Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Tempe

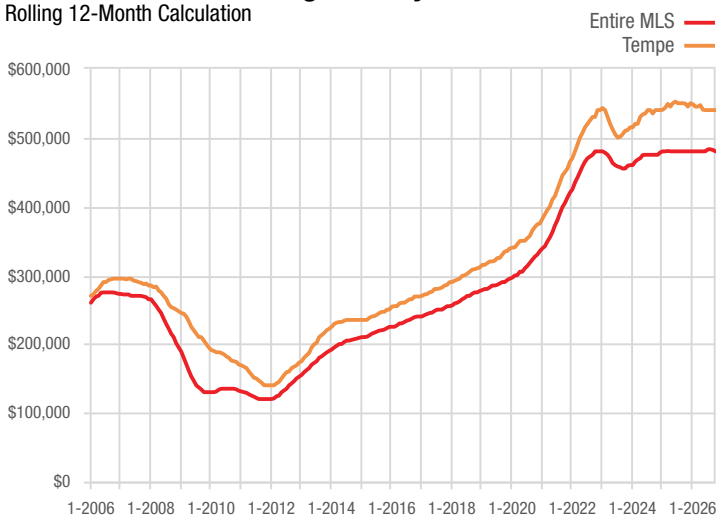
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	96	**94**	- 2.1%	1,053	**1,105**	+ 4.9%
Pending Sales	75	**37**	- 50.7%	744	**733**	- 1.5%
Closed Sales	75	**48**	- 36.0%	737	**744**	+ 0.9%
Days on Market Until Sale	76	**67**	- 11.8%	60	**60**	0.0%
Median Sales Price*	$533,000	**$505,000**	- 5.3%	$552,500	**$540,000**	- 2.3%
Average Sales Price*	$547,219	**$603,714**	+ 10.3%	$606,730	**$610,656**	+ 0.6%
Percent of List Price Received*	97.6%	**96.7%**	- 0.9%	97.7%	**97.8%**	+ 0.1%
Inventory of Homes for Sale	220	**306**	+ 39.1%	—	**—**	—
Months Supply of Inventory	3.0	**4.3**	+ 43.3%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	49	**61**	+ 24.5%	611	**692**	+ 13.3%
Pending Sales	31	**16**	- 48.4%	393	**345**	- 12.2%
Closed Sales	34	**26**	- 23.5%	396	**358**	- 9.6%
Days on Market Until Sale	93	**70**	- 24.7%	72	**74**	+ 2.8%
Median Sales Price*	$340,000	**$332,500**	- 2.2%	$325,000	**$335,000**	+ 3.1%
Average Sales Price*	$391,535	**$336,084**	- 14.2%	$359,877	**$348,186**	- 3.2%
Percent of List Price Received*	97.5%	**97.9%**	+ 0.4%	97.3%	**97.4%**	+ 0.1%
Inventory of Homes for Sale	167	**244**	+ 46.1%	—	**—**	—
Months Supply of Inventory	4.3	**7.3**	+ 69.8%	—	**—**	—

* 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.

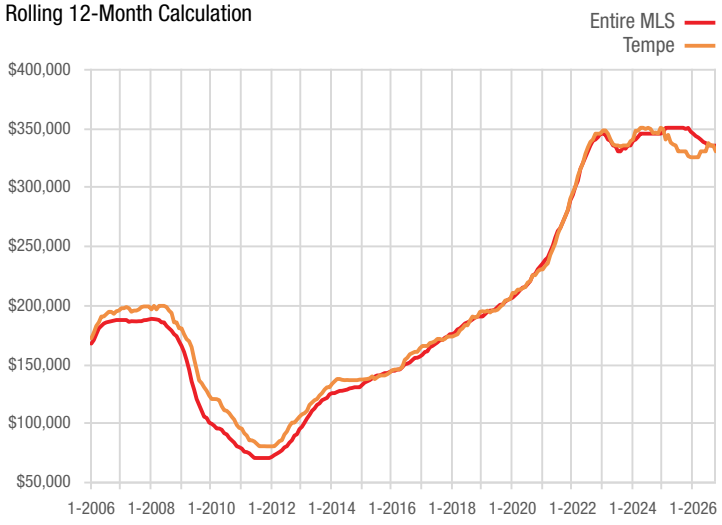
Median Sales Price - Single Family

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.