# Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

# Mesa

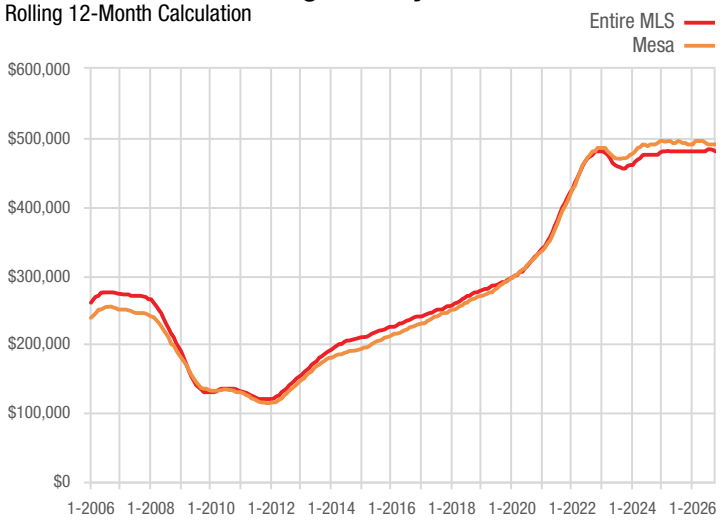
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 578 | **498** | - 13.8% | 5,523 | **5,352** | - 3.1% |
| Pending Sales | 401 | **207** | - 48.4% | 4,054 | **3,827** | - 5.6% |
| Closed Sales | 418 | **292** | - 30.1% | 3,991 | **3,959** | - 0.8% |
| Days on Market Until Sale | 69 | **70** | + 1.4% | 68 | **65** | - 4.4% |
| Median Sales Price* | $500,000 | **$482,500** | - 3.5% | $490,000 | **$486,250** | - 0.8% |
| Average Sales Price* | $556,882 | **$584,829** | + 5.0% | $557,533 | **$557,840** | + 0.1% |
| Percent of List Price Received* | 98.2% | **98.3%** | + 0.1% | 98.3% | **98.3%** | 0.0% |
| Inventory of Homes for Sale | 1,228 | **1,359** | + 10.7% | — | — | — |
| Months Supply of Inventory | 3.2 | **3.6** | + 12.5% | — | — | — |

| Townhouse/Condo | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 151 | **130** | - 13.9% | 1,462 | **1,420** | - 2.9% |
| Pending Sales | 94 | **44** | - 53.2% | 910 | **892** | - 2.0% |
| Closed Sales | 79 | **68** | - 13.9% | 878 | **923** | + 5.1% |
| Days on Market Until Sale | 88 | **67** | - 23.9% | 73 | **79** | + 8.2% |
| Median Sales Price* | $295,000 | **$285,000** | - 3.4% | $300,500 | **$285,000** | - 5.2% |
| Average Sales Price* | $304,101 | **$294,078** | - 3.3% | $310,260 | **$292,228** | - 5.8% |
| Percent of List Price Received* | 97.8% | **97.2%** | - 0.6% | 97.9% | **97.7%** | - 0.2% |
| Inventory of Homes for Sale | 414 | **435** | + 5.1% | — | — | — |
| Months Supply of Inventory | 4.8 | **5.0** | + 4.2% | — | — | — |

* 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.

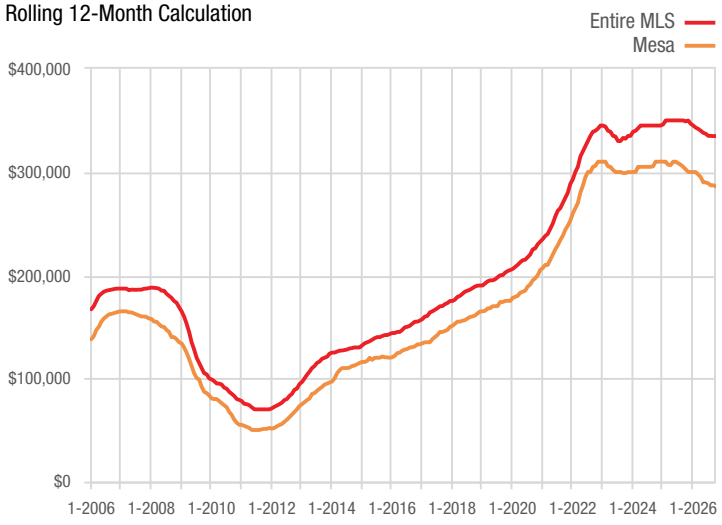
## Median Sales Price - Single Family

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.