Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Maricopa

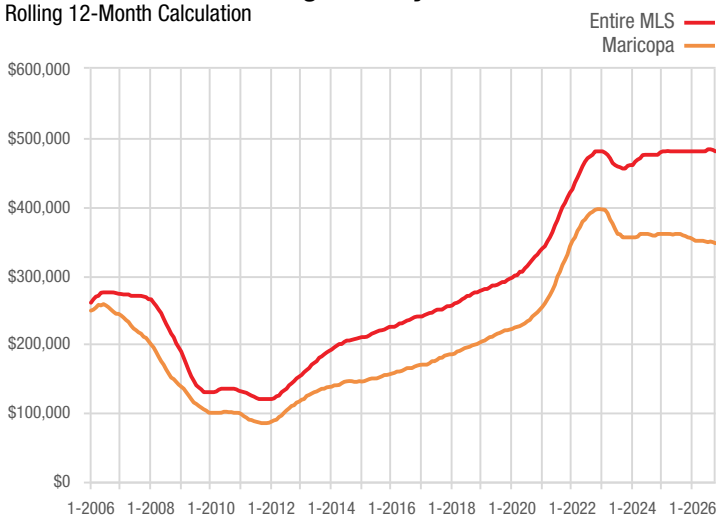
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	218	**232**	+ 6.4%	2,375	**2,189**	- 7.8%
Pending Sales	142	**97**	- 31.7%	1,565	**1,411**	- 9.8%
Closed Sales	171	**117**	- 31.6%	1,523	**1,414**	- 7.2%
Days on Market Until Sale	94	**93**	- 1.1%	89	**92**	+ 3.4%
Median Sales Price*	$354,990	**$346,990**	- 2.3%	$355,000	**$347,295**	- 2.2%
Average Sales Price*	$368,335	**$353,478**	- 4.0%	$369,239	**$361,146**	- 2.2%
Percent of List Price Received*	99.2%	**99.2%**	0.0%	99.3%	**98.8%**	- 0.5%
Inventory of Homes for Sale	735	**741**	+ 0.8%	—	**—**	—
Months Supply of Inventory	5.0	**5.4**	+ 8.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
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	**1**	—	—	**—**	—
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.

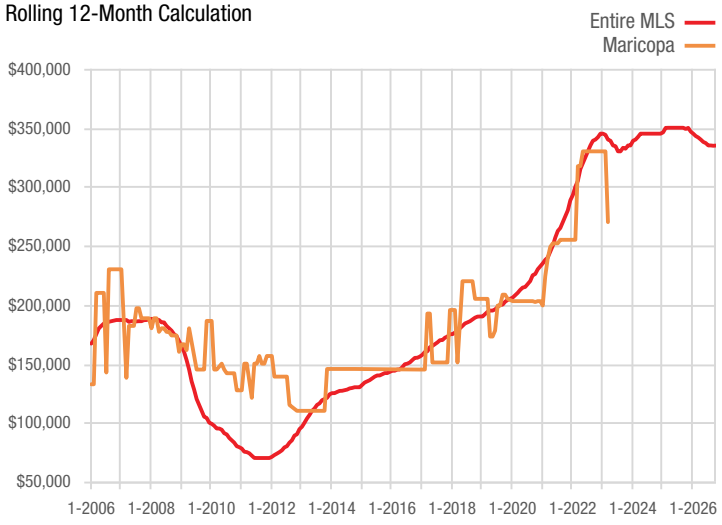
Median Sales Price - Single Family

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.

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