Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Glendale

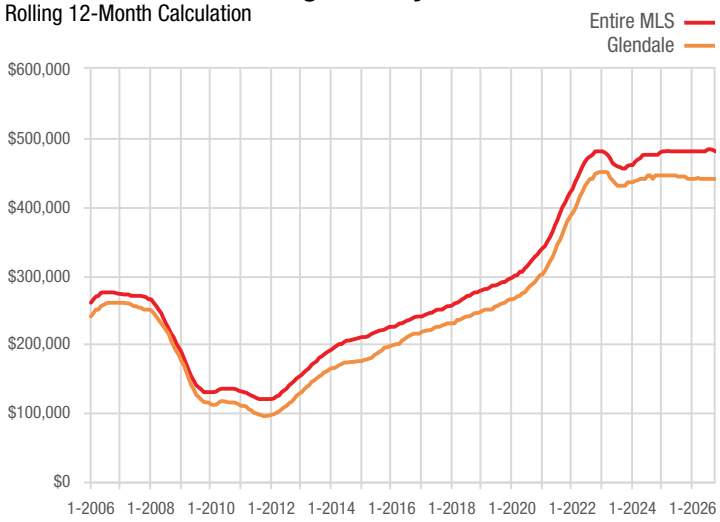
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	244	**246**	+ 0.8%	2,732	**2,830**	+ 3.6%
Pending Sales	186	**87**	- 53.2%	1,950	**1,896**	- 2.8%
Closed Sales	174	**156**	- 10.3%	1,912	**1,950**	+ 2.0%
Days on Market Until Sale	68	**60**	- 11.8%	66	**67**	+ 1.5%
Median Sales Price*	$419,950	**$420,000**	+ 0.0%	$440,000	**$440,000**	0.0%
Average Sales Price*	$463,959	**$463,039**	- 0.2%	$492,377	**$490,141**	- 0.5%
Percent of List Price Received*	98.3%	**98.9%**	+ 0.6%	98.5%	**98.5%**	0.0%
Inventory of Homes for Sale	611	**744**	+ 21.8%	—	**—**	—
Months Supply of Inventory	3.3	**4.1**	+ 24.2%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	38	**26**	- 31.6%	397	**398**	+ 0.3%
Pending Sales	19	**11**	- 42.1%	237	**218**	- 8.0%
Closed Sales	21	**18**	- 14.3%	235	**221**	- 6.0%
Days on Market Until Sale	129	**77**	- 40.3%	85	**80**	- 5.9%
Median Sales Price*	$215,000	**$235,000**	+ 9.3%	$260,000	**$230,000**	- 11.5%
Average Sales Price*	$223,881	**$217,889**	- 2.7%	$257,715	**$235,538**	- 8.6%
Percent of List Price Received*	95.9%	**97.7%**	+ 1.9%	98.1%	**97.4%**	- 0.7%
Inventory of Homes for Sale	109	**123**	+ 12.8%	—	**—**	—
Months Supply of Inventory	4.8	**6.0**	+ 25.0%	—	**—**	—

* 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.

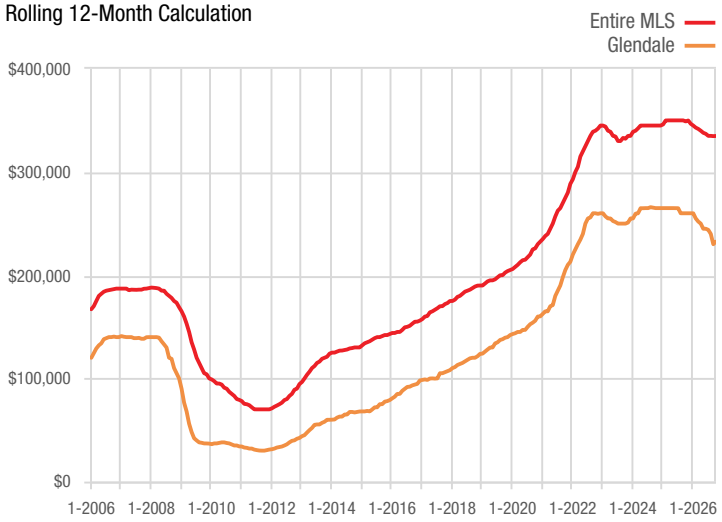
Median Sales Price - Single Family

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.

Current as of November 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.