

Weekly Market Activity Report

A Research Tool From PHOENIX REALTORS®



For Week Ending August 29, 2026

Data current as of September 8, 2026

Mortgage rates edged higher this week, with the 30-year fixed-rate mortgage averaging 6.71% as of September 3, according to Freddie Mac. This is up from 6.66% the prior week and 6.50% a year ago. Purchase demand has remained relatively stable, indicating steady interest from buyers adapting to evolving market conditions despite rates hovering near multi-year highs.

SINGLE FAMILY

For the week ending August 29:

- New Listings decreased 10.4% to 1,418
- Pending Sales decreased 45.7% to 615
- Inventory increased 2.0% to 19,896

For the month of July:

- Median Sales Price increased 2.1% to \$481,998
- Days on Market increased 2.7% to 76
- Percent of List Price Received increased 0.2% to 98.2%
- Months Supply decreased 7.5% to 3.7

TOWNHOUSE/CONDO

For the week ending August 29:

- New Listings decreased 10.5% to 256
- Pending Sales decreased 48.8% to 82
- Inventory increased 4.8% to 3,965

For the month of July:

- Median Sales Price decreased 1.7% to \$319,500
- Days on Market increased 10.3% to 96
- Percent of List Price Received decreased 0.2% to 97.3%
- Months Supply remained flat at 5.1

Quick Facts

- 10.4%	- 10.5%	- 45.7%	- 48.8%	+ 2.0%	+ 4.8%
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.

Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

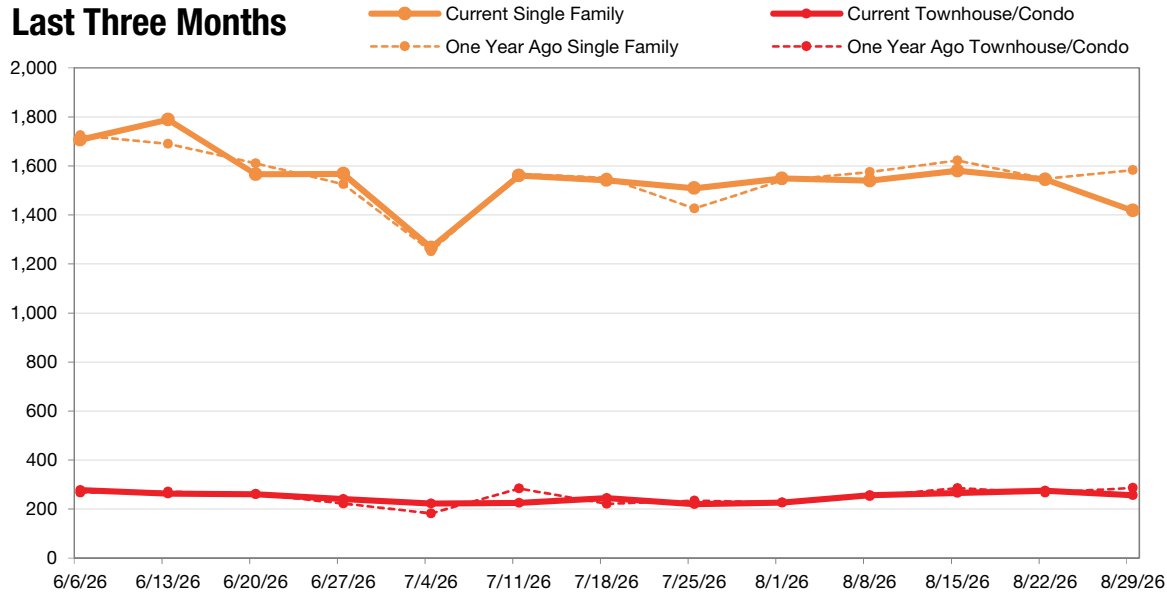
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New Listings

