

Local Market Update – March 2026

A Research Tool Provided by Phoenix REALTORS®



Phoenix

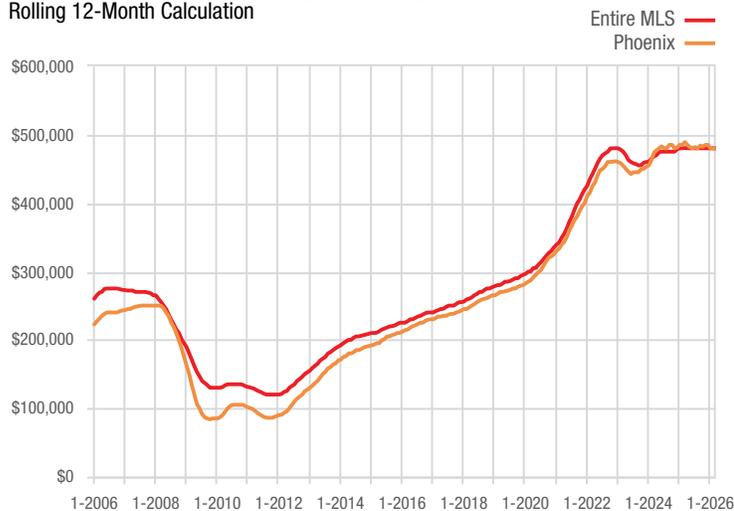
Single Family	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	1,451	1,349	- 7.0%	4,268	3,975	- 6.9%
Pending Sales	1,047	668	- 36.2%	2,806	2,425	- 13.6%
Closed Sales	947	1,007	+ 6.3%	2,376	2,426	+ 2.1%
Days on Market Until Sale	61	65	+ 6.6%	65	69	+ 6.2%
Median Sales Price*	\$505,000	\$480,500	- 4.9%	\$500,500	\$479,995	- 4.1%
Average Sales Price*	\$675,004	\$671,678	- 0.5%	\$660,331	\$666,672	+ 1.0%
Percent of List Price Received*	98.0%	98.0%	0.0%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	2,990	3,001	+ 0.4%	—	—	—
Months Supply of Inventory	3.6	3.7	+ 2.8%	—	—	—

Townhouse/Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	466	417	- 10.5%	1,459	1,402	- 3.9%
Pending Sales	285	205	- 28.1%	763	648	- 15.1%
Closed Sales	231	241	+ 4.3%	668	656	- 1.8%
Days on Market Until Sale	82	82	0.0%	84	87	+ 3.6%
Median Sales Price*	\$340,000	\$330,000	- 2.9%	\$332,500	\$316,250	- 4.9%
Average Sales Price*	\$396,952	\$389,820	- 1.8%	\$391,656	\$380,787	- 2.8%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	97.1%	96.9%	- 0.2%
Inventory of Homes for Sale	1,342	1,482	+ 10.4%	—	—	—
Months Supply of Inventory	5.8	7.1	+ 22.4%	—	—	—

* 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.

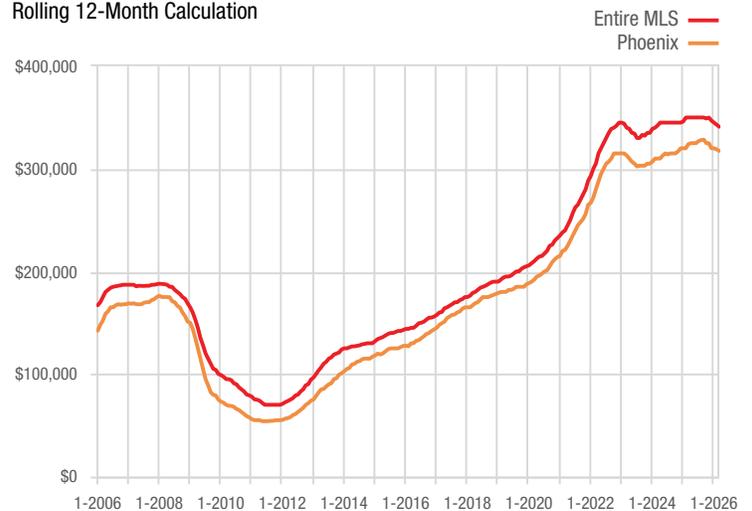
Median Sales Price - Single Family

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.