Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Phoenix

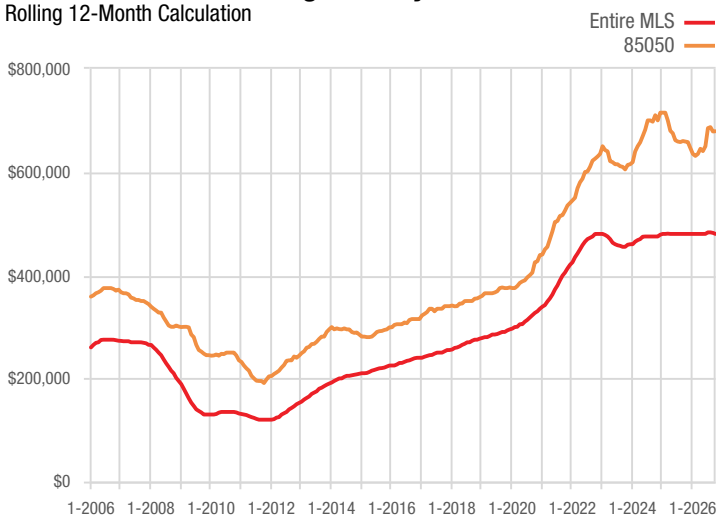
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	47	**35**	- 25.5%	433	**447**	+ 3.2%
Pending Sales	29	**15**	- 48.3%	331	**318**	- 3.9%
Closed Sales	25	**34**	+ 36.0%	326	**323**	- 0.9%
Days on Market Until Sale	64	**56**	- 12.5%	62	**65**	+ 4.8%
Median Sales Price*	$560,000	**$660,000**	+ 17.9%	$653,000	**$710,000**	+ 8.7%
Average Sales Price*	$785,560	**$738,140**	- 6.0%	$795,120	**$825,121**	+ 3.8%
Percent of List Price Received*	97.5%	**97.4%**	- 0.1%	97.8%	**97.9%**	+ 0.1%
Inventory of Homes for Sale	91	**101**	+ 11.0%	—	**—**	—
Months Supply of Inventory	2.8	**3.3**	+ 17.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**4**	- 33.3%	68	**76**	+ 11.8%
Pending Sales	3	**2**	- 33.3%	48	**52**	+ 8.3%
Closed Sales	10	**2**	- 80.0%	48	**53**	+ 10.4%
Days on Market Until Sale	58	**116**	+ 100.0%	72	**91**	+ 26.4%
Median Sales Price*	$405,000	**$397,500**	- 1.9%	$431,000	**$420,000**	- 2.6%
Average Sales Price*	$418,350	**$397,500**	- 5.0%	$433,456	**$428,948**	- 1.0%
Percent of List Price Received*	96.7%	**98.9%**	+ 2.3%	97.4%	**97.1%**	- 0.3%
Inventory of Homes for Sale	13	**21**	+ 61.5%	—	**—**	—
Months Supply of Inventory	2.9	**4.3**	+ 48.3%	—	**—**	—

* 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.

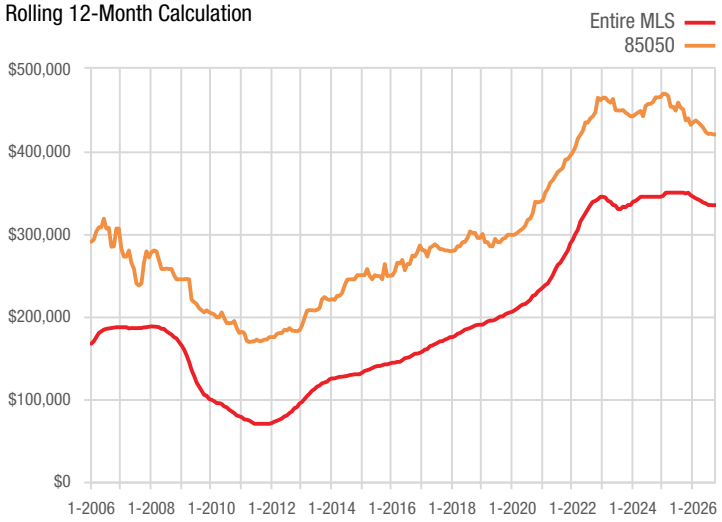
Median Sales Price - Single Family

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.