

Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



Maricopa County

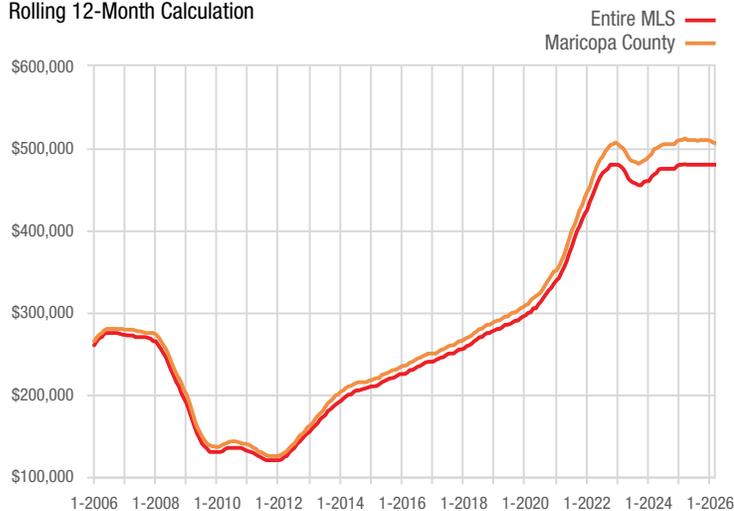
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	6,938	6,312	- 9.0%	20,329	19,401	- 4.6%
Pending Sales	4,895	3,502	- 28.5%	13,327	12,140	- 8.9%
Closed Sales	4,572	4,977	+ 8.9%	11,286	11,751	+ 4.1%
Days on Market Until Sale	69	74	+ 7.2%	72	78	+ 8.3%
Median Sales Price*	\$520,000	\$518,200	- 0.3%	\$520,000	\$512,500	- 1.4%
Average Sales Price*	\$743,021	\$768,501	+ 3.4%	\$736,322	\$763,195	+ 3.6%
Percent of List Price Received*	98.2%	98.1%	- 0.1%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	15,582	16,209	+ 4.0%	—	—	—
Months Supply of Inventory	4.0	4.2	+ 5.0%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	1,506	1,354	- 10.1%	4,606	4,347	- 5.6%
Pending Sales	964	688	- 28.6%	2,594	2,178	- 16.0%
Closed Sales	845	873	+ 3.3%	2,258	2,175	- 3.7%
Days on Market Until Sale	75	84	+ 12.0%	78	89	+ 14.1%
Median Sales Price*	\$370,000	\$349,000	- 5.7%	\$368,000	\$345,000	- 6.3%
Average Sales Price*	\$448,112	\$453,317	+ 1.2%	\$491,097	\$487,958	- 0.6%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	4,031	4,555	+ 13.0%	—	—	—
Months Supply of Inventory	5.4	6.7	+ 24.1%	—	—	—

* 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.

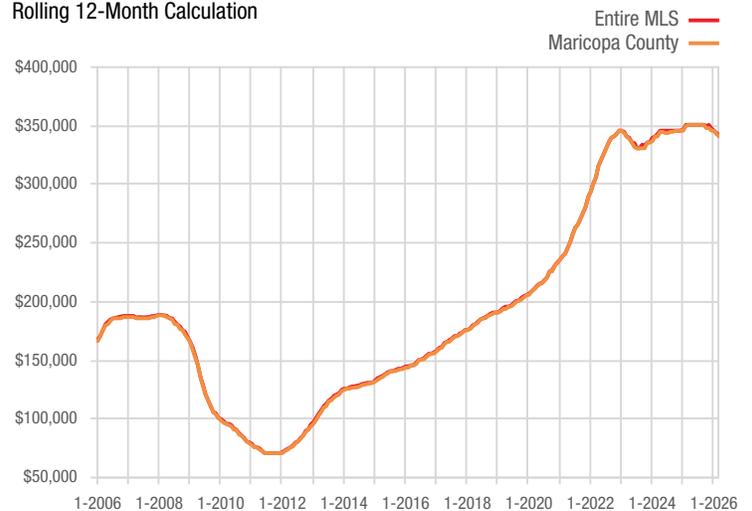
Median Sales Price - Single Family

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.