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

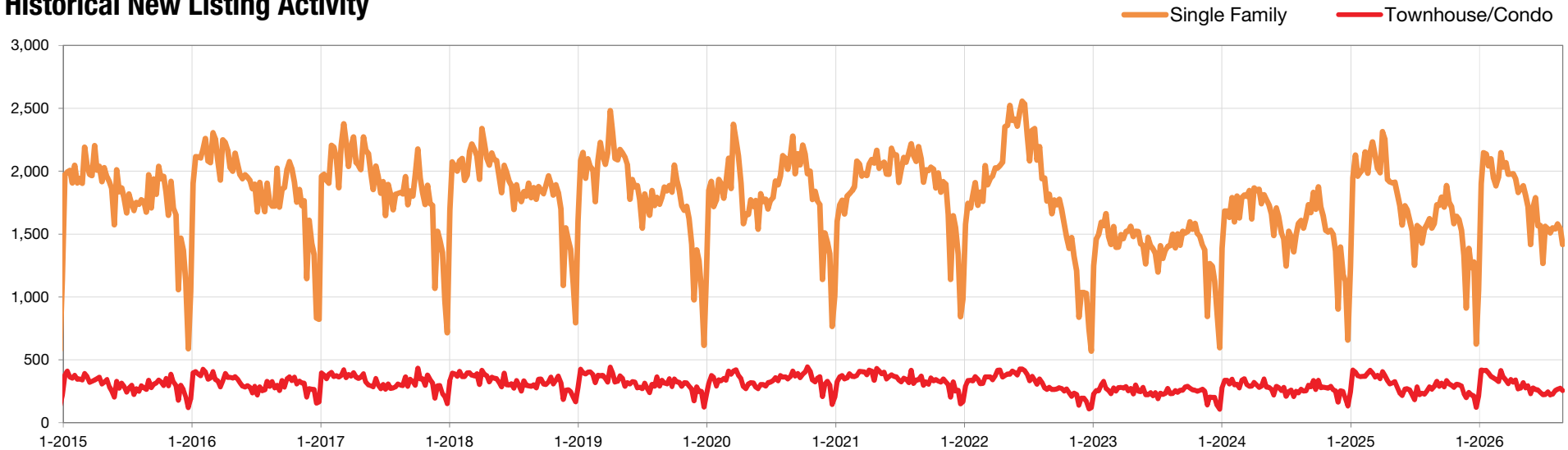


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/6/2026	1,707	- 1.0%	277	+ 4.1%
6/13/2026	1,789	+ 5.8%	263	- 3.0%
6/20/2026	1,566	- 2.8%	260	- 0.8%
6/27/2026	1,568	+ 2.8%	241	+ 8.6%
7/4/2026	1,267	+ 1.2%	222	+ 22.0%
7/11/2026	1,561	- 0.4%	225	- 20.8%
7/18/2026	1,542	- 0.6%	244	+ 10.4%
7/25/2026	1,509	+ 5.7%	220	- 6.0%
8/1/2026	1,549	+ 0.5%	226	0.0%
8/8/2026	1,540	- 2.2%	256	+ 1.6%
8/15/2026	1,580	- 2.6%	265	- 7.0%
8/22/2026	1,545	- 0.2%	275	+ 3.4%
8/29/2026	1,418	- 10.4%	256	- 10.5%
3-Month Avg.	1,549	- 0.4%	248	- 0.8%

