Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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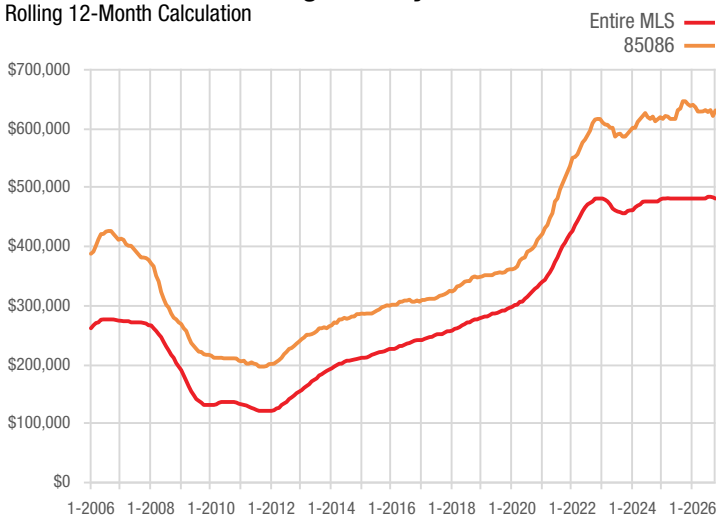
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	104	**86**	- 17.3%	938	**854**	- 9.0%
Pending Sales	50	**26**	- 48.0%	571	**559**	- 2.1%
Closed Sales	56	**44**	- 21.4%	565	**572**	+ 1.2%
Days on Market Until Sale	99	**77**	- 22.2%	86	**88**	+ 2.3%
Median Sales Price*	$592,500	**$693,000**	+ 17.0%	$639,000	**$628,000**	- 1.7%
Average Sales Price*	$695,973	**$778,446**	+ 11.9%	$732,245	**$730,985**	- 0.2%
Percent of List Price Received*	97.3%	**97.9%**	+ 0.6%	97.3%	**97.3%**	0.0%
Inventory of Homes for Sale	281	**289**	+ 2.8%	—	—	—
Months Supply of Inventory	5.2	**5.4**	+ 3.8%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**2**	- 60.0%	30	**23**	- 23.3%
Pending Sales	2	**1**	- 50.0%	18	**22**	+ 22.2%
Closed Sales	2	**4**	+ 100.0%	18	**21**	+ 16.7%
Days on Market Until Sale	58	**57**	- 1.7%	90	**90**	0.0%
Median Sales Price*	$372,500	**$283,700**	- 23.8%	$367,500	**$307,500**	- 16.3%
Average Sales Price*	$372,500	**$280,350**	- 24.7%	$364,633	**$300,871**	- 17.5%
Percent of List Price Received*	97.5%	**98.3%**	+ 0.8%	97.6%	**97.2%**	- 0.4%
Inventory of Homes for Sale	14	**2**	- 85.7%	—	—	—
Months Supply of Inventory	6.6	**0.9**	- 86.4%	—	—	—

* 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.

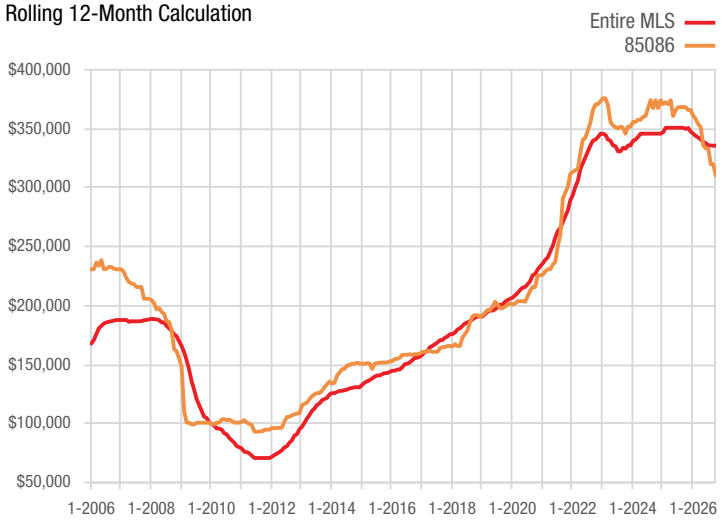
Median Sales Price - Single Family

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.