

Weekly Market Activity Report

A Research Tool From PHOENIX REALTORS®



For Week Ending March 28, 2026

Data current as of April 7, 2026

Nationally, the best time to sell a home this year is the week of April 12–18, according to recent data from Realtor.com. An analysis of seasonal trends from 2018 to 2025 (excluding 2020) shows that this period offers the most favorable conditions for sellers, including above-average sale prices, heightened buyer demand, a faster market pace, less competition, and fewer price reductions.

SINGLE FAMILY

For the week ending March 28:

- New Listings decreased 9.5% to 1,799
- Pending Sales decreased 45.1% to 799
- Inventory increased 3.5% to 21,594

For the month of February:

- Median Sales Price decreased 0.5% to \$486,600
- Days on Market increased 12.2% to 83
- Percent of List Price Received decreased 0.4% to 97.9%
- Months Supply decreased 4.9% to 3.9

TOWNHOUSE/CONDO

For the week ending March 28:

- New Listings decreased 18.9% to 284
- Pending Sales decreased 45.5% to 127
- Inventory increased 11.4% to 4,769

For the month of February:

- Median Sales Price decreased 7.6% to \$341,750
- Days on Market increased 13.6% to 92
- Percent of List Price Received decreased 0.6% to 97.0%
- Months Supply increased 17.3% to 6.1

Quick Facts

- 9.5%	- 18.9%	- 45.1%	- 45.5%	+ 3.5%	+ 11.4%
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

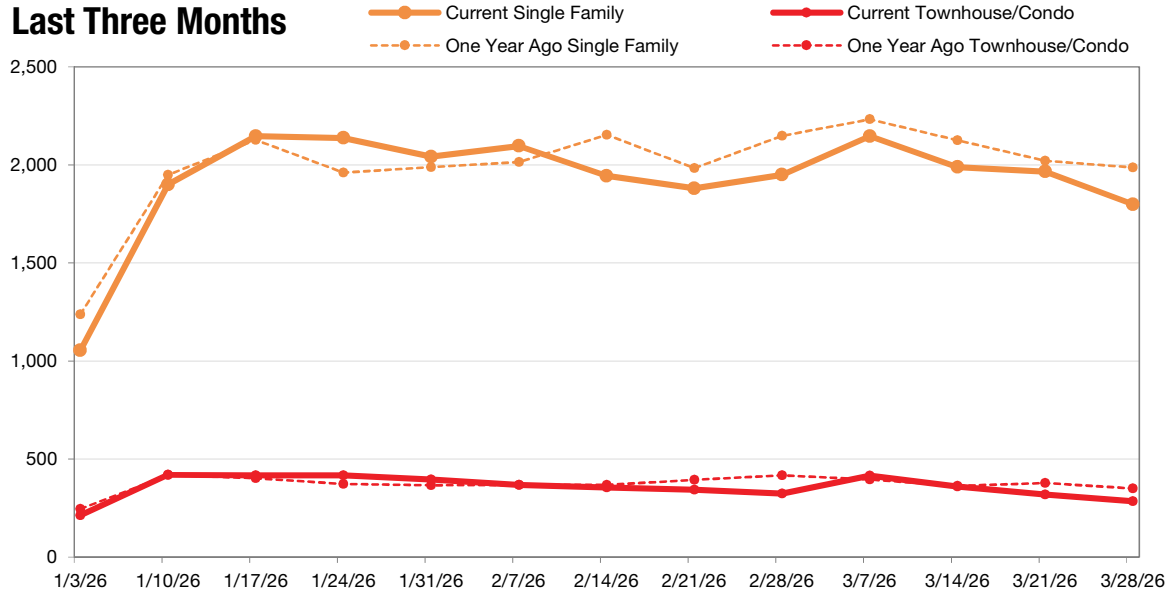
Days on Market	5
Median Sales Price	6
Percent of List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

