# Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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# Pinal County

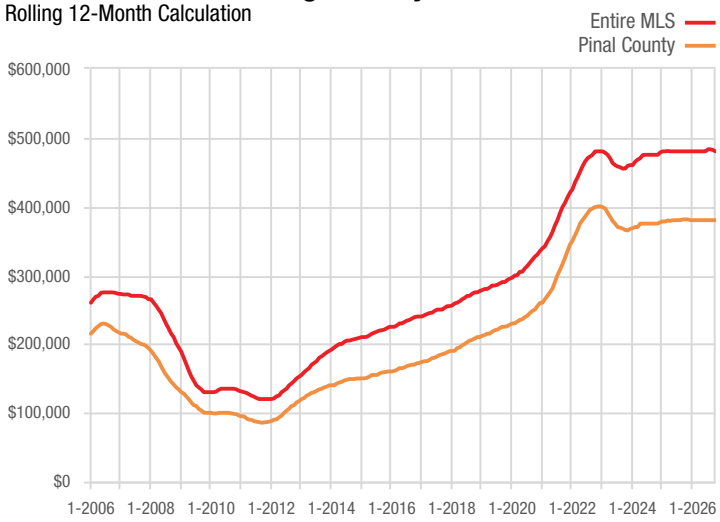
| Single Family | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 1,161 | **1,124** | - 3.2% | 11,225 | **10,652** | - 5.1% |
| Pending Sales | 698 | **414** | - 40.7% | 7,639 | **7,001** | - 8.4% |
| Closed Sales | 703 | **546** | - 22.3% | 7,455 | **7,114** | - 4.6% |
| Days on Market Until Sale | 87 | **85** | - 2.3% | 81 | **87** | + 7.4% |
| Median Sales Price* | $380,000 | **$370,000** | - 2.6% | $380,995 | **$380,000** | - 0.3% |
| Average Sales Price* | $415,131 | **$420,545** | + 1.3% | $417,754 | **$420,356** | + 0.6% |
| Percent of List Price Received* | 98.8% | **98.9%** | + 0.1% | 98.9% | **98.7%** | - 0.2% |
| Inventory of Homes for Sale | 3,321 | **3,523** | + 6.1% | — | **—** | — |
| Months Supply of Inventory | 4.6 | **5.1** | + 10.9% | — | **—** | — |

| Townhouse/Condo | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 22 | **42** | + 90.9% | 201 | **229** | + 13.9% |
| Pending Sales | 10 | **11** | + 10.0% | 116 | **135** | + 16.4% |
| Closed Sales | 14 | **11** | - 21.4% | 112 | **126** | + 12.5% |
| Days on Market Until Sale | 119 | **85** | - 28.6% | 118 | **98** | - 16.9% |
| Median Sales Price* | $240,000 | **$199,900** | - 16.7% | $295,250 | **$299,945** | + 1.6% |
| Average Sales Price* | $277,721 | **$257,865** | - 7.1% | $318,165 | **$345,541** | + 8.6% |
| Percent of List Price Received* | 96.0% | **96.9%** | + 0.9% | 97.0% | **97.5%** | + 0.5% |
| Inventory of Homes for Sale | 90 | **92** | + 2.2% | — | **—** | — |
| Months Supply of Inventory | 8.2 | **7.3** | - 11.0% | — | **—** | — |

* 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.

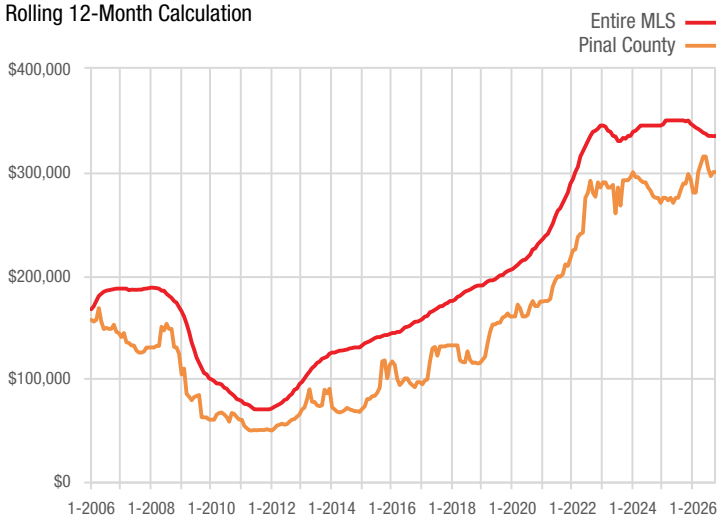
## Median Sales Price - Single Family

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.