# Weekly Market Activity Report

A Research Tool From PHOENIX REALTORS®

PHOENIX REALTORS®

## For Week Ending October 31, 2026

Data current as of November 10, 2026

Sales of new single-family houses were at a seasonally adjusted annual rate of 676,000 in September, according to the U.S. Census Bureau and the Department of Housing and Urban Development. New houses for sale totaled 476,000 at the end of September, 1.0% below the August estimate of 481,000, an 8.4-month supply at the current sales rate. The median sales price was $400,400, and the average sales price was $472,800, 6.7% below the September 2025 average of $506,800.

**SINGLE FAMILY**

For the week ending October 31:

- New Listings decreased 13.0% to 1,429
- Pending Sales decreased 49.1% to 624
- Inventory increased 10.5% to 22,857

For the month of October:

- Median Sales Price decreased 1.0% to $475,000
- Days on Market decreased 3.8% to 76
- Percent of List Price Received remained flat at 98.0%
- Months Supply increased 12.2% to 4.6

**TOWNHOUSE/CONDO**

For the week ending October 31:

- New Listings decreased 24.9% to 229
- Pending Sales decreased 48.1% to 84
- Inventory increased 8.7% to 4,554

For the month of October:

- Median Sales Price decreased to $329,900
- Days on Market decreased 9.7% to 84
- Percent of List Price Received remained flat at 97.0%
- Months Supply increased 12.5% to 6.3

## Quick Facts

| - 13.0% | - 24.9% | - 49.1% | - 48.1% | + 10.5% | + 8.7% |
|---|---|---|---|---|---|
| Single Family | Townhouse/Condo | Single Family | Townhouse/Condo | Single Family | Townhouse/Condo |
| Year-Over-Year Change **New Listings** | | Year-Over-Year Change **Pending Sales** | | Year-Over-Year Change **Homes for Sale** | |

This research report consists of residential real estate activity composed of single-family properties, townhouses and condominiums in the Phoenix REALTORS® service area. Percent changes are calculated using rounded figures.

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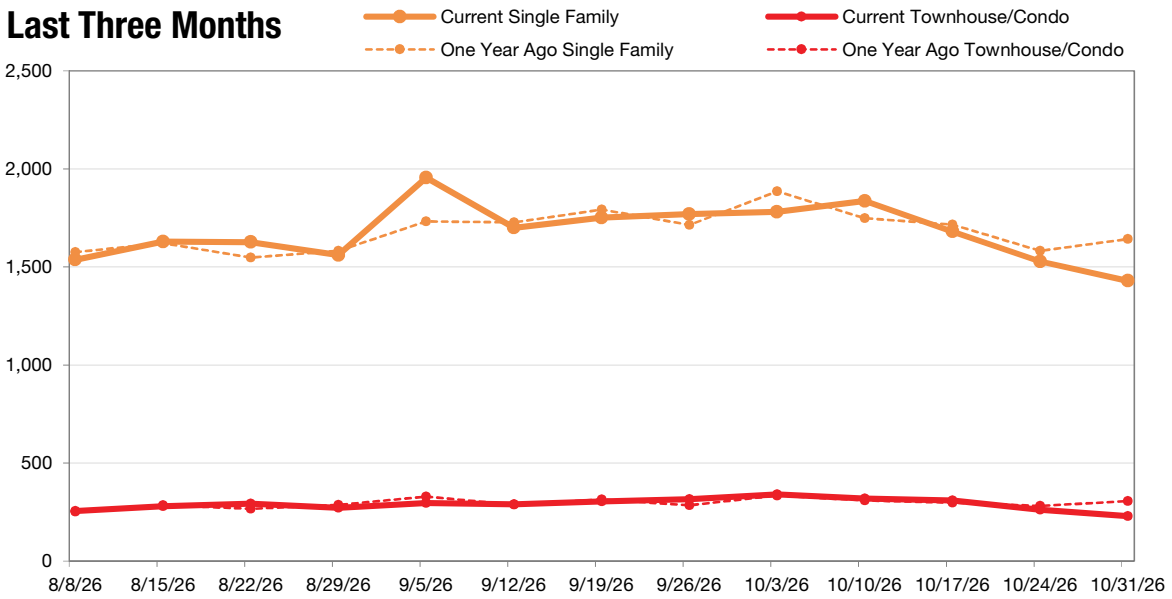

Current as of November 10, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.

# New Listings

A count of the properties that have been newly listed on the market in a given week.

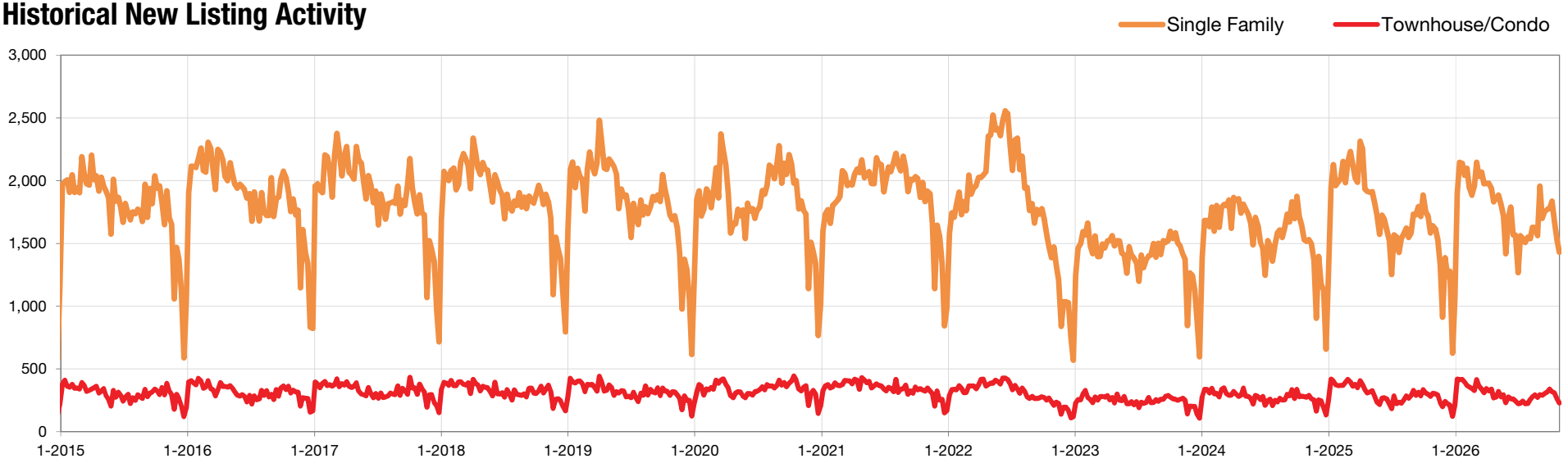
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## Last Three Months




| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **8/8/2026** | **1,537** | - 2.4% | **255** | + 1.2% |
| **8/15/2026** | **1,629** | + 0.4% | **279** | - 2.1% |
| **8/22/2026** | **1,627** | + 5.1% | **293** | + 10.2% |
| **8/29/2026** | **1,561** | - 1.4% | **272** | - 4.9% |
| **9/5/2026** | **1,956** | + 12.9% | **295** | - 10.1% |
| **9/12/2026** | **1,700** | - 1.6% | **289** | + 0.3% |
| **9/19/2026** | **1,752** | - 2.3% | **304** | - 2.9% |
| **9/26/2026** | **1,770** | + 3.2% | **315** | + 10.9% |
| **10/3/2026** | **1,781** | - 5.6% | **340** | + 1.8% |
| **10/10/2026** | **1,837** | + 5.0% | **319** | + 3.6% |
| **10/17/2026** | **1,681** | - 2.1% | **309** | + 4.0% |
| **10/24/2026** | **1,528** | - 3.4% | **261** | - 7.1% |
| **10/31/2026** | **1,429** | - 13.0% | **229** | - 24.9% |
| **3-Month Avg.** | **1,676** | - 0.4% | **289** | - 1.8% |

## Historical New Listing Activity

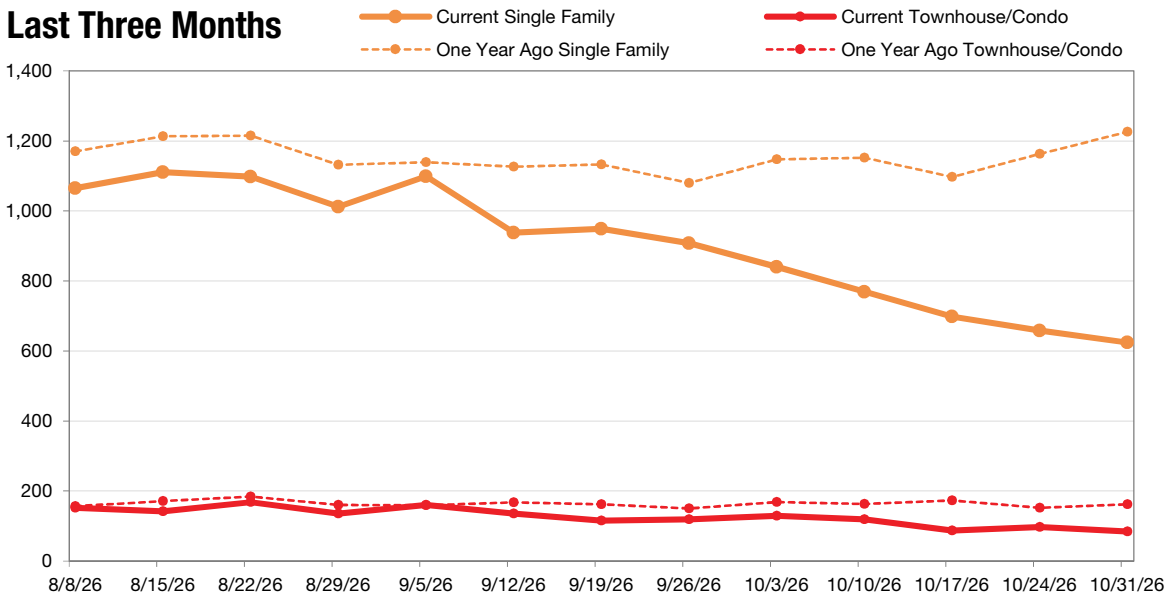


# Pending Sales

A count of the properties in either a contingent or pending status in a given week.