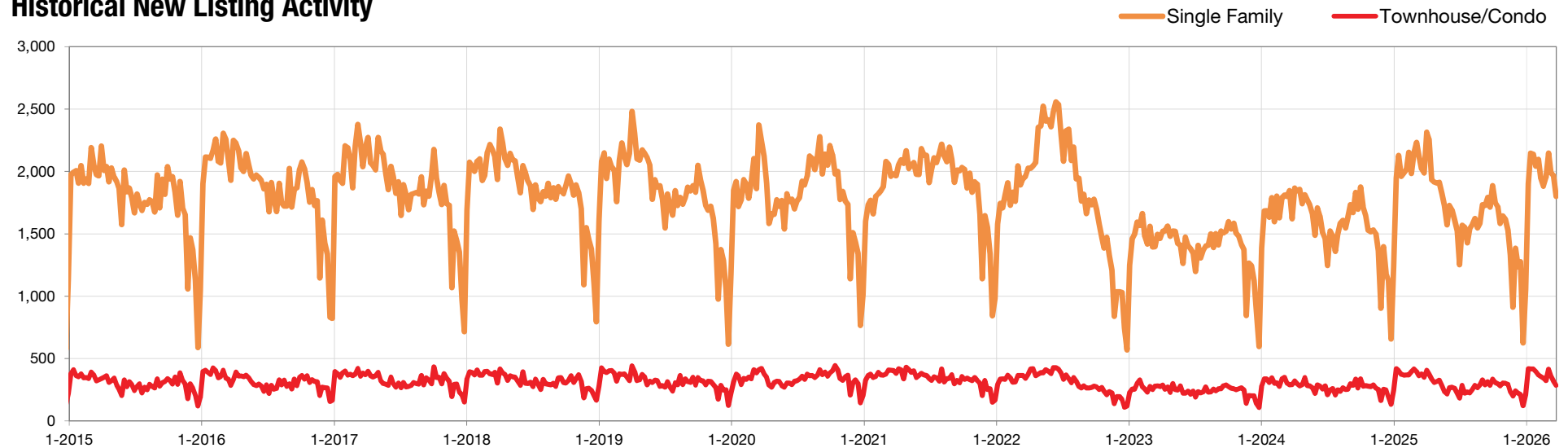


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/3/2026	1,054	- 14.9%	212	- 13.5%
1/10/2026	1,900	- 2.5%	419	+ 0.2%
1/17/2026	2,147	+ 0.9%	416	+ 3.5%
1/24/2026	2,138	+ 9.0%	417	+ 12.1%
1/31/2026	2,042	+ 2.7%	396	+ 8.2%
2/7/2026	2,097	+ 4.1%	368	0.0%
2/14/2026	1,944	- 9.7%	355	- 3.5%
2/21/2026	1,881	- 5.2%	343	- 12.9%
2/28/2026	1,950	- 9.3%	323	- 22.5%
3/7/2026	2,147	- 3.9%	415	+ 5.1%
3/14/2026	1,989	- 6.4%	359	- 1.1%
3/21/2026	1,966	- 2.7%	318	- 15.6%
3/28/2026	1,799	- 9.5%	284	- 18.9%
3-Month Avg.	1,927	- 3.4%	356	- 4.3%

