

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®

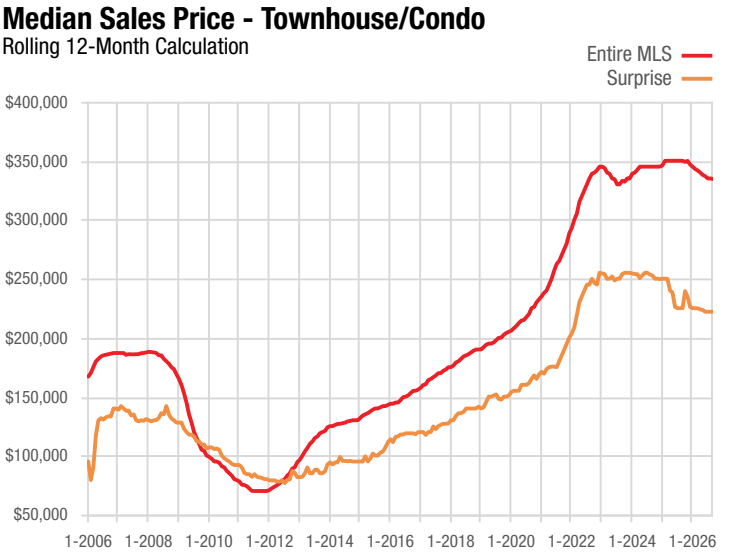
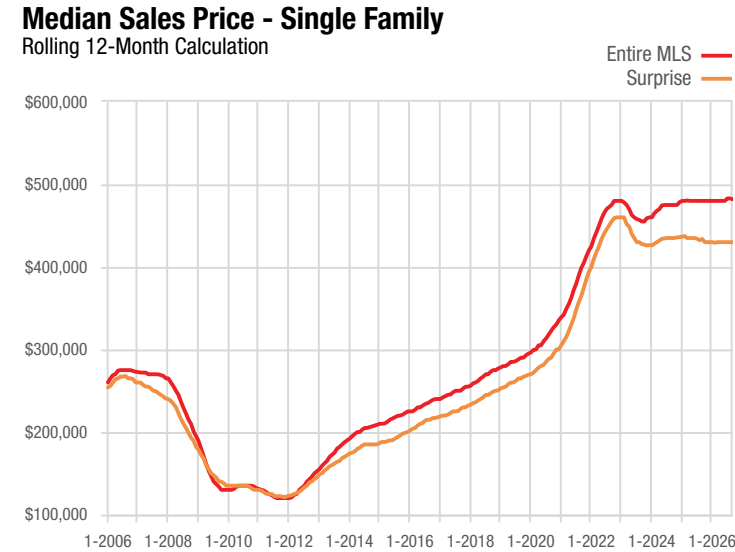


Surprise

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	423	444	+ 5.0%	4,100	3,989	- 2.7%
Pending Sales	292	191	- 34.6%	2,759	2,888	+ 4.7%
Closed Sales	283	257	- 9.2%	2,661	2,931	+ 10.1%
Days on Market Until Sale	90	97	+ 7.8%	80	90	+ 12.5%
Median Sales Price*	\$435,000	\$437,000	+ 0.5%	\$430,990	\$430,990	0.0%
Average Sales Price*	\$472,734	\$465,368	- 1.6%	\$466,400	\$466,617	+ 0.0%
Percent of List Price Received*	99.1%	99.1%	0.0%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	1,244	1,282	+ 3.1%	—	—	—
Months Supply of Inventory	4.3	4.2	- 2.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	22	14	- 36.4%	172	171	- 0.6%
Pending Sales	10	5	- 50.0%	92	88	- 4.3%
Closed Sales	7	3	- 57.1%	86	87	+ 1.2%
Days on Market Until Sale	120	82	- 31.7%	93	105	+ 12.9%
Median Sales Price*	\$248,000	\$220,000	- 11.3%	\$226,250	\$220,000	- 2.8%
Average Sales Price*	\$244,986	\$216,667	- 11.6%	\$244,886	\$233,559	- 4.6%
Percent of List Price Received*	98.1%	96.9%	- 1.2%	97.0%	97.6%	+ 0.6%
Inventory of Homes for Sale	64	66	+ 3.1%	—	—	—
Months Supply of Inventory	6.8	6.7	- 1.5%	—	—	—

* 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.



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.