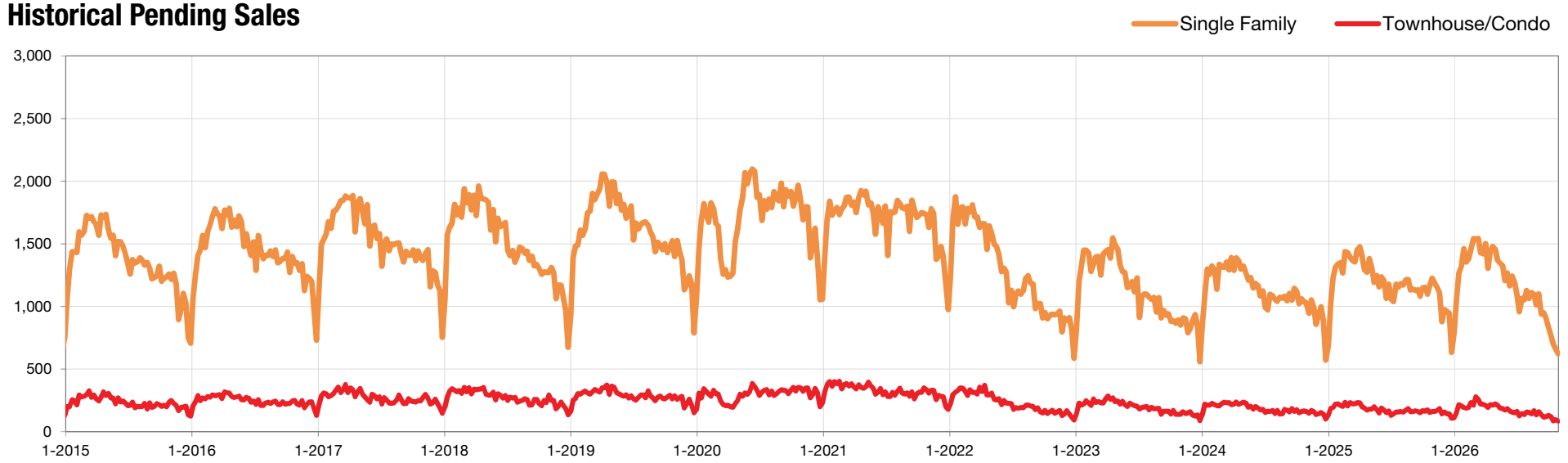
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## Last Three Months




| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **8/8/2026** | **1,065** | - 9.0% | **152** | - 2.6% |
| **8/15/2026** | **1,111** | - 8.4% | **142** | - 17.0% |
| **8/22/2026** | **1,098** | - 9.6% | **168** | - 8.7% |
| **8/29/2026** | **1,012** | - 10.6% | **135** | - 15.6% |
| **9/5/2026** | **1,099** | - 3.5% | **160** | + 0.6% |
| **9/12/2026** | **938** | - 16.8% | **135** | - 19.2% |
| **9/19/2026** | **949** | - 16.2% | **115** | - 29.0% |
| **9/26/2026** | **908** | - 15.9% | **119** | - 20.7% |
| **10/3/2026** | **840** | - 26.8% | **129** | - 23.2% |
| **10/10/2026** | **769** | - 33.2% | **119** | - 27.0% |
| **10/17/2026** | **698** | - 36.4% | **87** | - 49.7% |
| **10/24/2026** | **658** | - 43.4% | **97** | - 36.2% |
| **10/31/2026** | **624** | - 49.1% | **84** | - 48.1% |
| **3-Month Avg.** | **905** | - 21.5% | **126** | - 22.8% |