Historical New Listing Activity

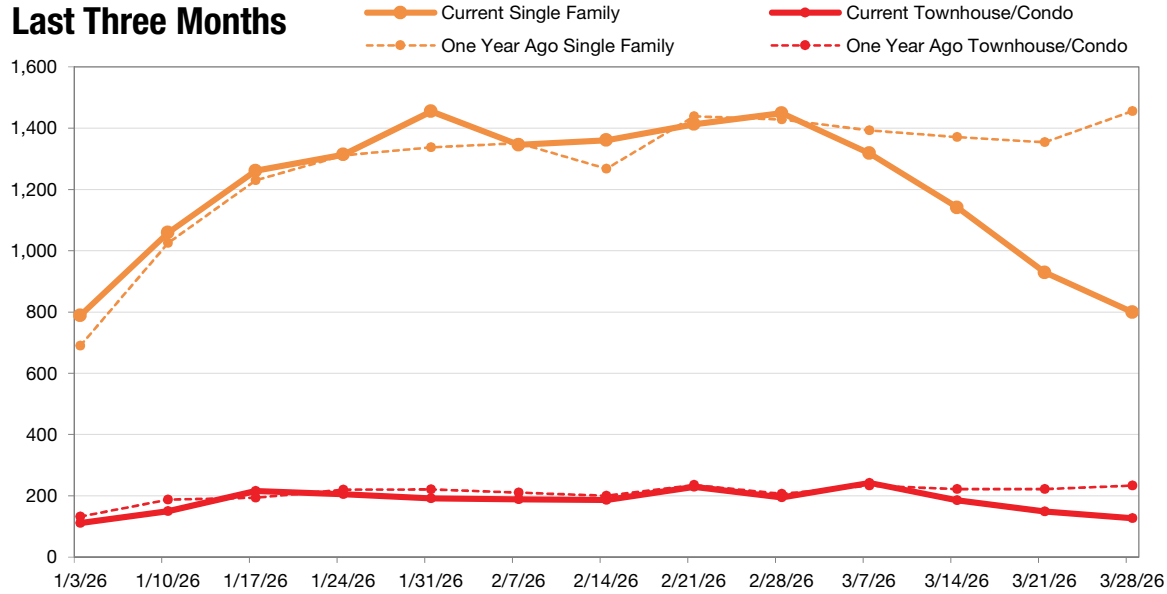


Pending Sales

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

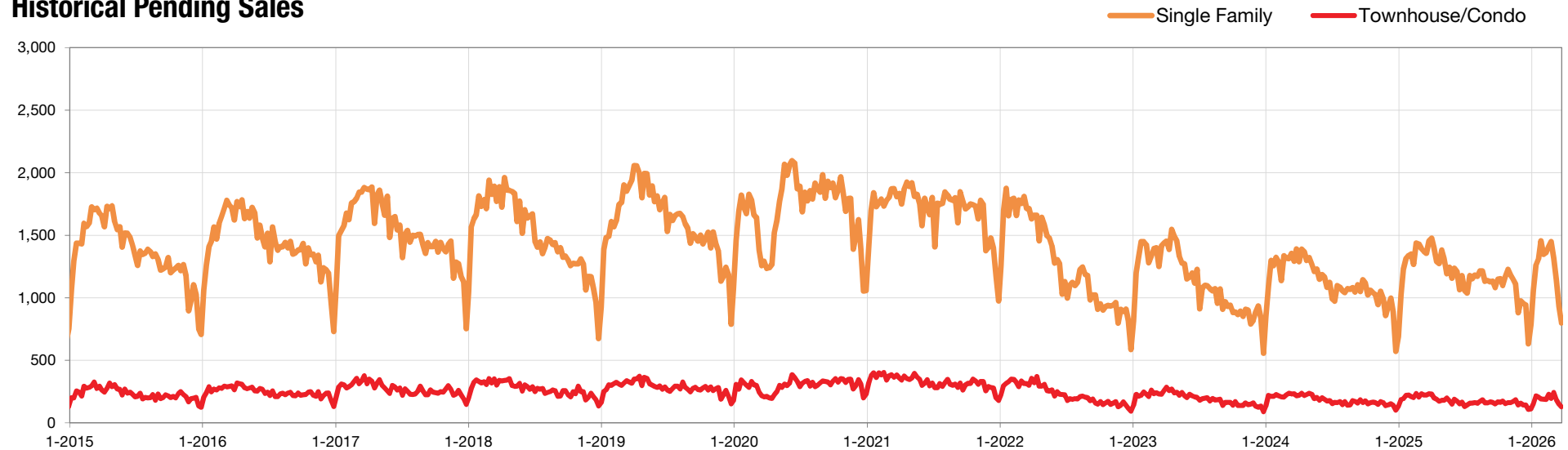


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/3/2026	789	+ 14.3%	111	- 15.9%
1/10/2026	1,059	+ 3.3%	150	- 19.8%
1/17/2026	1,261	+ 2.5%	215	+ 11.4%
1/24/2026	1,314	+ 0.2%	205	- 6.8%
1/31/2026	1,455	+ 8.7%	191	- 13.6%
2/7/2026	1,346	- 0.4%	188	- 10.5%
2/14/2026	1,361	+ 7.3%	186	- 7.0%
2/21/2026	1,413	- 1.8%	229	- 2.6%
2/28/2026	1,449	+ 1.4%	194	- 5.8%
3/7/2026	1,318	- 5.4%	242	+ 3.9%
3/14/2026	1,141	- 16.8%	185	- 16.7%
3/21/2026	929	- 31.4%	149	- 32.9%
3/28/2026	799	- 45.1%	127	- 45.5%
3-Month Avg.	1,203	- 6.1%	182	- 12.6%

