

# Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



## Mesa

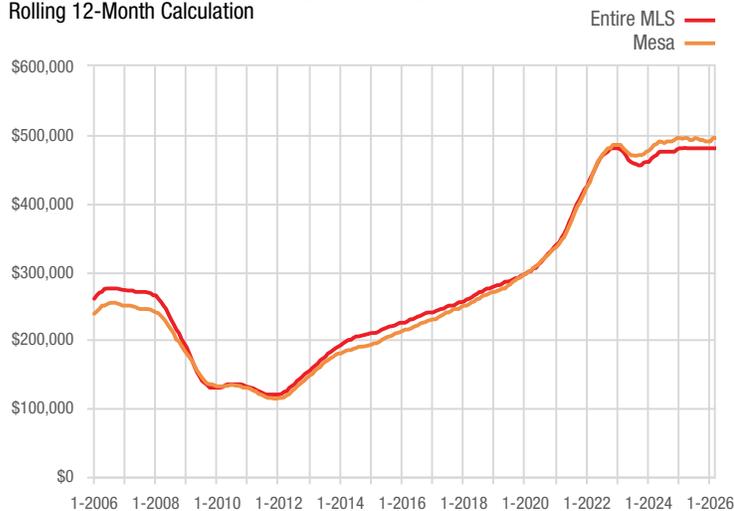
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	623	<b>585</b>	- 6.1%	1,810	<b>1,786</b>	- 1.3%
Pending Sales	443	<b>355</b>	- 19.9%	1,276	<b>1,177</b>	- 7.8%
Closed Sales	456	<b>468</b>	+ 2.6%	1,119	<b>1,172</b>	+ 4.7%
Days on Market Until Sale	66	<b>63</b>	- 4.5%	68	<b>68</b>	0.0%
Median Sales Price*	\$499,900	<b>\$492,000</b>	- 1.6%	\$485,000	<b>\$489,990</b>	+ 1.0%
Average Sales Price*	\$549,856	<b>\$553,288</b>	+ 0.6%	\$547,071	<b>\$558,300</b>	+ 2.1%
Percent of List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	98.4%	<b>98.1%</b>	- 0.3%
Inventory of Homes for Sale	1,270	<b>1,268</b>	- 0.2%	—	—	—
Months Supply of Inventory	3.4	<b>3.3</b>	- 2.9%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	169	<b>171</b>	+ 1.2%	518	<b>528</b>	+ 1.9%
Pending Sales	121	<b>98</b>	- 19.0%	320	<b>276</b>	- 13.8%
Closed Sales	117	<b>106</b>	- 9.4%	274	<b>253</b>	- 7.7%
Days on Market Until Sale	60	<b>67</b>	+ 11.7%	63	<b>85</b>	+ 34.9%
Median Sales Price*	\$314,900	<b>\$306,500</b>	- 2.7%	\$314,950	<b>\$300,000</b>	- 4.7%
Average Sales Price*	\$323,856	<b>\$311,556</b>	- 3.8%	\$320,387	<b>\$306,023</b>	- 4.5%
Percent of List Price Received*	97.8%	<b>98.6%</b>	+ 0.8%	98.1%	<b>98.1%</b>	0.0%
Inventory of Homes for Sale	400	<b>492</b>	+ 23.0%	—	—	—
Months Supply of Inventory	4.3	<b>5.8</b>	+ 34.9%	—	—	—

\* 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.

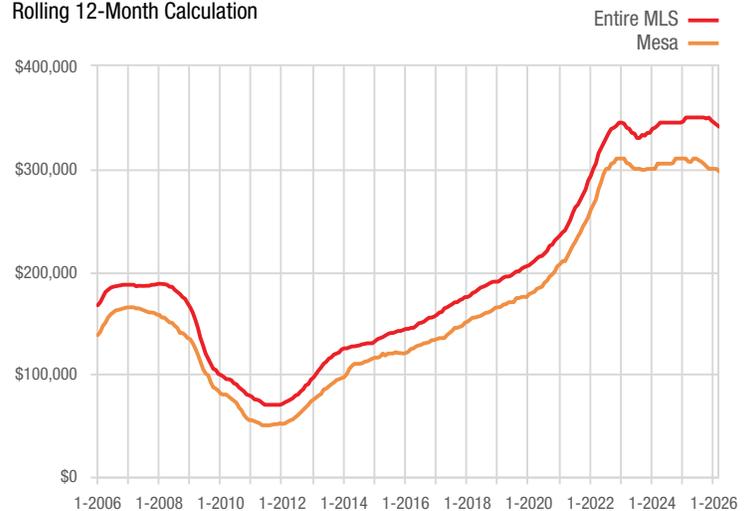
### Median Sales Price - Single Family

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.