

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®

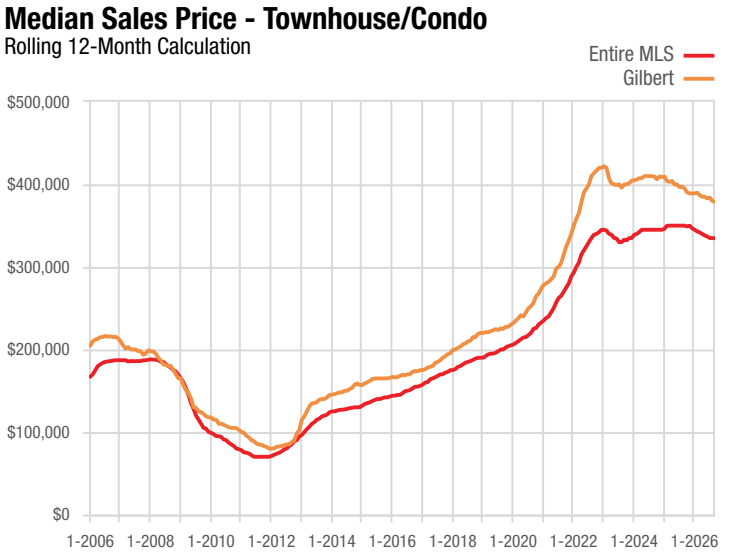
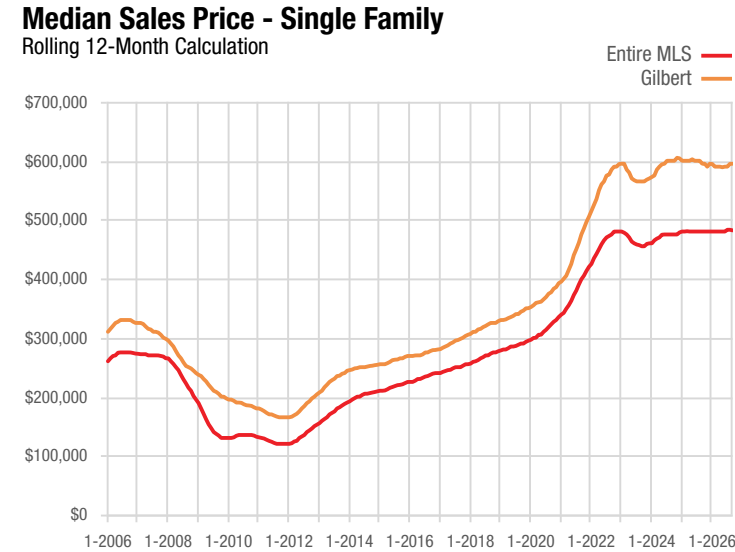


Gilbert

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	289	319	+ 10.4%	3,295	3,314	+ 0.6%
Pending Sales	246	133	- 45.9%	2,383	2,298	- 3.6%
Closed Sales	279	244	- 12.5%	2,304	2,321	+ 0.7%
Days on Market Until Sale	75	61	- 18.7%	64	62	- 3.1%
Median Sales Price*	\$570,000	\$584,343	+ 2.5%	\$595,000	\$599,000	+ 0.7%
Average Sales Price*	\$641,903	\$700,812	+ 9.2%	\$695,376	\$710,870	+ 2.2%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	98.1%	98.2%	+ 0.1%
Inventory of Homes for Sale	707	879	+ 24.3%	—	—	—
Months Supply of Inventory	2.9	3.6	+ 24.1%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	20	24	+ 20.0%	242	245	+ 1.2%
Pending Sales	14	4	- 71.4%	153	145	- 5.2%
Closed Sales	7	8	+ 14.3%	160	146	- 8.8%
Days on Market Until Sale	67	111	+ 65.7%	73	79	+ 8.2%
Median Sales Price*	\$385,000	\$350,000	- 9.1%	\$389,500	\$376,000	- 3.5%
Average Sales Price*	\$378,071	\$362,625	- 4.1%	\$401,491	\$388,507	- 3.2%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	68	85	+ 25.0%	—	—	—
Months Supply of Inventory	4.0	5.8	+ 45.0%	—	—	—

* 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.



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.