Historical Pending Sales

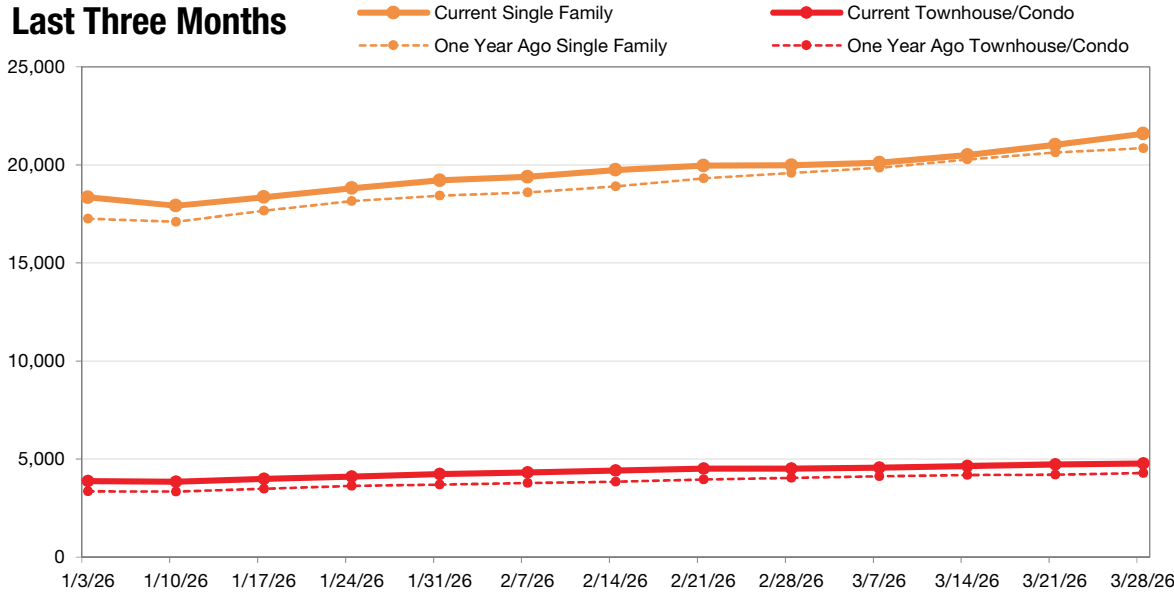


Inventory of Homes for Sale

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

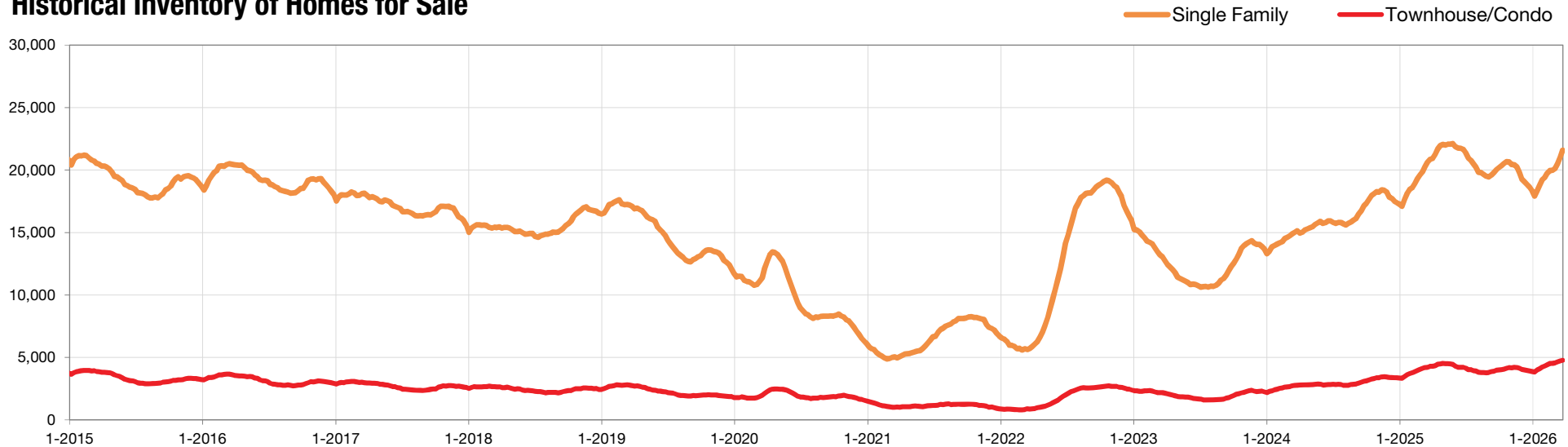


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
1/3/2026	18,350	+ 6.3%	3,878	+ 15.6%
1/10/2026	17,920	+ 4.8%	3,836	+ 15.0%
1/17/2026	18,354	+ 3.9%	3,986	+ 14.7%
1/24/2026	18,813	+ 3.7%	4,093	+ 13.0%
1/31/2026	19,217	+ 4.3%	4,235	+ 14.6%
2/7/2026	19,395	+ 4.3%	4,318	+ 14.4%
2/14/2026	19,748	+ 4.4%	4,405	+ 14.7%
2/21/2026	19,969	+ 3.4%	4,509	+ 14.1%
2/28/2026	19,981	+ 2.0%	4,512	+ 11.8%
3/7/2026	20,113	+ 1.3%	4,557	+ 10.8%
3/14/2026	20,505	+ 1.1%	4,642	+ 10.8%
3/21/2026	21,027	+ 1.9%	4,713	+ 12.2%
3/28/2026	21,594	+ 3.5%	4,769	+ 11.4%
3-Month Avg.	19,614	+ 3.4%	4,343	+ 13.2%

