

Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



Gilbert

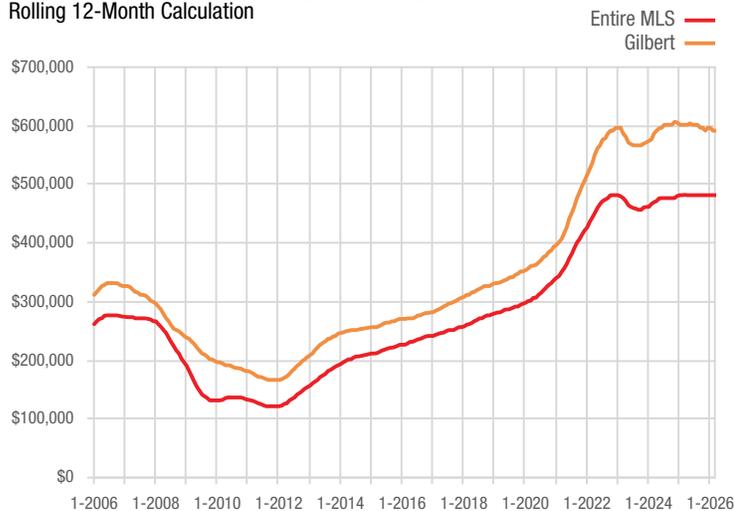
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	429	400	- 6.8%	1,182	1,120	- 5.2%
Pending Sales	283	200	- 29.3%	776	678	- 12.6%
Closed Sales	266	259	- 2.6%	637	637	0.0%
Days on Market Until Sale	61	58	- 4.9%	66	65	- 1.5%
Median Sales Price*	\$618,750	\$625,000	+ 1.0%	\$597,000	\$589,000	- 1.3%
Average Sales Price*	\$733,796	\$716,507	- 2.4%	\$703,664	\$701,123	- 0.4%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	788	833	+ 5.7%	—	—	—
Months Supply of Inventory	3.4	3.5	+ 2.9%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	40	31	- 22.5%	106	96	- 9.4%
Pending Sales	20	19	- 5.0%	54	50	- 7.4%
Closed Sales	19	21	+ 10.5%	55	44	- 20.0%
Days on Market Until Sale	82	89	+ 8.5%	67	81	+ 20.9%
Median Sales Price*	\$403,000	\$369,000	- 8.4%	\$390,400	\$376,000	- 3.7%
Average Sales Price*	\$391,805	\$370,405	- 5.5%	\$398,979	\$385,486	- 3.4%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	81	81	0.0%	—	—	—
Months Supply of Inventory	4.3	5.4	+ 25.6%	—	—	—

* 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.

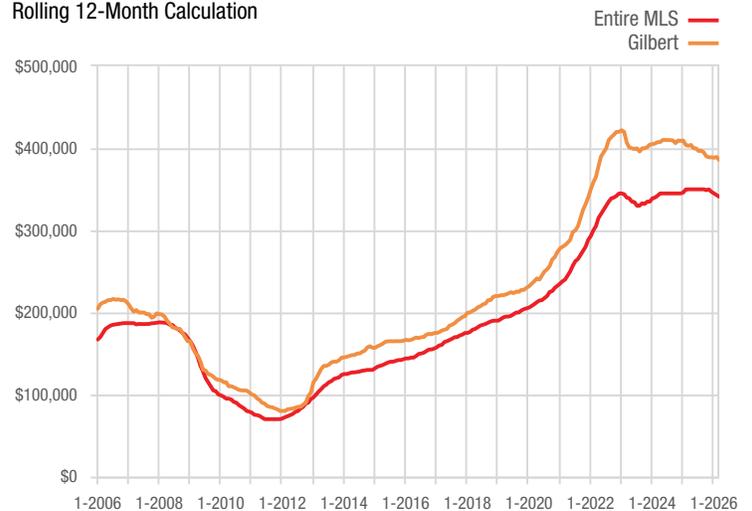
Median Sales Price - Single Family

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.