## Historical Pending Sales

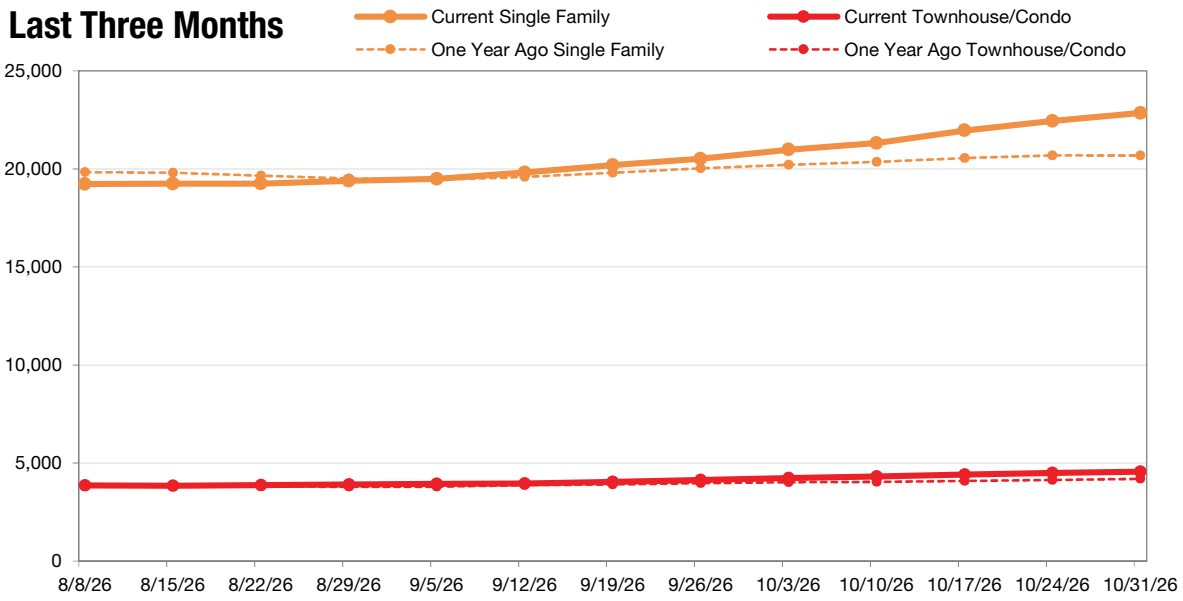


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

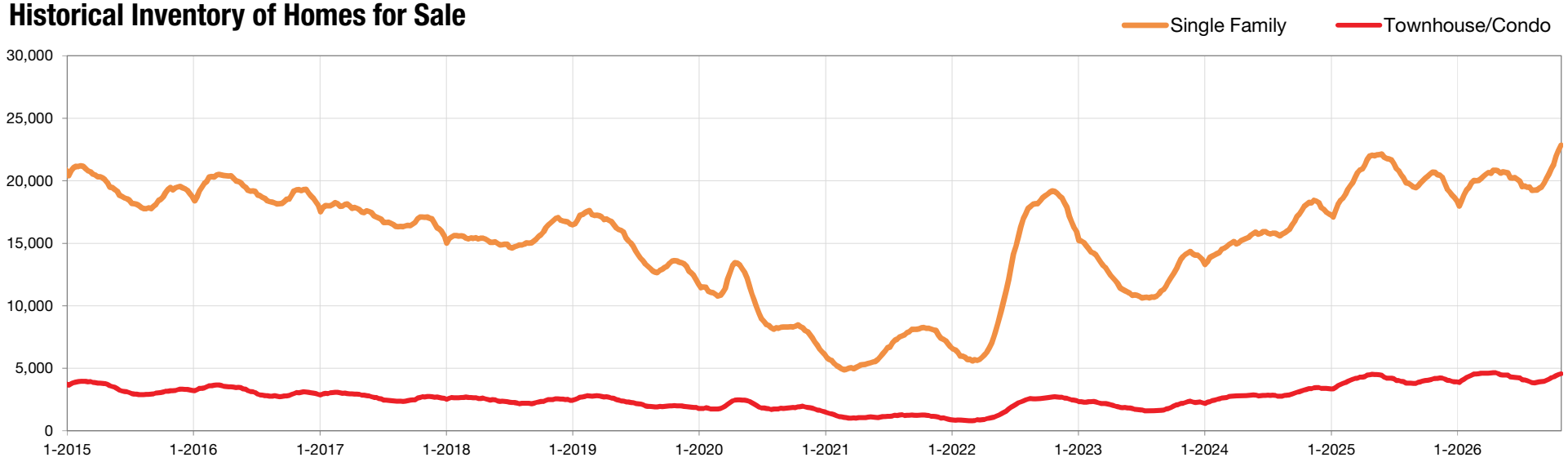
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## Last Three Months




| Data for the Week Ending... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| **8/8/2026** | **19,234** | - 3.0% | **3,855** | + 1.0% |
| **8/15/2026** | **19,244** | - 2.8% | **3,835** | + 0.9% |
| **8/22/2026** | **19,259** | - 2.1% | **3,875** | + 2.0% |
| **8/29/2026** | **19,392** | - 0.6% | **3,911** | + 3.4% |
| **9/5/2026** | **19,495** | + 0.2% | **3,936** | + 3.9% |
| **9/12/2026** | **19,819** | + 1.1% | **3,960** | + 2.4% |
| **9/19/2026** | **20,194** | + 1.9% | **4,034** | + 3.3% |
| **9/26/2026** | **20,522** | + 2.4% | **4,131** | + 3.9% |
| **10/3/2026** | **20,986** | + 3.8% | **4,238** | + 5.5% |
| **10/10/2026** | **21,321** | + 4.7% | **4,309** | + 7.0% |
| **10/17/2026** | **21,963** | + 6.9% | **4,407** | + 8.0% |
| **10/24/2026** | **22,449** | + 8.5% | **4,500** | + 8.9% |
| **10/31/2026** | **22,857** | + 10.5% | **4,554** | + 8.7% |
| **3-Month Avg.** | **20,518** | + 2.5% | **4,119** | + 4.6% |

