Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Buckeye

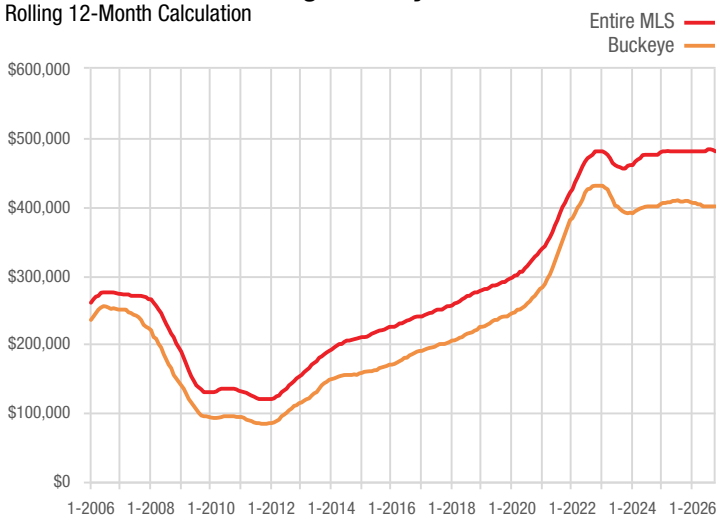
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	363	**310**	- 14.6%	3,406	**3,461**	+ 1.6%
Pending Sales	244	**156**	- 36.1%	2,346	**2,335**	- 0.5%
Closed Sales	214	**187**	- 12.6%	2,211	**2,356**	+ 6.6%
Days on Market Until Sale	81	**85**	+ 4.9%	81	**86**	+ 6.2%
Median Sales Price*	$399,995	**$399,000**	- 0.2%	$408,000	**$400,000**	- 2.0%
Average Sales Price*	$446,380	**$445,642**	- 0.2%	$465,346	**$461,548**	- 0.8%
Percent of List Price Received*	98.9%	**98.7%**	- 0.2%	99.0%	**98.9%**	- 0.1%
Inventory of Homes for Sale	991	**1,115**	+ 12.5%	—	**—**	—
Months Supply of Inventory	4.5	**4.9**	+ 8.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**4**	+ 100.0%	52	**39**	- 25.0%
Pending Sales	4	**1**	- 75.0%	42	**35**	- 16.7%
Closed Sales	3	**0**	- 100.0%	49	**34**	- 30.6%
Days on Market Until Sale	266	**—**	—	115	**139**	+ 20.9%
Median Sales Price*	$429,000	**—**	—	$408,995	**$385,495**	- 5.7%
Average Sales Price*	$471,332	**—**	—	$434,570	**$413,304**	- 4.9%
Percent of List Price Received*	96.5%	**—**	—	98.5%	**96.9%**	- 1.6%
Inventory of Homes for Sale	22	**14**	- 36.4%	—	**—**	—
Months Supply of Inventory	5.3	**4.1**	- 22.6%	—	**—**	—

* 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.

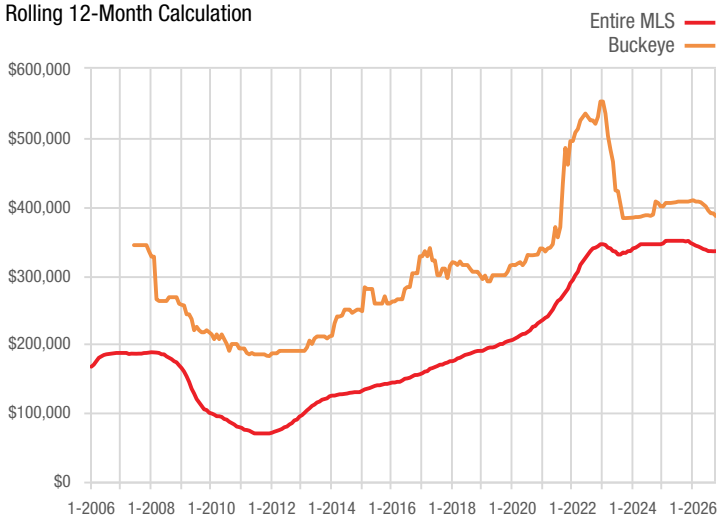
Median Sales Price - Single Family

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.