Historical Inventory of Homes for Sale

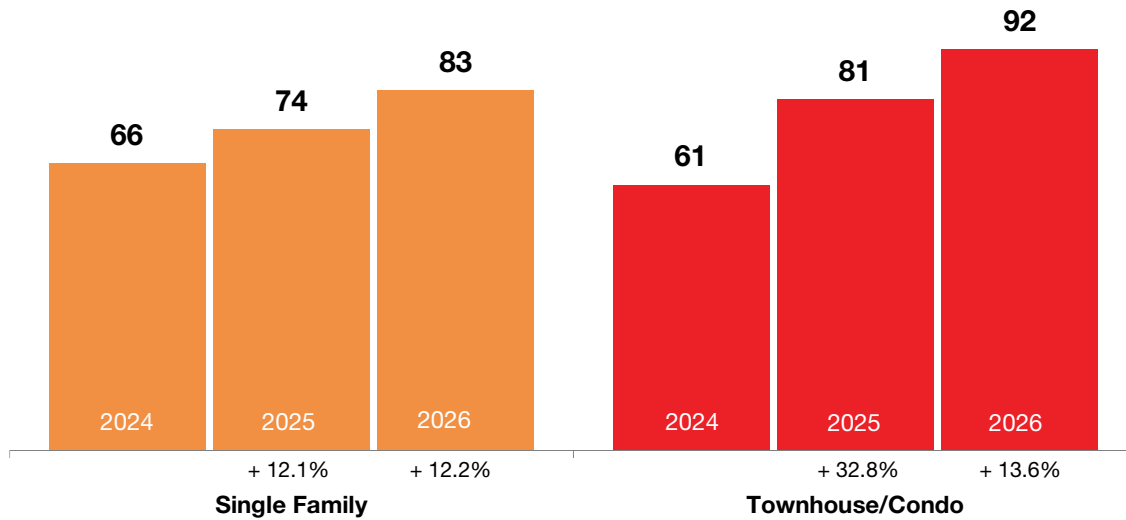


Days on Market Until Sale

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

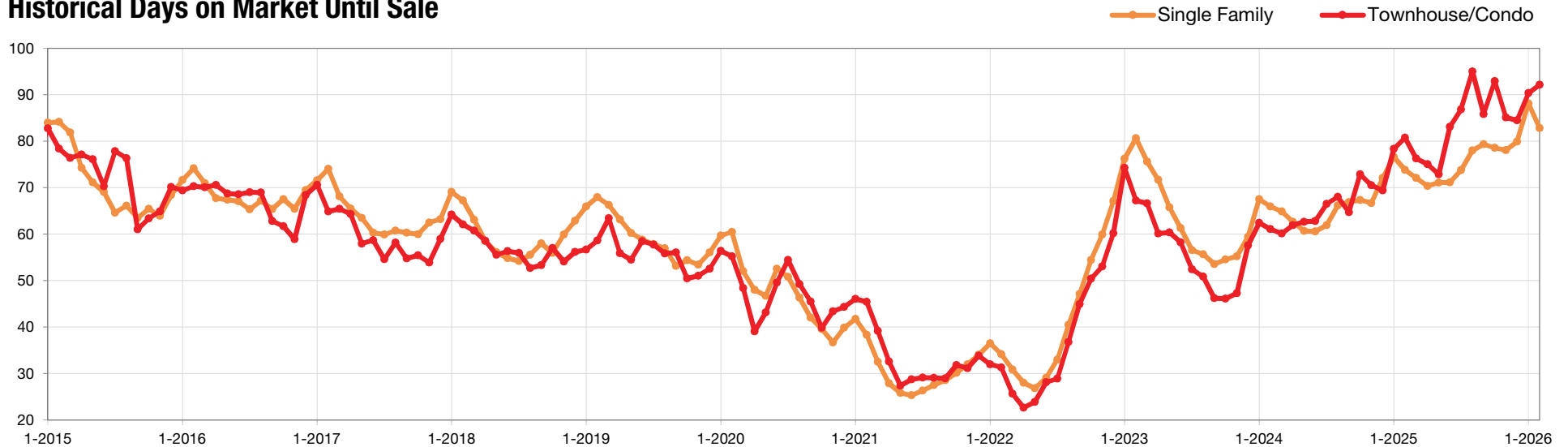


February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2025	72	+ 10.8%	76	+ 26.7%
Apr-2025	70	+ 11.1%	75	+ 21.0%
May-2025	71	+ 16.4%	73	+ 15.9%
Jun-2025	71	+ 16.4%	83	+ 31.7%
Jul-2025	74	+ 19.4%	87	+ 31.8%
Aug-2025	78	+ 18.2%	95	+ 39.7%
Sep-2025	79	+ 17.9%	86	+ 32.3%
Oct-2025	79	+ 16.4%	93	+ 27.4%
Nov-2025	78	+ 16.4%	85	+ 21.4%
Dec-2025	80	+ 11.1%	85	+ 23.2%
Jan-2026	88	+ 14.3%	90	+ 15.4%
Feb-2026	83	+ 12.2%	92	+ 13.6%
Average	76	+ 15.4%	84	+ 24.6%