Historical New Listing Activity

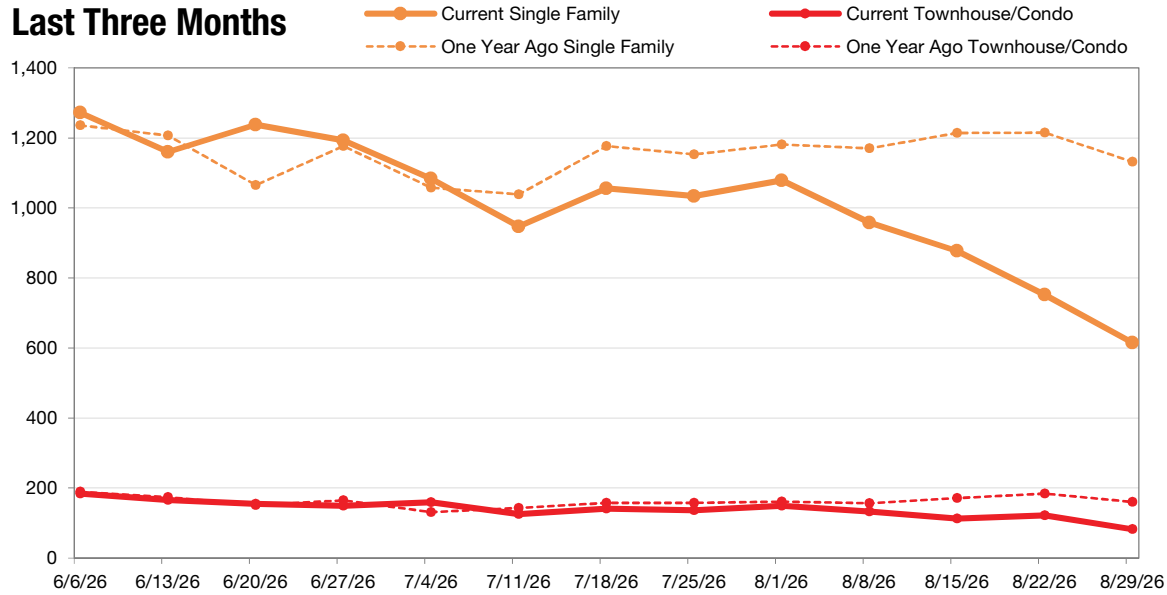


Pending Sales

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

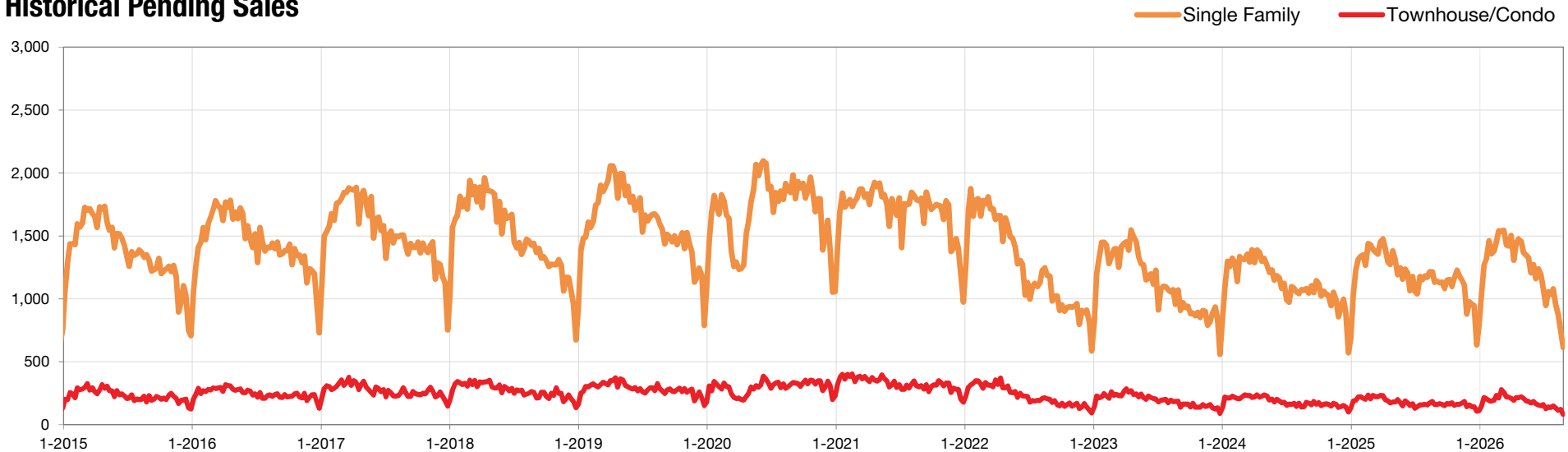


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/6/2026	1,272	+ 2.9%	184	- 2.6%
6/13/2026	1,160	- 3.9%	166	- 4.6%
6/20/2026	1,238	+ 16.2%	155	+ 2.6%
6/27/2026	1,193	+ 1.4%	149	- 9.7%
7/4/2026	1,084	+ 2.5%	159	+ 21.4%
7/11/2026	947	- 8.9%	125	- 12.6%
7/18/2026	1,056	- 10.3%	141	- 10.2%
7/25/2026	1,034	- 10.3%	136	- 13.4%
8/1/2026	1,079	- 8.6%	149	- 7.5%
8/8/2026	958	- 18.1%	133	- 14.7%
8/15/2026	877	- 27.8%	113	- 33.9%
8/22/2026	752	- 38.1%	122	- 33.7%
8/29/2026	615	- 45.7%	82	- 48.8%
3-Month Avg.	1,020	- 11.7%	140	- 13.6%

