Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Buckeye

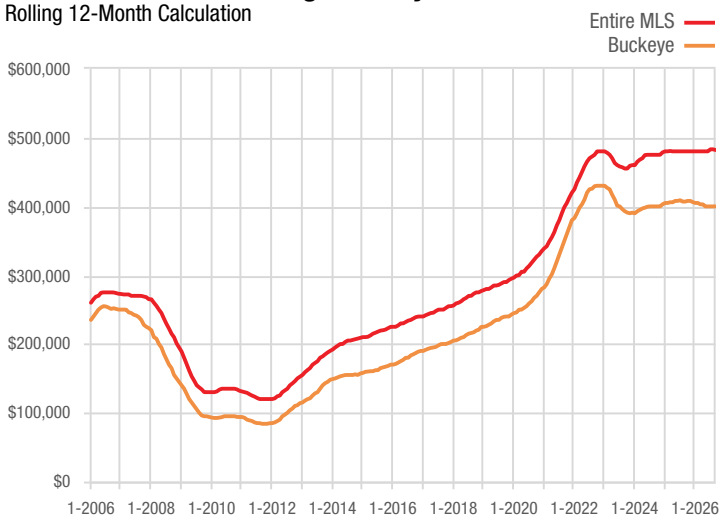
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	309	**320**	+ 3.6%	3,043	**3,133**	+ 3.0%
Pending Sales	214	**164**	- 23.4%	2,102	**2,135**	+ 1.6%
Closed Sales	226	**253**	+ 11.9%	1,997	**2,165**	+ 8.4%
Days on Market Until Sale	82	**87**	+ 6.1%	81	**86**	+ 6.2%
Median Sales Price*	$400,000	**$397,990**	- 0.5%	$408,990	**$400,000**	- 2.2%
Average Sales Price*	$459,802	**$437,808**	- 4.8%	$467,379	**$462,797**	- 1.0%
Percent of List Price Received*	99.3%	**98.4%**	- 0.9%	99.0%	**98.9%**	- 0.1%
Inventory of Homes for Sale	958	**1,079**	+ 12.6%	—	**—**	—
Months Supply of Inventory	4.5	**4.7**	+ 4.4%	—	**—**	—

Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	5	**1**	- 80.0%	50	**35**	- 30.0%
Pending Sales	1	**0**	- 100.0%	38	**34**	- 10.5%
Closed Sales	4	**2**	- 50.0%	46	**34**	- 26.1%
Days on Market Until Sale	81	**32**	- 60.5%	105	**139**	+ 32.4%
Median Sales Price*	$385,498	**$373,845**	- 3.0%	$407,995	**$385,495**	- 5.5%
Average Sales Price*	$381,833	**$373,845**	- 2.1%	$432,172	**$413,304**	- 4.4%
Percent of List Price Received*	98.7%	**95.3%**	- 3.4%	98.6%	**96.9%**	- 1.7%
Inventory of Homes for Sale	24	**11**	- 54.2%	—	**—**	—
Months Supply of Inventory	5.9	**3.0**	- 49.2%	—	**—**	—

* 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.

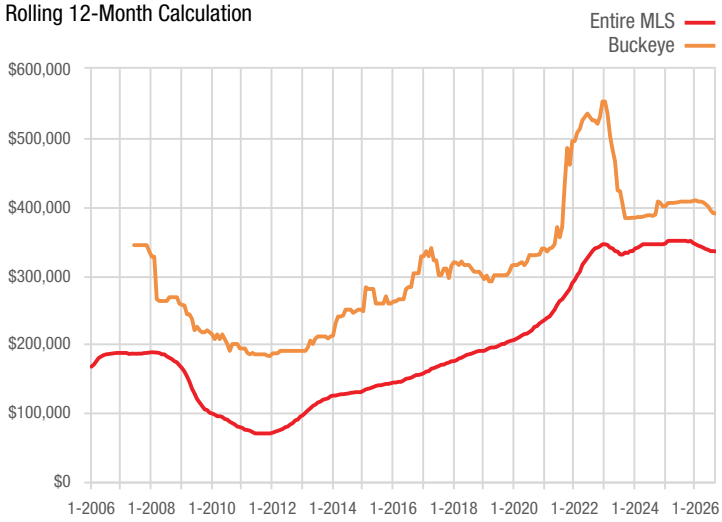
Median Sales Price - Single Family

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 October 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.