## Historical Inventory of Homes for Sale

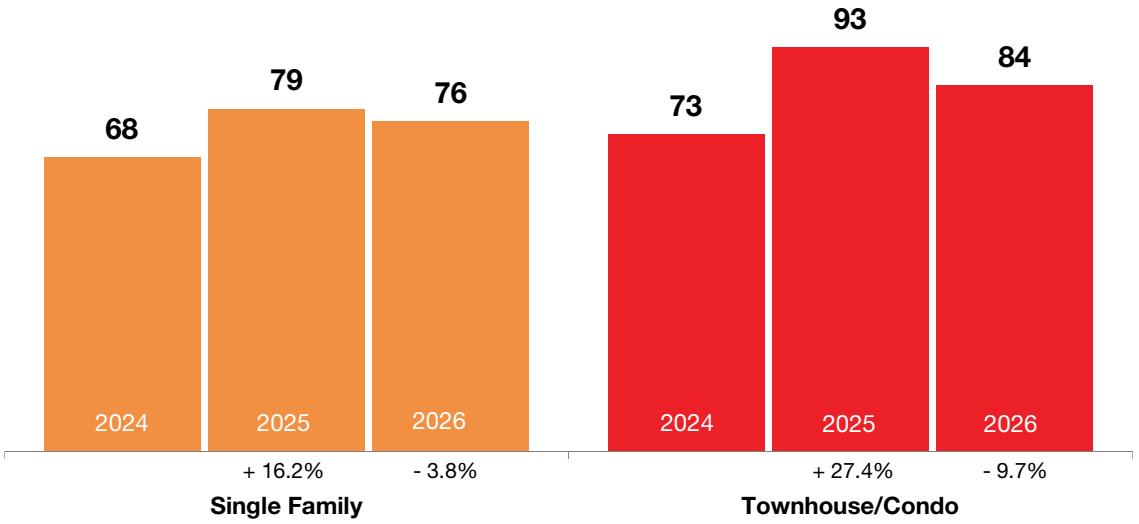


# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

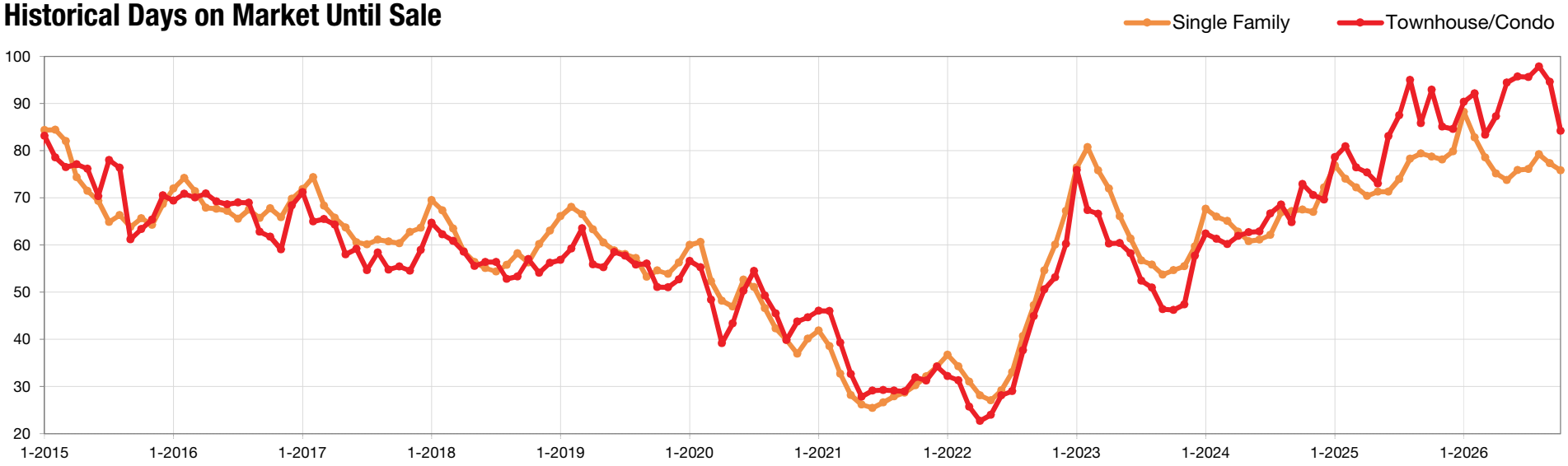
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## October




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 78 | + 16.4% | 85 | + 19.7% |
| Dec-2025 | 80 | + 11.1% | 85 | + 21.4% |
| Jan-2026 | 88 | + 14.3% | 90 | + 13.9% |
| Feb-2026 | 83 | + 12.2% | 92 | + 13.6% |
| Mar-2026 | 79 | + 9.7% | 83 | + 9.2% |
| Apr-2026 | 75 | + 7.1% | 87 | + 16.0% |
| May-2026 | 74 | + 4.2% | 94 | + 28.8% |
| Jun-2026 | 76 | + 2.7% | 96 | + 15.7% |
| Jul-2026 | 76 | + 2.7% | 96 | + 10.3% |
| Aug-2026 | 79 | + 1.3% | 98 | + 3.2% |
| Sep-2026 | 77 | - 2.5% | 95 | + 10.5% |
| Oct-2026 | 76 | - 3.8% | 84 | - 9.7% |
| Average | 78 | + 5.9% | 90 | + 12.2% |