Historical Pending Sales

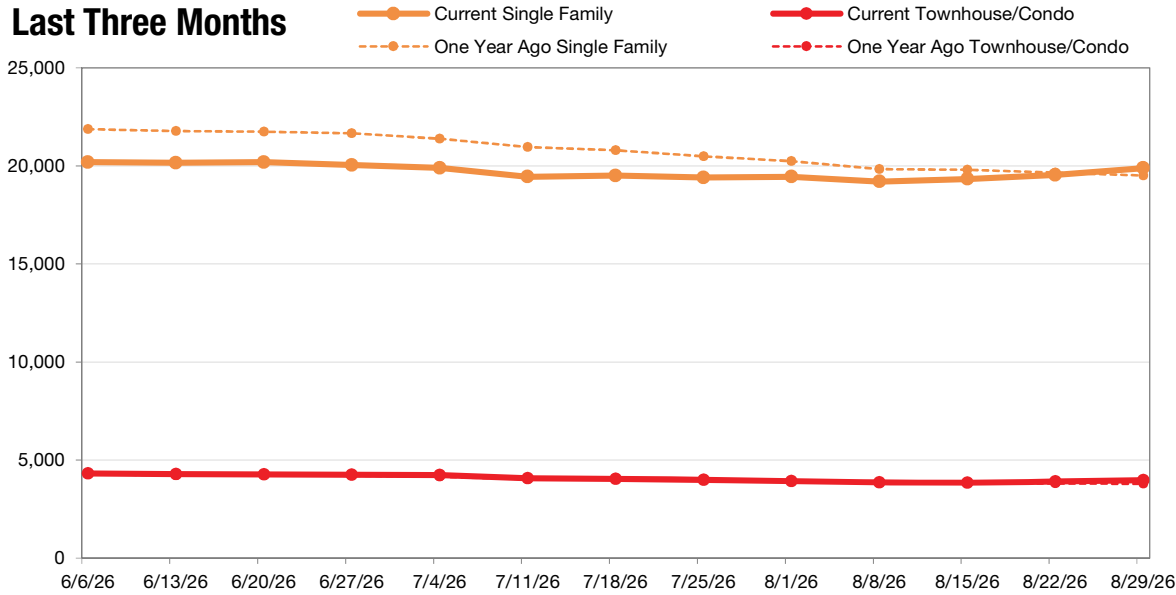


Inventory of Homes for Sale

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

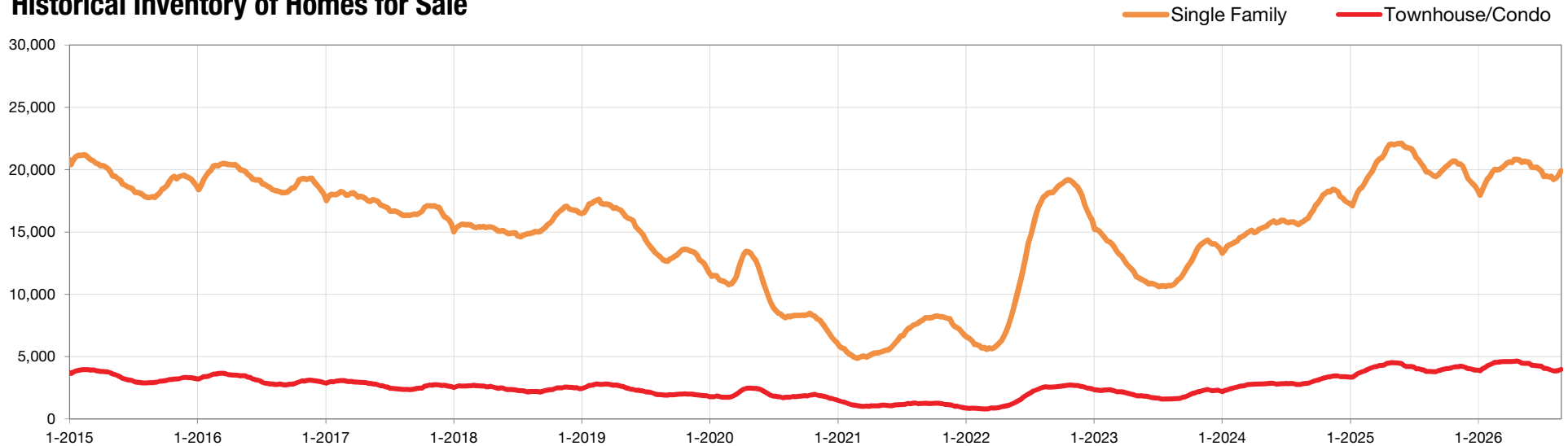


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
6/6/2026	20,194	- 7.7%	4,310	+ 0.6%
6/13/2026	20,165	- 7.4%	4,280	+ 1.7%
6/20/2026	20,197	- 7.1%	4,267	+ 1.4%
6/27/2026	20,049	- 7.5%	4,251	+ 1.1%
7/4/2026	19,900	- 7.0%	4,223	+ 1.7%
7/11/2026	19,449	- 7.3%	4,063	+ 1.0%
7/18/2026	19,505	- 6.2%	4,039	+ 0.6%
7/25/2026	19,414	- 5.3%	3,978	+ 0.7%
8/1/2026	19,455	- 3.9%	3,922	- 0.0%
8/8/2026	19,208	- 3.2%	3,848	+ 0.9%
8/15/2026	19,339	- 2.4%	3,846	+ 1.2%
8/22/2026	19,543	- 0.6%	3,897	+ 2.6%
8/29/2026	19,896	+ 2.0%	3,965	+ 4.8%
3-Month Avg.	19,716	- 5.0%	4,068	+ 1.4%

