

Local Market Update – January 2026

A Research Tool Provided by Phoenix REALTORS®



Maricopa

Single Family

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	255	250	- 2.0%	255	250	- 2.0%
Pending Sales	116	112	- 3.4%	116	112	- 3.4%
Closed Sales	84	96	+ 14.3%	84	96	+ 14.3%
Days on Market Until Sale	72	99	+ 37.5%	72	99	+ 37.5%
Median Sales Price*	\$355,000	\$346,350	- 2.4%	\$355,000	\$346,350	- 2.4%
Average Sales Price*	\$371,075	\$357,141	- 3.8%	\$371,075	\$357,141	- 3.8%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	682	698	+ 2.3%	—	—	—
Months Supply of Inventory	4.5	4.7	+ 4.4%	—	—	—

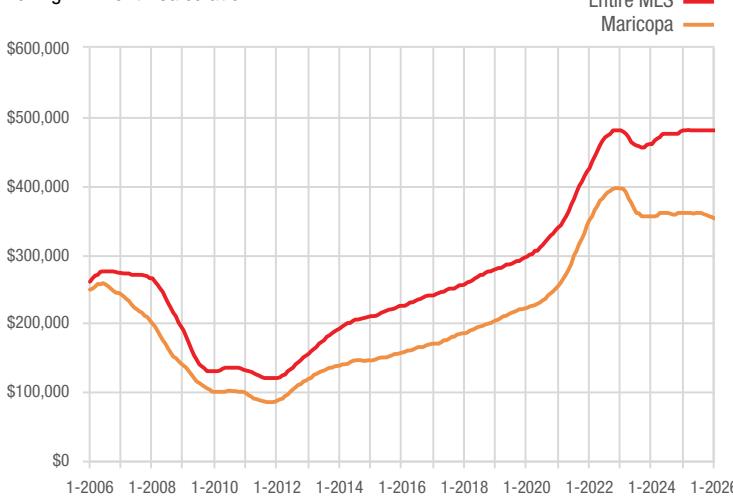
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

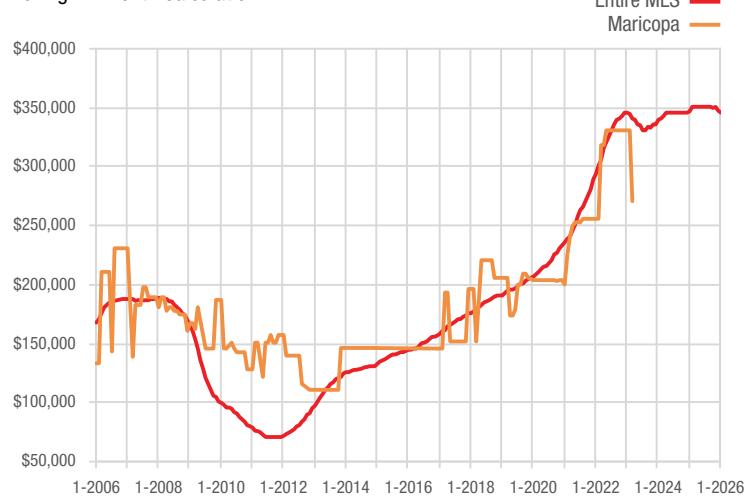
Median Sales Price - Single Family

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.