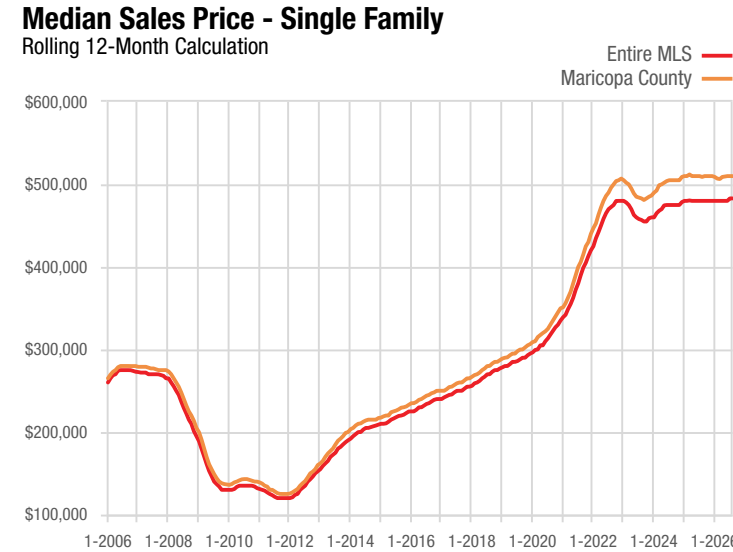


Maricopa County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	5,161	4,724	- 8.5%	48,578	47,105	- 3.0%
Pending Sales	3,956	2,602	- 34.2%	33,716	33,502	- 0.6%
Closed Sales	3,752	3,568	- 4.9%	32,549	33,900	+ 4.2%
Days on Market Until Sale	77	76	- 1.3%	71	74	+ 4.2%
Median Sales Price*	\$500,000	\$499,990	- 0.0%	\$510,000	\$510,000	0.0%
Average Sales Price*	\$647,176	\$686,706	+ 6.1%	\$702,239	\$732,303	+ 4.3%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	98.1%	98.1%	0.0%
Inventory of Homes for Sale	14,049	14,213	+ 1.2%	—	—	—
Months Supply of Inventory	3.6	3.6	0.0%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1,075	1,028	- 4.4%	10,206	9,833	- 3.7%
Pending Sales	680	420	- 38.2%	6,077	5,814	- 4.3%
Closed Sales	647	582	- 10.0%	6,044	5,985	- 1.0%
Days on Market Until Sale	96	99	+ 3.1%	81	92	+ 13.6%
Median Sales Price*	\$340,500	\$315,000	- 7.5%	\$350,000	\$330,000	- 5.7%
Average Sales Price*	\$419,912	\$397,218	- 5.4%	\$456,639	\$442,817	- 3.0%
Percent of List Price Received*	97.1%	97.3%	+ 0.2%	97.4%	97.2%	- 0.2%
Inventory of Homes for Sale	3,529	3,713	+ 5.2%	—	—	—
Months Supply of Inventory	4.9	5.3	+ 8.2%	—	—	—

* 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.



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.