Historical Inventory of Homes for Sale

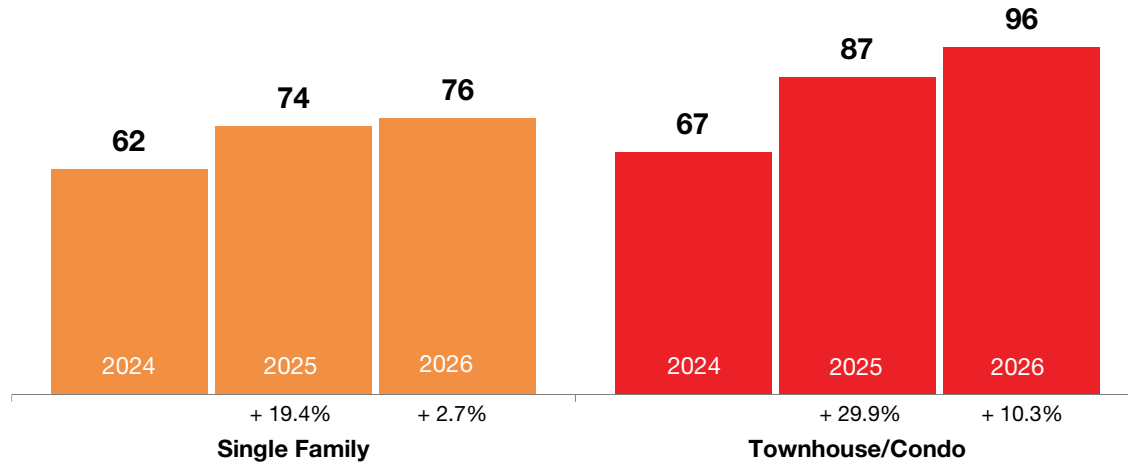


Days on Market Until Sale

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

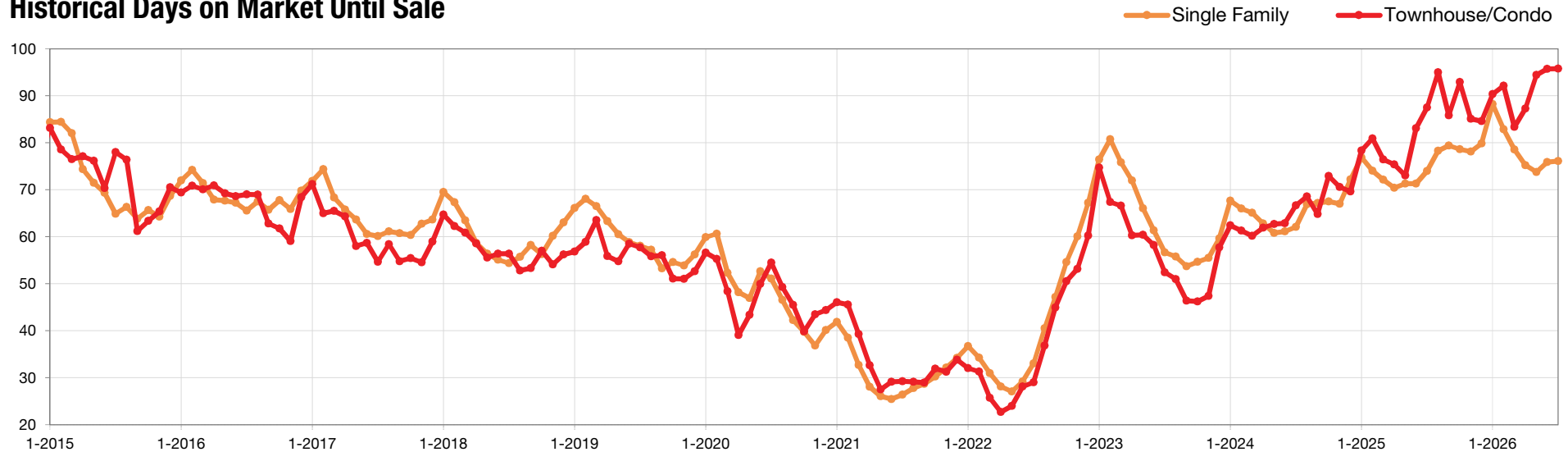


July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	78	+ 16.4%	95	+ 37.7%
Sep-2025	79	+ 17.9%	86	+ 32.3%
Oct-2025	79	+ 16.2%	93	+ 27.4%
Nov-2025	78	+ 16.4%	85	+ 19.7%
Dec-2025	80	+ 11.1%	85	+ 21.4%
Jan-2026	88	+ 14.3%	90	+ 15.4%
Feb-2026	83	+ 12.2%	92	+ 13.6%
Mar-2026	79	+ 7.1%	83	+ 9.2%
Apr-2026	75	+ 7.1%	87	+ 16.0%
May-2026	74	+ 4.2%	94	+ 28.8%
Jun-2026	76	+ 7.0%	96	+ 15.7%
Jul-2026	76	+ 2.7%	96	+ 10.3%
Average	78	+ 10.5%	90	+ 19.6%

