Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Maricopa County

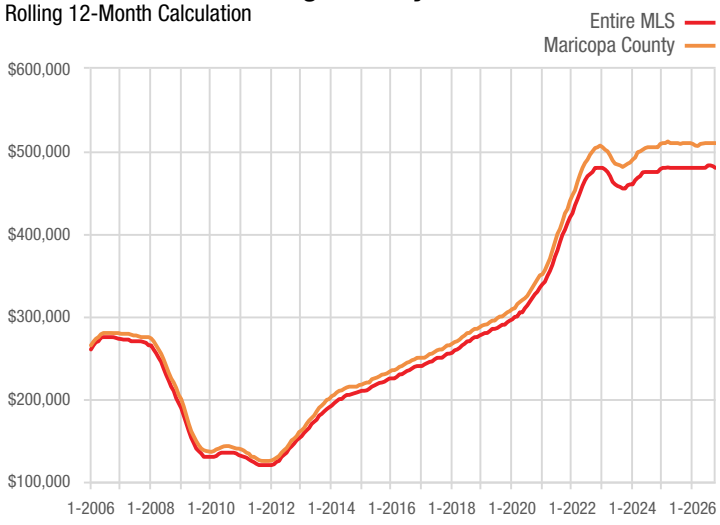
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5,995	**5,458**	- 9.0%	60,141	**58,921**	- 2.0%
Pending Sales	3,991	**2,147**	- 46.2%	41,400	**39,858**	- 3.7%
Closed Sales	3,931	**3,214**	- 18.2%	40,388	**40,816**	+ 1.1%
Days on Market Until Sale	75	**71**	- 5.3%	72	**74**	+ 2.8%
Median Sales Price*	$500,000	**$499,990**	- 0.0%	$510,000	**$509,500**	- 0.1%
Average Sales Price*	$685,498	**$730,575**	+ 6.6%	$698,318	**$728,093**	+ 4.3%
Percent of List Price Received*	98.0%	**98.0%**	0.0%	98.1%	**98.1%**	0.0%
Inventory of Homes for Sale	14,977	**16,708**	+ 11.6%	—	—	—
Months Supply of Inventory	3.8	**4.3**	+ 13.2%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1,317	**1,187**	- 9.9%	12,729	**12,319**	- 3.2%
Pending Sales	691	**360**	- 47.9%	7,391	**6,899**	- 6.7%
Closed Sales	665	**569**	- 14.4%	7,356	**7,166**	- 2.6%
Days on Market Until Sale	93	**82**	- 11.8%	82	**91**	+ 11.0%
Median Sales Price*	$327,020	**$326,000**	- 0.3%	$345,000	**$330,000**	- 4.3%
Average Sales Price*	$397,666	**$410,647**	+ 3.3%	$447,119	**$438,567**	- 1.9%
Percent of List Price Received*	97.0%	**97.0%**	0.0%	97.4%	**97.2%**	- 0.2%
Inventory of Homes for Sale	3,957	**4,267**	+ 7.8%	—	—	—
Months Supply of Inventory	5.5	**6.3**	+ 14.5%	—	—	—

* 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.

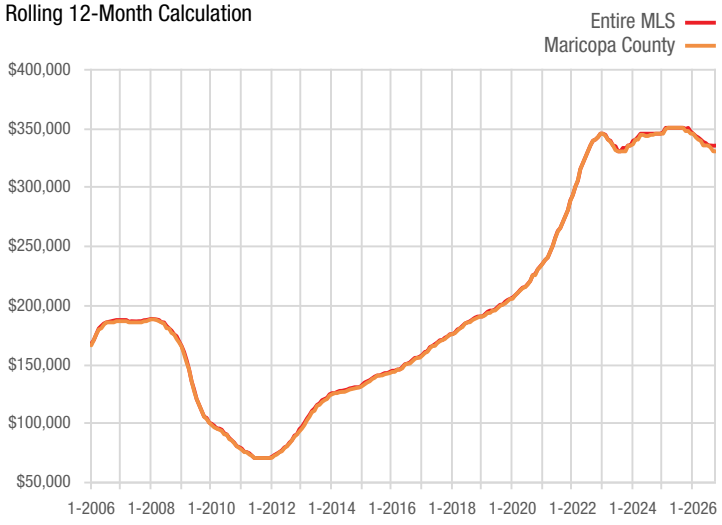
Median Sales Price - Single Family

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.