## Historical Days on Market Until Sale

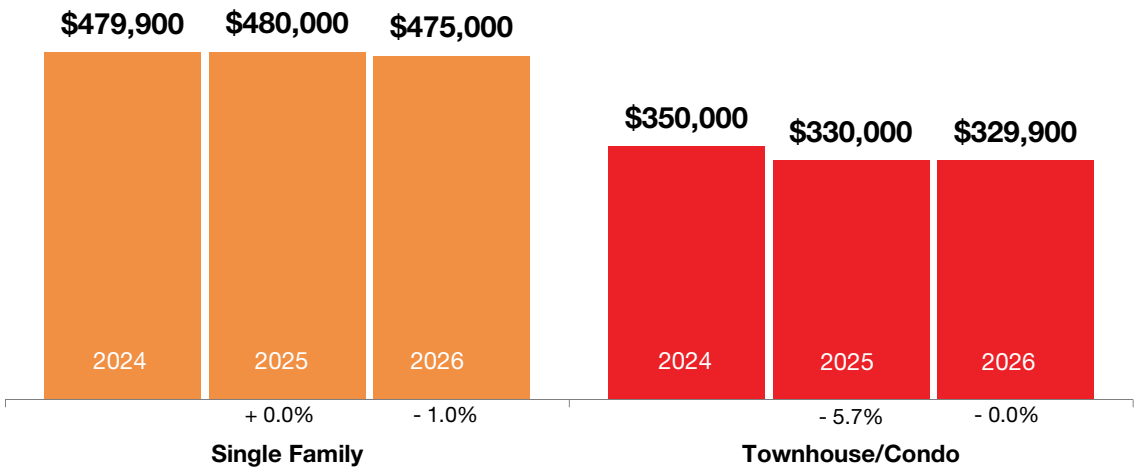


# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

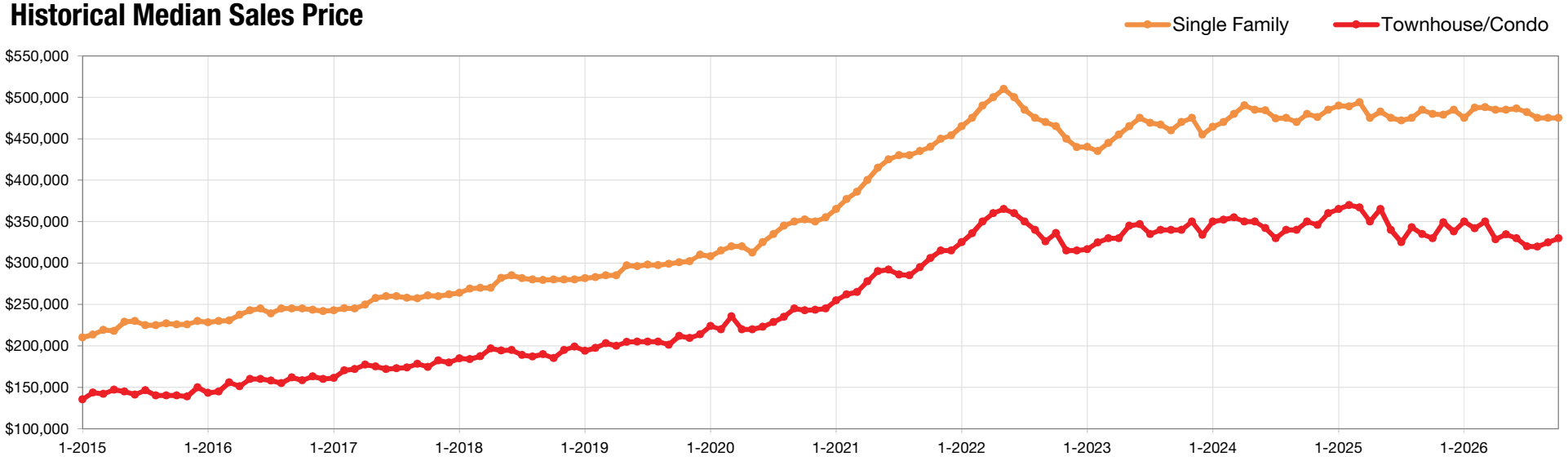
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## October




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | $479,000 | + 0.6% | $349,000 | + 0.9% |
| Dec-2025 | $485,000 | + 0.0% | $338,000 | - 6.1% |
| Jan-2026 | $475,000 | - 3.1% | $350,000 | - 4.1% |
| Feb-2026 | $487,300 | - 0.3% | $341,750 | - 7.6% |
| Mar-2026 | $487,940 | - 1.2% | $350,000 | - 4.6% |
| Apr-2026 | $485,000 | + 2.1% | $328,500 | - 6.1% |
| May-2026 | $485,000 | + 0.5% | $334,500 | - 8.4% |
| Jun-2026 | $486,615 | - 0.0% | $330,000 | - 2.9% |
| Jul-2026 | $481,995 | + 2.1% | $320,000 | - 1.5% |
| Aug-2026 | $474,993 | - 0.0% | $319,900 | - 6.7% |
| Sep-2026 | $475,000 | - 2.1% | $324,725 | - 3.1% |
| Oct-2026 | $475,000 | - 1.0% | $329,900 | - 0.0% |
| Median | $480,000 | 0.0% | $334,950 | - 4.0% |

