

Local Market Update – January 2026

A Research Tool Provided by Phoenix REALTORS®



Buckeye

Single Family

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	380	394	+ 3.7%	380	394	+ 3.7%
Pending Sales	204	176	- 13.7%	204	176	- 13.7%
Closed Sales	140	171	+ 22.1%	140	171	+ 22.1%
Days on Market Until Sale	95	92	- 3.2%	95	92	- 3.2%
Median Sales Price*	\$418,320	\$402,000	- 3.9%	\$418,320	\$402,000	- 3.9%
Average Sales Price*	\$489,324	\$486,064	- 0.7%	\$489,324	\$486,064	- 0.7%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	866	1,018	+ 17.6%	—	—	—
Months Supply of Inventory	4.3	4.5	+ 4.7%	—	—	—

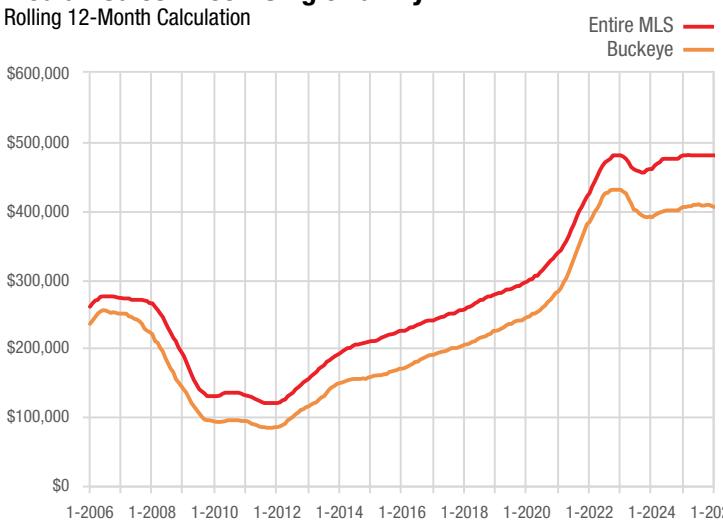
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	5	4	- 20.0%	5	4	- 20.0%
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Days on Market Until Sale	64	254	+ 296.9%	64	254	+ 296.9%
Median Sales Price*	\$401,995	\$497,498	+ 23.8%	\$401,995	\$497,498	+ 23.8%
Average Sales Price*	\$446,997	\$497,498	+ 11.3%	\$446,997	\$497,498	+ 11.3%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	23	24	+ 4.3%	—	—	—
Months Supply of Inventory	6.7	6.9	+ 3.0%	—	—	—

* 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.

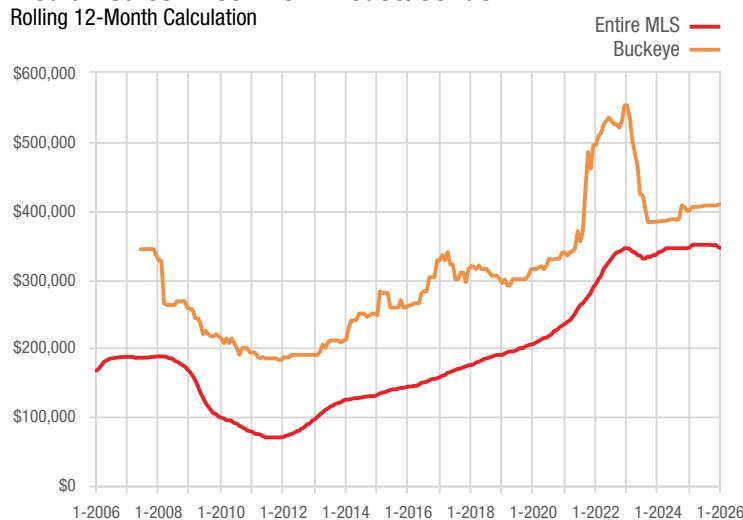
Median Sales Price - Single Family

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.