Historical Days on Market Until Sale

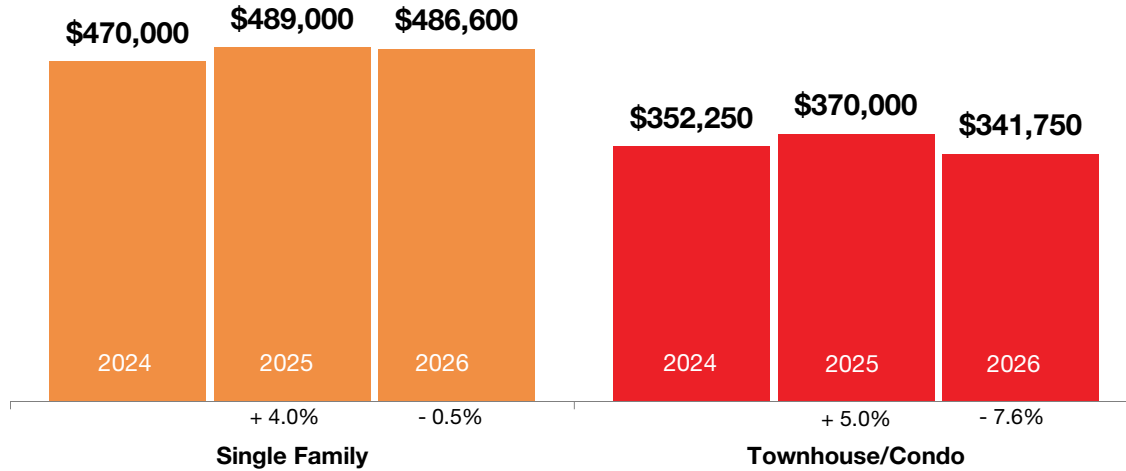


Median Sales Price

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

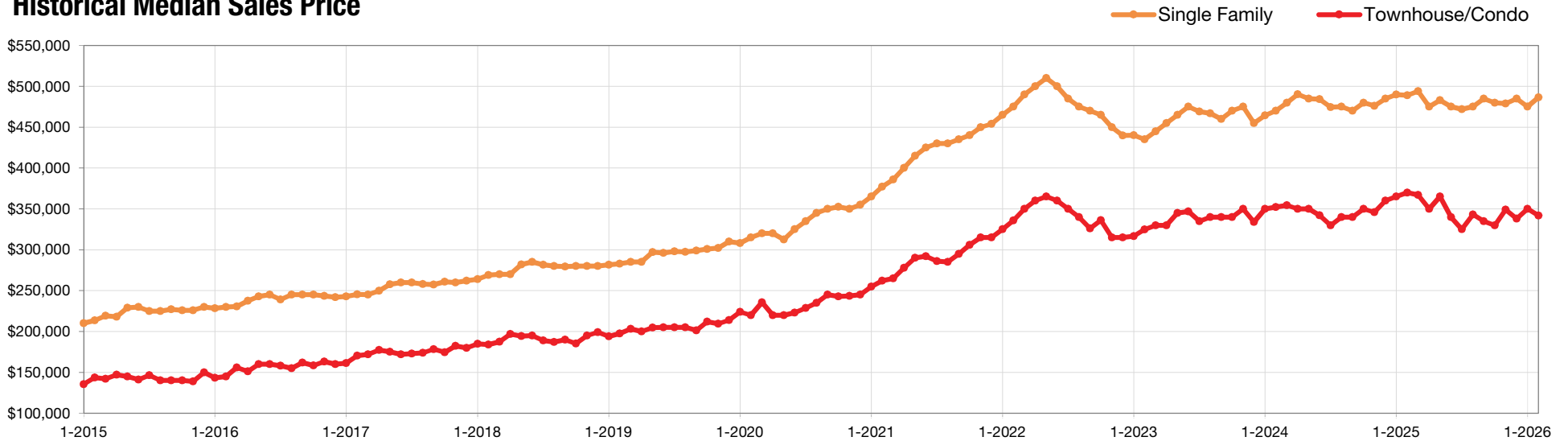


February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2025	\$494,000	+ 2.9%	\$367,000	+ 3.5%
Apr-2025	\$475,000	- 3.1%	\$350,000	0.0%
May-2025	\$482,990	- 0.4%	\$365,000	+ 4.3%
Jun-2025	\$475,000	- 1.9%	\$340,000	- 0.6%
Jul-2025	\$472,000	- 0.5%	\$325,000	- 1.5%
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%	\$338,050	- 6.1%
Jan-2026	\$475,000	- 3.1%	\$349,950	- 4.1%
Feb-2026	\$486,600	- 0.5%	\$341,750	- 7.6%
Median	\$480,000	0.0%	\$343,000	- 2.0%

