$423,055	**$409,765**	- 3.1%
Percent of List Price Received*	98.8%	**96.5%**	- 2.3%	98.7%	**98.4%**	- 0.3%
Inventory of Homes for Sale	52	**70**	+ 34.6%	—	**—**	—
Months Supply of Inventory	2.2	**3.3**	+ 50.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**10**	- 37.5%	131	**118**	- 9.9%
Pending Sales	6	**8**	+ 33.3%	78	**76**	- 2.6%
Closed Sales	5	**11**	+ 120.0%	76	**77**	+ 1.3%
Days on Market Until Sale	35	**114**	+ 225.7%	71	**85**	+ 19.7%
Median Sales Price*	$282,000	**$220,000**	- 22.0%	$255,000	**$240,000**	- 5.9%
Average Sales Price*	$255,660	**$218,818**	- 14.4%	$254,572	**$235,901**	- 7.3%
Percent of List Price Received*	97.1%	**97.2%**	+ 0.1%	97.0%	**97.8%**	+ 0.8%
Inventory of Homes for Sale	39	**31**	- 20.5%	—	**—**	—
Months Supply of Inventory	5.1	**4.2**	- 17.6%	—	**—**	—

* 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.

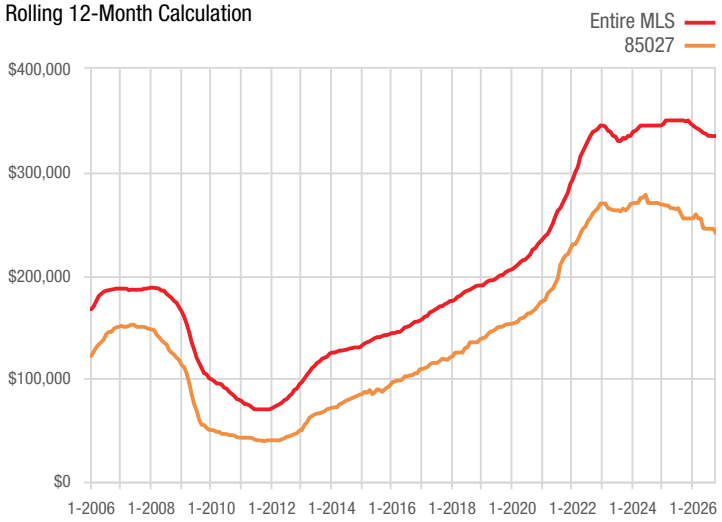
Median Sales Price - Single Family

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.