Historical Days on Market Until Sale

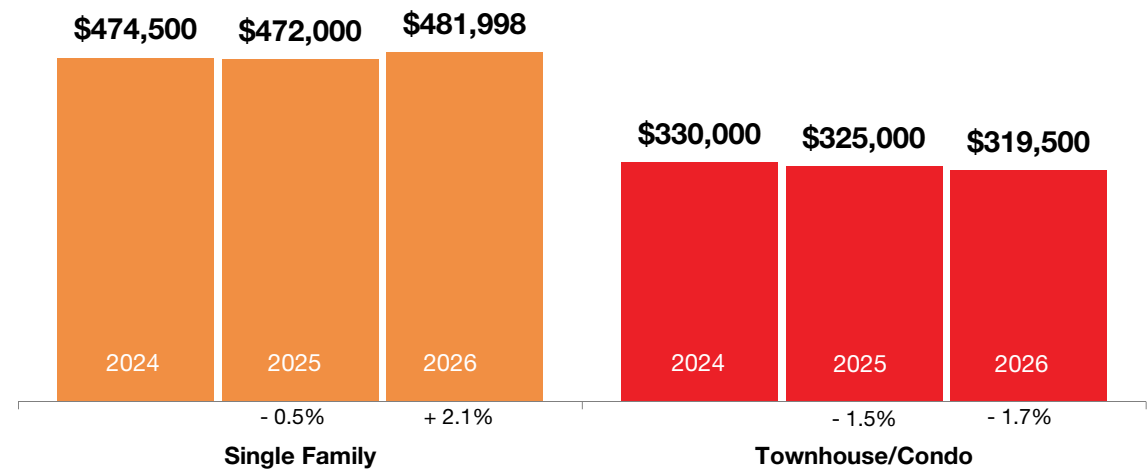


Median Sales Price

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

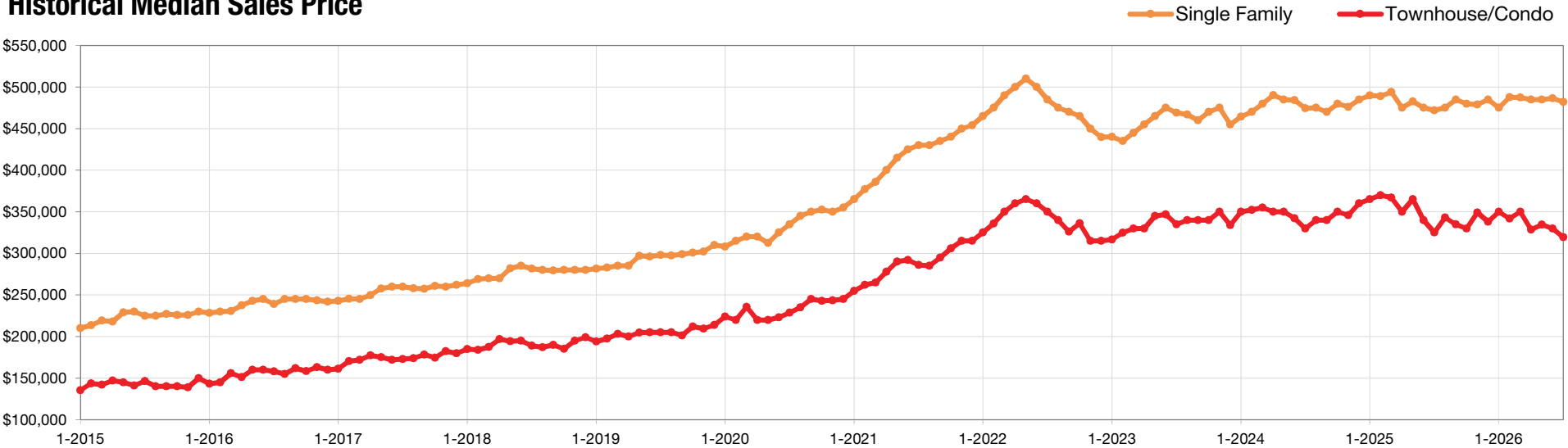


July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	\$475,000	+ 0.0%	\$342,990	+ 0.9%
Sep-2025	\$484,990	+ 3.2%	\$335,000	- 1.5%
Oct-2025	\$480,000	+ 0.0%	\$330,000	- 5.7%
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	\$487,600	- 0.3%	\$341,750	- 7.6%
Mar-2026	\$487,470	+ 0.5%	\$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	+ 2.4%	\$330,000	- 2.9%
Jul-2026	\$481,998	+ 2.1%	\$319,500	- 1.7%
Median	\$482,990	+ 0.6%	\$335,000	- 4.3%

Historical Median Sales Price

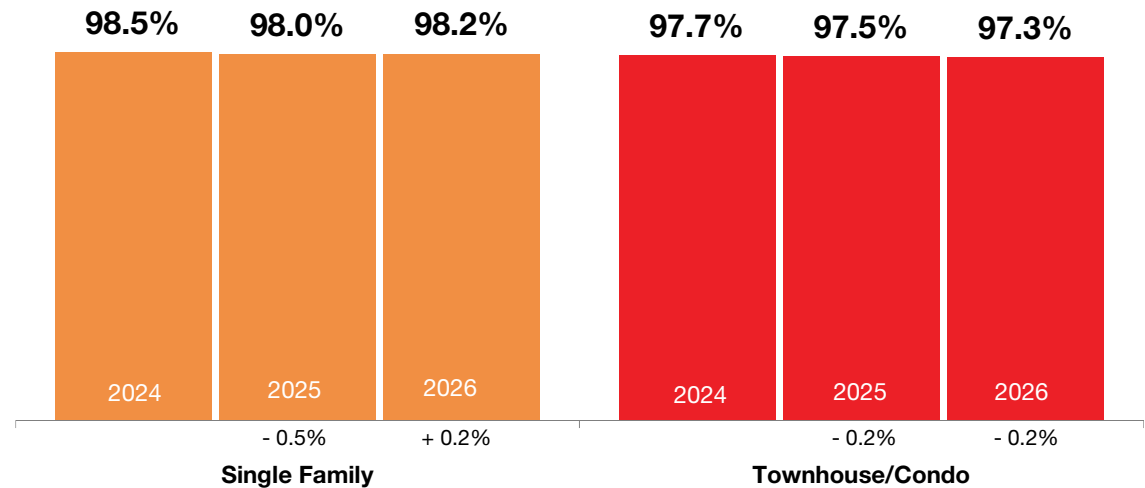


Percent of List Price Received

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.

