Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Avondale

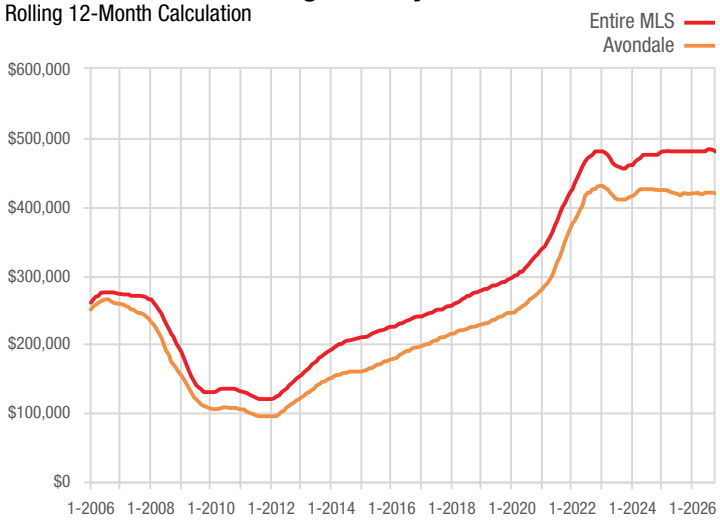
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	85	**90**	+ 5.9%	1,004	**1,025**	+ 2.1%
Pending Sales	58	**56**	- 3.4%	736	**687**	- 6.7%
Closed Sales	63	**57**	- 9.5%	722	**661**	- 8.4%
Days on Market Until Sale	82	**75**	- 8.5%	77	**81**	+ 5.2%
Median Sales Price*	$420,000	**$410,000**	- 2.4%	$418,894	**$419,340**	+ 0.1%
Average Sales Price*	$430,635	**$409,470**	- 4.9%	$432,391	**$430,770**	- 0.4%
Percent of List Price Received*	98.8%	**99.2%**	+ 0.4%	98.9%	**99.1%**	+ 0.2%
Inventory of Homes for Sale	261	**286**	+ 9.6%	—	**—**	—
Months Supply of Inventory	3.7	**4.4**	+ 18.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**0**	- 100.0%	8	**6**	- 25.0%
Pending Sales	2	**0**	- 100.0%	7	**2**	- 71.4%
Closed Sales	0	**0**	0.0%	6	**2**	- 66.7%
Days on Market Until Sale	—	**—**	—	36	**297**	+ 725.0%
Median Sales Price*	—	**—**	—	$265,000	**$235,500**	- 11.1%
Average Sales Price*	—	**—**	—	$262,750	**$235,500**	- 10.4%
Percent of List Price Received*	—	**—**	—	100.9%	**99.2%**	- 1.7%
Inventory of Homes for Sale	2	**3**	+ 50.0%	—	**—**	—
Months Supply of Inventory	1.3	**3.0**	+ 130.8%	—	**—**	—

* 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.

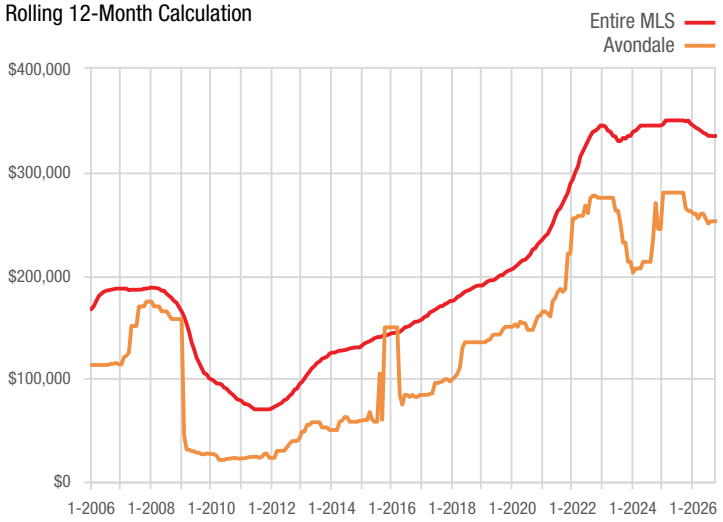
Median Sales Price - Single Family

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.