Historical Median Sales Price

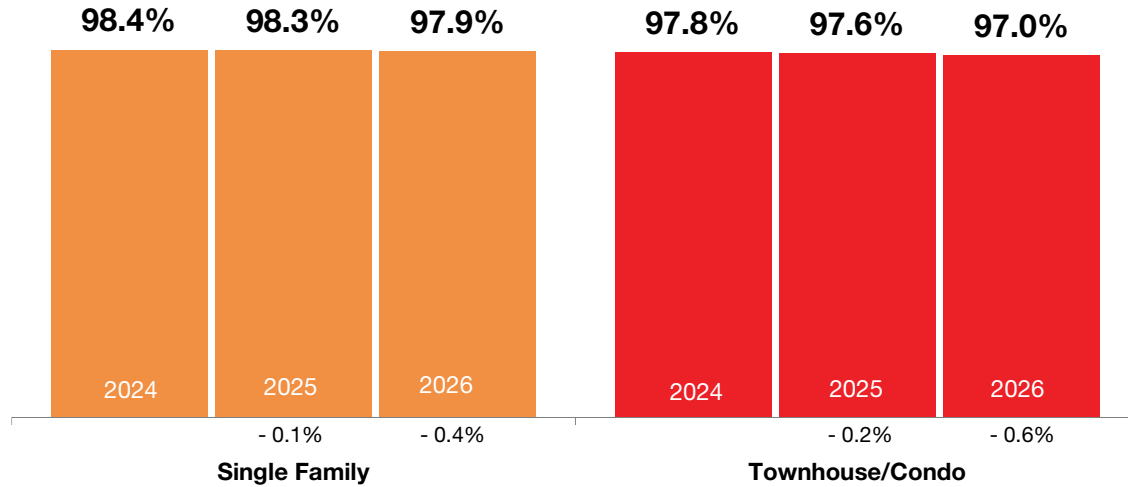


Percent of List Price Received



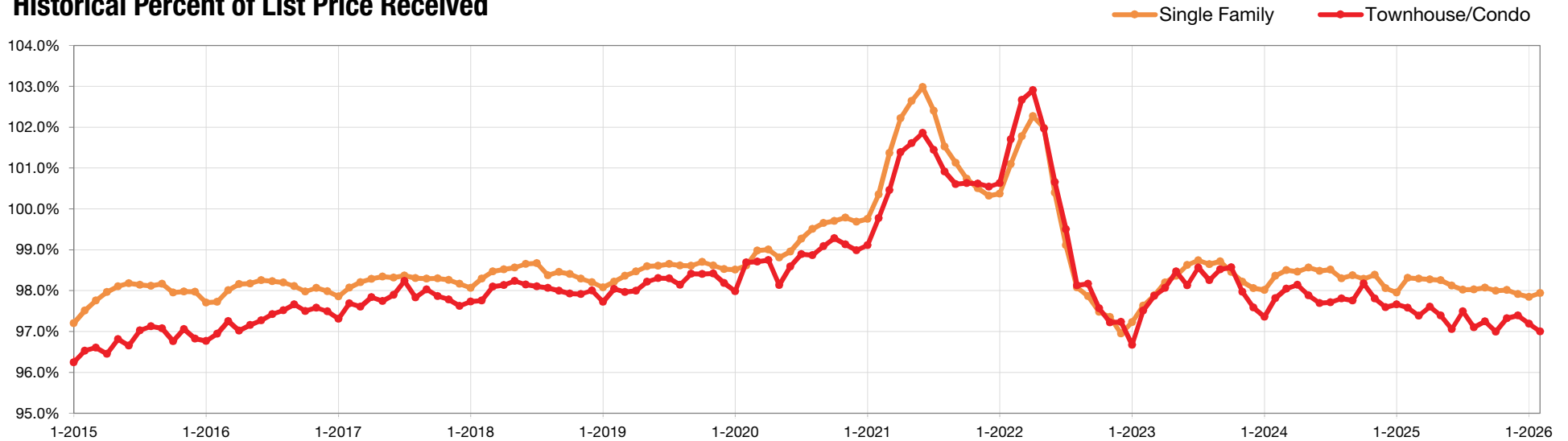
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2025	98.3%	-0.2%	97.4%	-0.6%
Apr-2025	98.3%	-0.2%	97.6%	-0.5%
May-2025	98.3%	-0.3%	97.4%	-0.5%
Jun-2025	98.1%	-0.4%	97.5%	-0.6%
Jul-2025	98.0%	-0.5%	97.5%	-0.2%
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%	-0.2%	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%	97.0%	-0.6%
Average	98.1%	-0.3%	97.3%	-0.6%