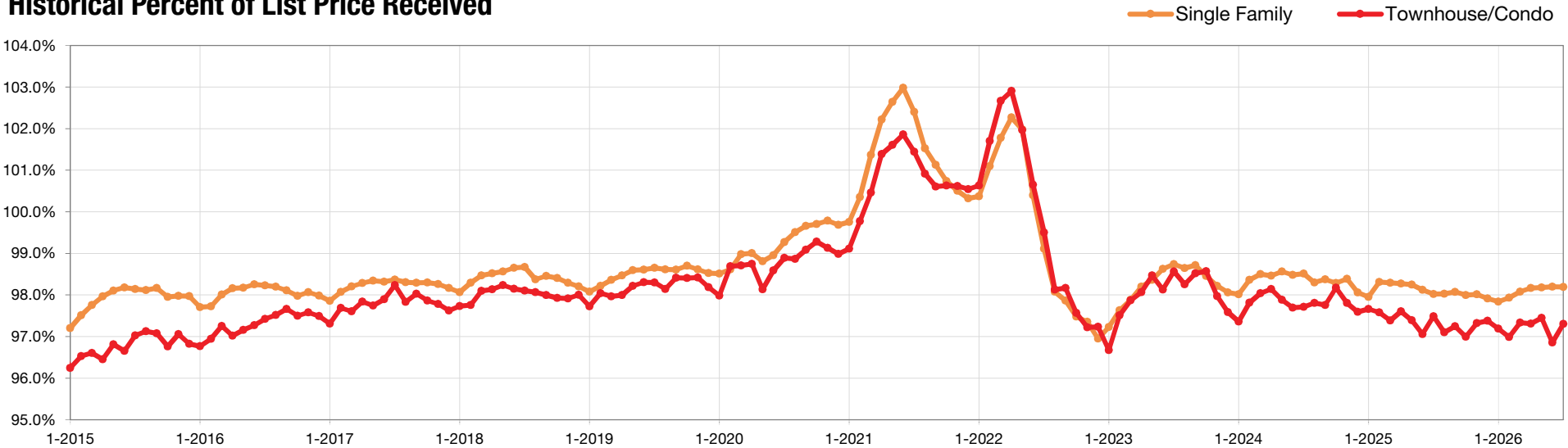


July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	98.0%	- 0.3%	97.1%	- 0.7%
Sep-2025	98.1%	- 0.3%	97.2%	- 0.6%
Oct-2025	98.0%	- 0.3%	97.0%	- 1.2%
Nov-2025	98.0%	- 0.4%	97.4%	- 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%	97.0%	- 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%	+ 0.2%	97.3%	- 0.2%
Average	98.1%	- 0.2%	97.2%	- 0.4%