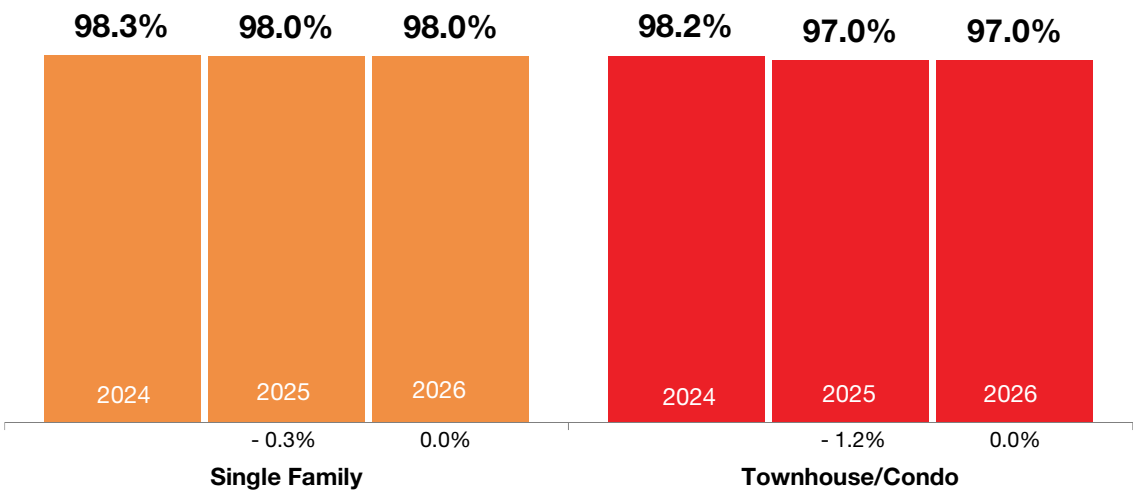
## Historical Median Sales Price



# Percent of List Price Received

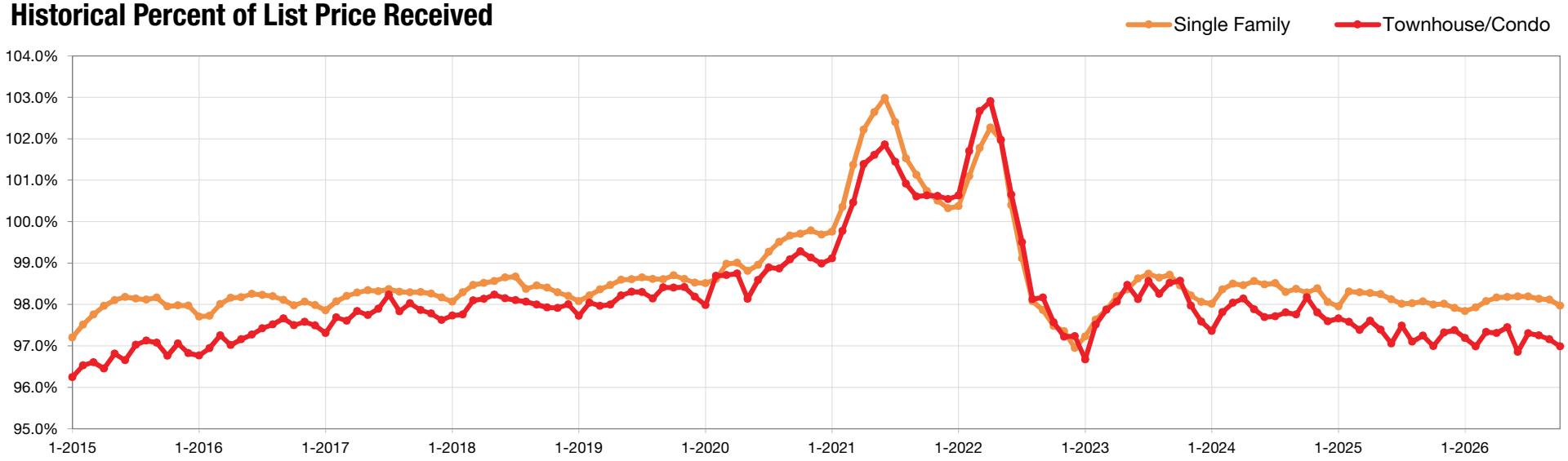
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## October




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 98.0% | - 0.4% | 97.3% | - 0.5% |
| Dec-2025 | 97.9% | - 0.2% | 97.4% | - 0.2% |
| Jan-2026 | 97.8% | - 0.2% | 97.2% | - 0.5% |
| Feb-2026 | 97.9% | - 0.4% | 97.3% | - 0.6% |
| Mar-2026 | 98.1% | - 0.2% | 97.3% | - 0.1% |
| Apr-2026 | 98.2% | - 0.1% | 97.3% | - 0.3% |
| May-2026 | 98.2% | 0.0% | 97.5% | + 0.1% |
| Jun-2026 | 98.2% | + 0.1% | 96.9% | - 0.2% |
| Jul-2026 | 98.2% | 0.0% | 97.3% | - 0.2% |
| Aug-2026 | 98.1% | + 0.1% | 97.3% | + 0.2% |
| Sep-2026 | 98.1% | 0.0% | 97.2% | 0.0% |
| Oct-2026 | 98.0% | 0.0% | 97.0% | 0.0% |
| Average | 98.1% | - 0.1% | 97.2% | - 0.2% |

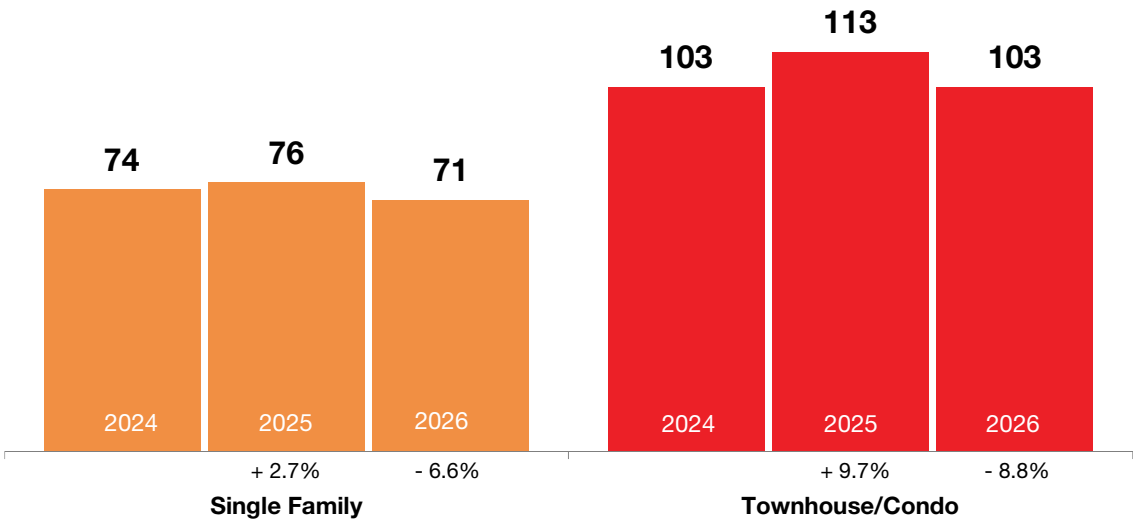
## Historical Percent of List Price Received