Historical Percent of List Price Received

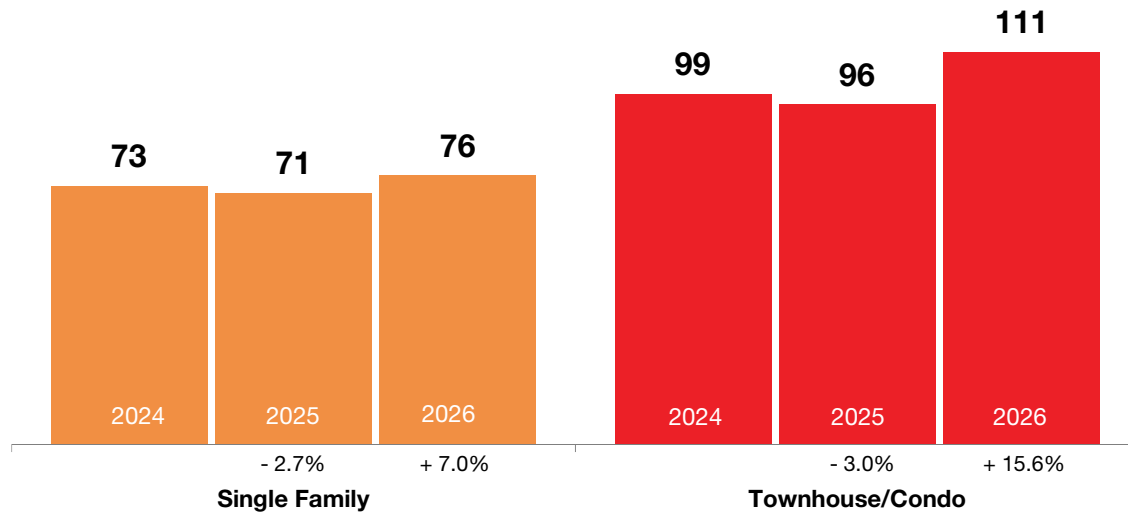


Housing Affordability Index



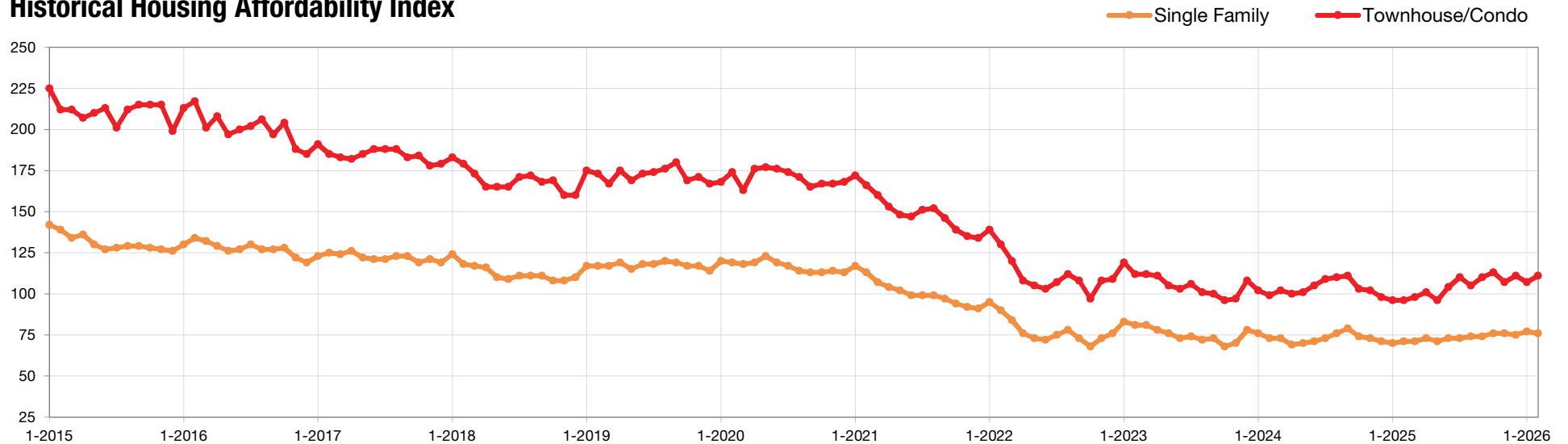
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2025	71	-2.7%	98	-3.9%
Apr-2025	73	+5.8%	101	+1.0%
May-2025	71	+1.4%	96	-5.0%
Jun-2025	73	+2.8%	104	-1.0%
Jul-2025	73	0.0%	110	+0.9%
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	+7.0%	111	+13.3%
Jan-2026	77	+10.0%	107	+11.5%
Feb-2026	76	+7.0%	111	+15.6%
Average	74	+2.4%	106	+3.5%

Historical Housing Affordability Index

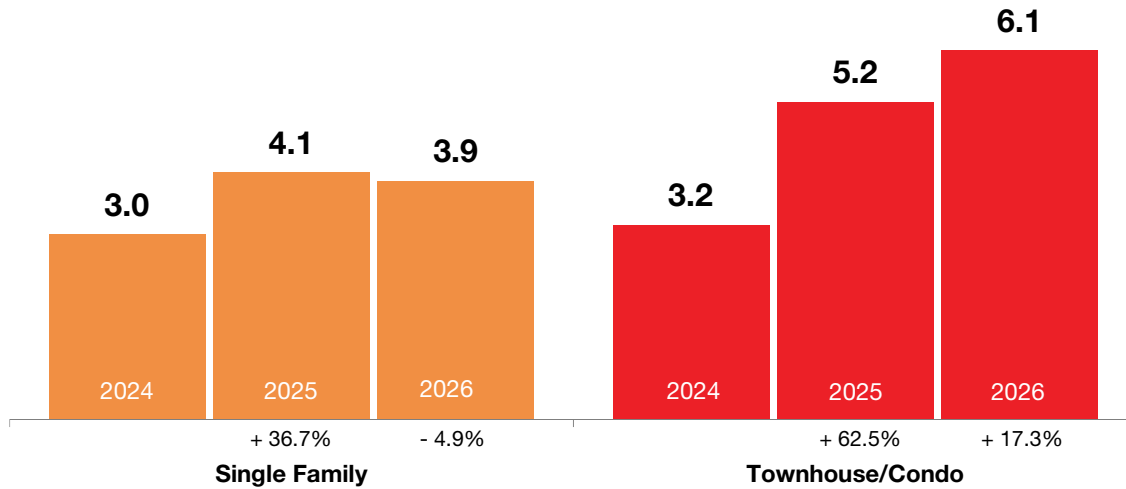


Months Supply of Inventory



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.

February



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
Mar-2025	4.2	+35.5%	5.4	+63.6%
Apr-2025	4.4	+37.5%	5.8	+70.6%
May-2025	4.5	+32.4%	5.7	+62.9%
Jun-2025	4.3	+26.5%	5.4	+50.0%
Jul-2025	4.0	+21.2%	5.1	+45.7%
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%	5.3	+23.3%
Dec-2025	3.5	0.0%	5.1	+21.4%
Jan-2026	3.8	0.0%	5.7	+18.8%
Feb-2026	3.9	-4.9%	6.1	+17.3%
Average	4.0	+14.7%	5.5	+37.1%

Historical Months Supply of Inventory