Historical Percent of List Price Received

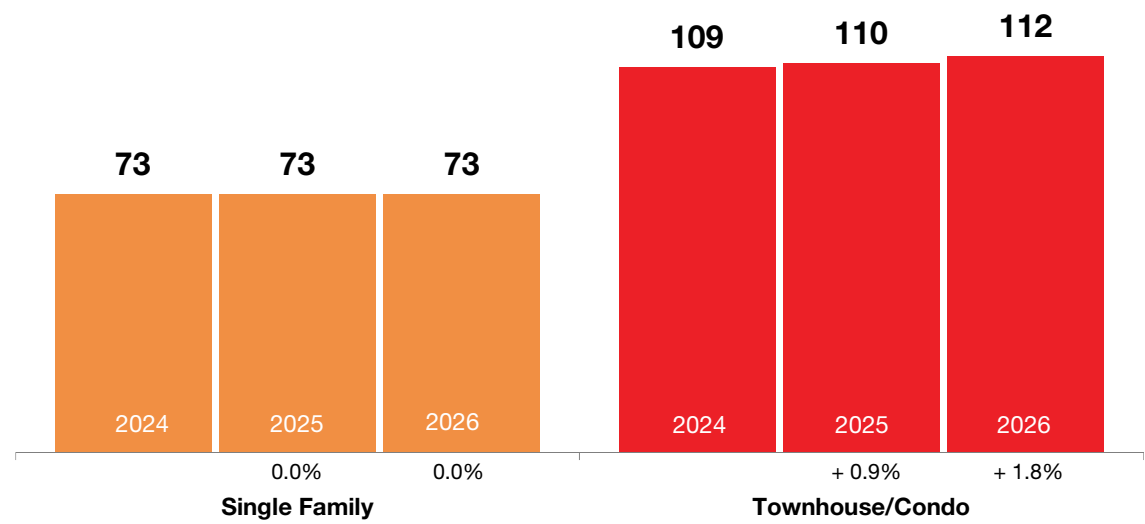


Housing Affordability Index



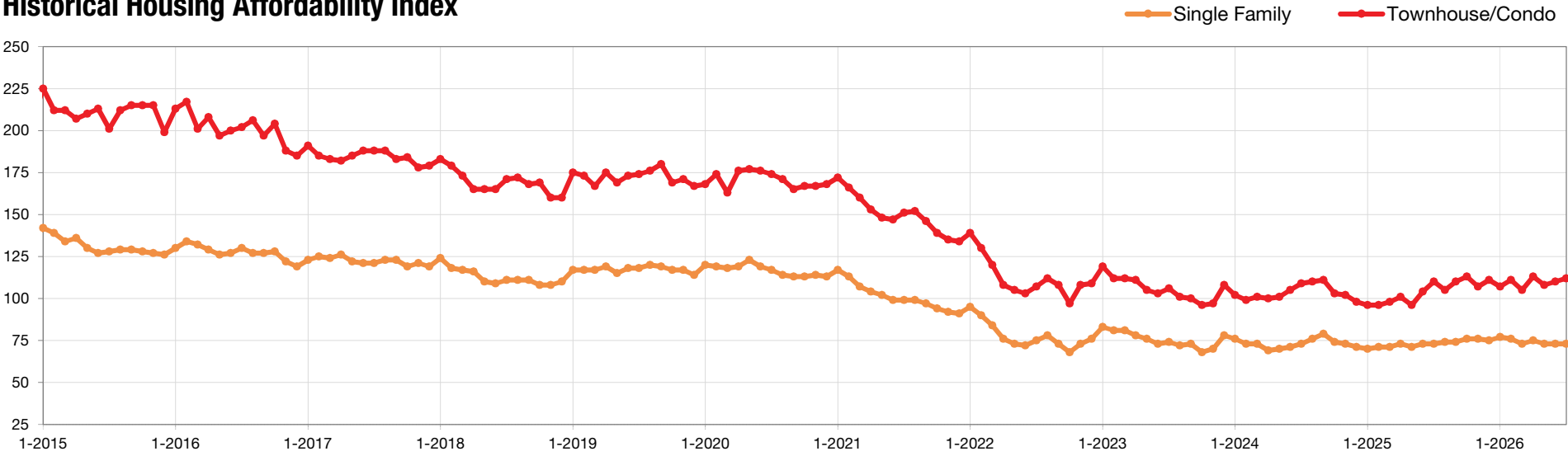
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	74	- 2.6%	105	- 4.5%
Sep-2025	74	- 6.3%	110	- 0.9%
Oct-2025	76	+ 2.7%	113	+ 9.7%
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	0.0%	108	+ 12.5%
Jun-2026	73	0.0%	110	+ 5.8%
Jul-2026	73	0.0%	112	+ 1.8%
Average	75	+ 2.2%	109	+ 7.4%

Historical Housing Affordability Index

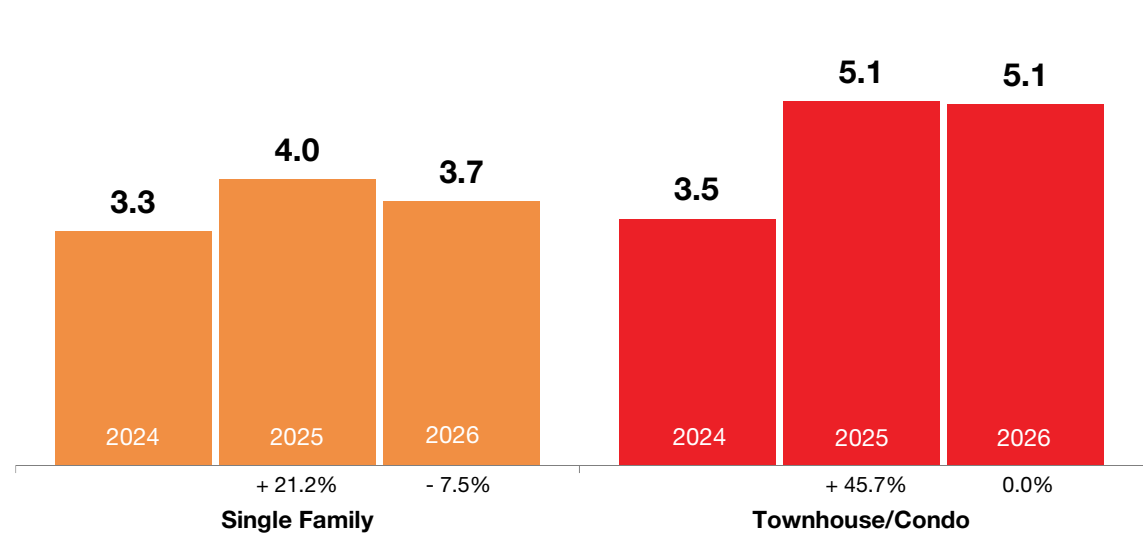


Months Supply of Inventory

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.



July



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Aug-2025	3.9	+ 14.7%	5.0	+ 35.1%
Sep-2025	4.0	+ 11.1%	5.3	+ 32.5%
Oct-2025	4.1	+ 7.9%	5.6	+ 33.3%
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	3.7	- 14.0%	5.5	+ 1.9%
Jul-2026	3.7	- 7.5%	5.1	0.0%
Average	3.9	- 2.5%	5.5	+ 14.6%

Historical Months Supply of Inventory

