Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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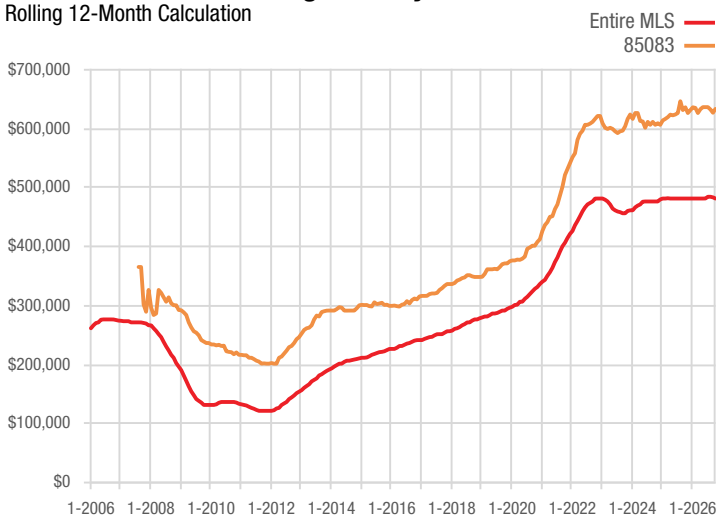
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	27	**24**	- 11.1%	316	**319**	+ 0.9%
Pending Sales	25	**13**	- 48.0%	226	**202**	- 10.6%
Closed Sales	17	**16**	- 5.9%	214	**209**	- 2.3%
Days on Market Until Sale	81	**54**	- 33.3%	68	**61**	- 10.3%
Median Sales Price*	$558,000	**$672,500**	+ 20.5%	$624,995	**$630,000**	+ 0.8%
Average Sales Price*	$631,118	**$661,462**	+ 4.8%	$658,374	**$666,645**	+ 1.3%
Percent of List Price Received*	97.4%	**98.1%**	+ 0.7%	97.6%	**97.9%**	+ 0.3%
Inventory of Homes for Sale	65	**83**	+ 27.7%	—	—	—
Months Supply of Inventory	3.0	**4.2**	+ 40.0%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**2**	0.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	0	**0**	0.0%	1	**0**	- 100.0%
Days on Market Until Sale	—	—	—	39	—	—
Median Sales Price*	—	—	—	$450,000	—	—
Average Sales Price*	—	—	—	$450,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	**2**	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

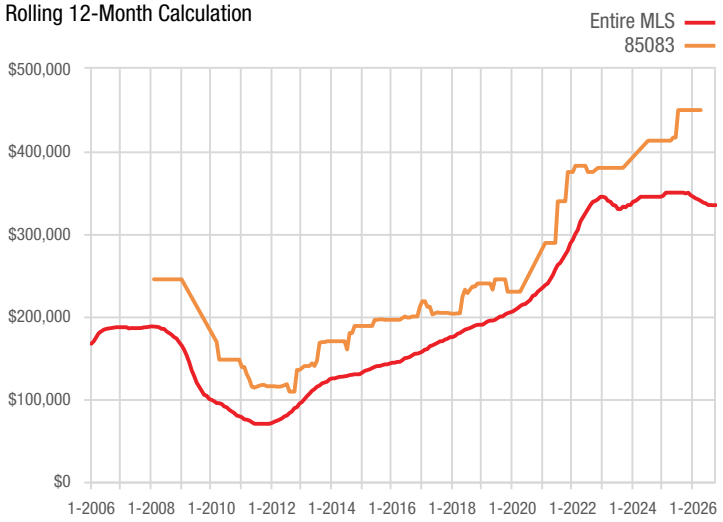
Median Sales Price - Single Family

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.