# Housing Affordability Index

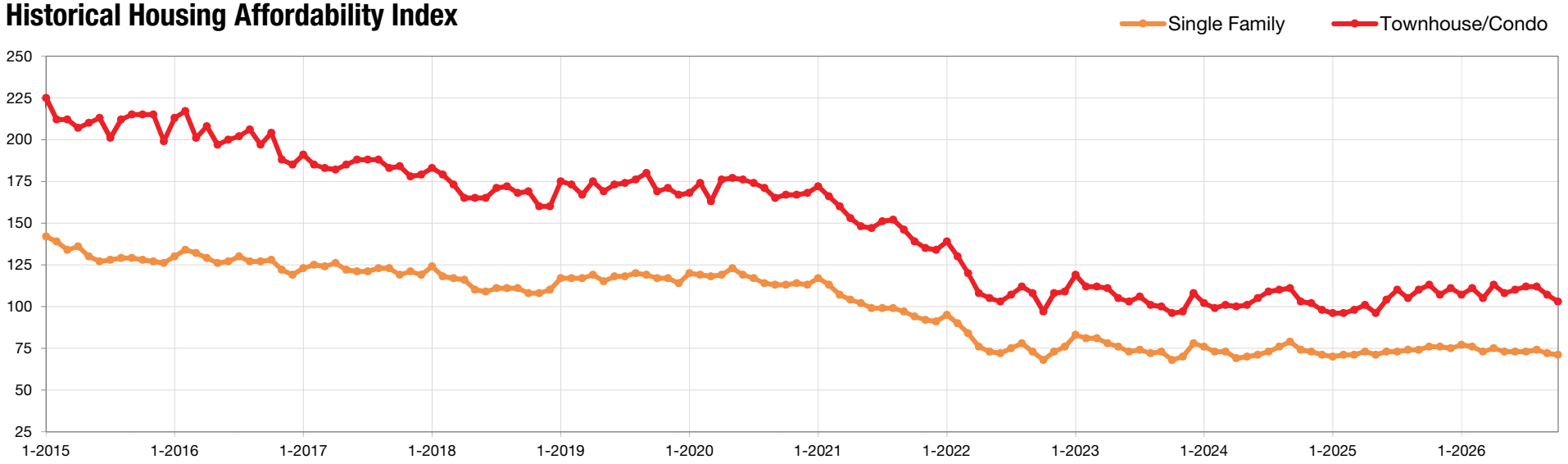
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## October




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 76 | + 4.1% | 107 | + 4.9% |
| Dec-2025 | 75 | + 5.6% | 111 | + 13.3% |
| Jan-2026 | 77 | + 10.0% | 107 | + 11.5% |
| Feb-2026 | 76 | + 7.0% | 111 | + 15.6% |
| Mar-2026 | 73 | + 2.8% | 105 | + 7.1% |
| Apr-2026 | 75 | + 2.7% | 113 | + 11.9% |
| May-2026 | 73 | + 2.8% | 108 | + 12.5% |
| Jun-2026 | 73 | 0.0% | 110 | + 5.8% |
| Jul-2026 | 73 | 0.0% | 112 | + 1.8% |
| Aug-2026 | 74 | - 6.6% | 112 | + 6.7% |
| Sep-2026 | 72 | - 2.7% | 107 | - 2.7% |
| Oct-2026 | 71 | - 6.6% | 103 | - 8.8% |
| Average | 74 | + 1.6% | 109 | + 6.6% |

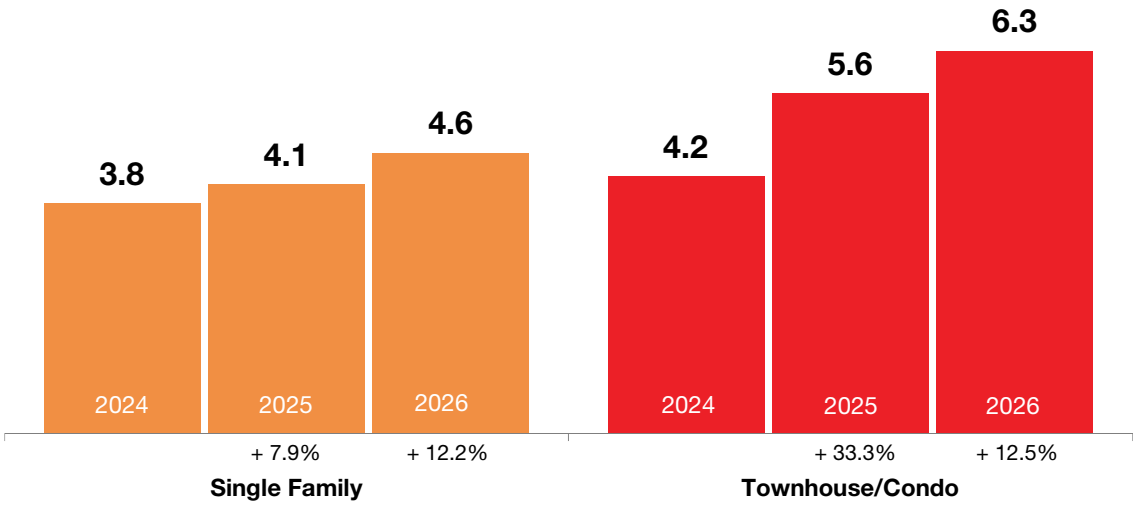
## Historical Housing Affordability Index



# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

## October




| Data for the month of... | Single Family | Year-Over-Year Change | Townhouse/ Condo | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 3.8 | + 2.7% | 5.4 | + 25.6% |
| Dec-2025 | 3.6 | + 2.9% | 5.1 | + 21.4% |
| Jan-2026 | 3.8 | 0.0% | 5.8 | + 20.8% |
| Feb-2026 | 3.9 | - 4.9% | 6.1 | + 17.3% |
| Mar-2026 | 3.9 | - 7.1% | 6.1 | + 13.0% |
| Apr-2026 | 4.0 | - 9.1% | 5.9 | + 1.7% |
| May-2026 | 3.9 | - 13.3% | 5.7 | 0.0% |
| Jun-2026 | 3.8 | - 11.6% | 5.5 | + 1.9% |
| Jul-2026 | 3.7 | - 7.5% | 5.1 | 0.0% |
| Aug-2026 | 3.7 | - 5.1% | 5.2 | + 4.0% |
| Sep-2026 | 4.1 | + 2.5% | 5.7 | + 7.5% |
| Oct-2026 | 4.6 | + 12.2% | 6.3 | + 12.5% |
| Average | 3.9 | - 3.8% | 5.6 | + 9.4% |

## Historical Months Supply of Inventory

