Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Gilbert

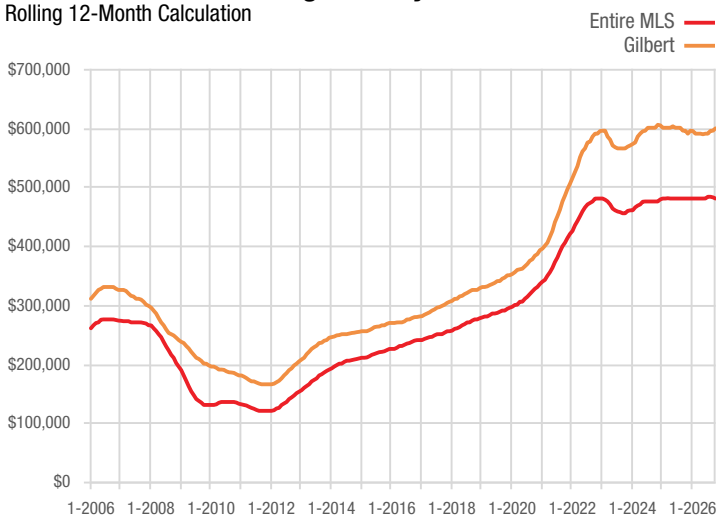
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	299	**295**	- 1.3%	3,594	**3,630**	+ 1.0%
Pending Sales	243	**121**	- 50.2%	2,626	**2,494**	- 5.0%
Closed Sales	253	**186**	- 26.5%	2,557	**2,510**	- 1.8%
Days on Market Until Sale	67	**68**	+ 1.5%	65	**62**	- 4.6%
Median Sales Price*	$580,000	**$611,250**	+ 5.4%	$594,000	**$599,950**	+ 1.0%
Average Sales Price*	$674,445	**$707,216**	+ 4.9%	$693,305	**$710,789**	+ 2.5%
Percent of List Price Received*	98.3%	**98.0%**	- 0.3%	98.1%	**98.2%**	+ 0.1%
Inventory of Homes for Sale	675	**916**	+ 35.7%	—	**—**	—
Months Supply of Inventory	2.7	**3.9**	+ 44.4%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	24	**19**	- 20.8%	266	**268**	+ 0.8%
Pending Sales	8	**6**	- 25.0%	161	**156**	- 3.1%
Closed Sales	15	**13**	- 13.3%	175	**159**	- 9.1%
Days on Market Until Sale	55	**82**	+ 49.1%	71	**80**	+ 12.7%
Median Sales Price*	$385,000	**$328,000**	- 14.8%	$389,000	**$375,000**	- 3.6%
Average Sales Price*	$380,093	**$342,768**	- 9.8%	$399,656	**$384,767**	- 3.7%
Percent of List Price Received*	98.3%	**98.7%**	+ 0.4%	97.7%	**97.9%**	+ 0.2%
Inventory of Homes for Sale	73	**88**	+ 20.5%	—	**—**	—
Months Supply of Inventory	4.5	**5.9**	+ 31.1%	—	**—**	—

* 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.

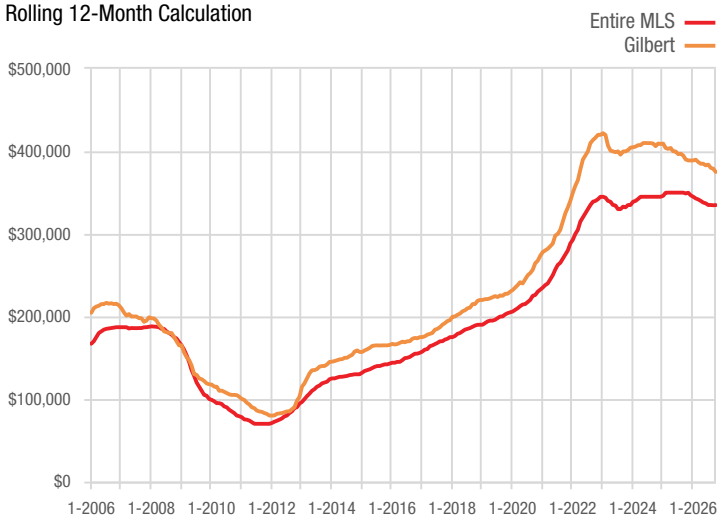
Median Sales Price - Single Family

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.