Permission is granted only to ARMLS® Subscribers for reproduction with attribution on to "ARMLS® COPYRIGHT 2026" For questions regarding this publication contact Brand@ARMLS.com.

STAT

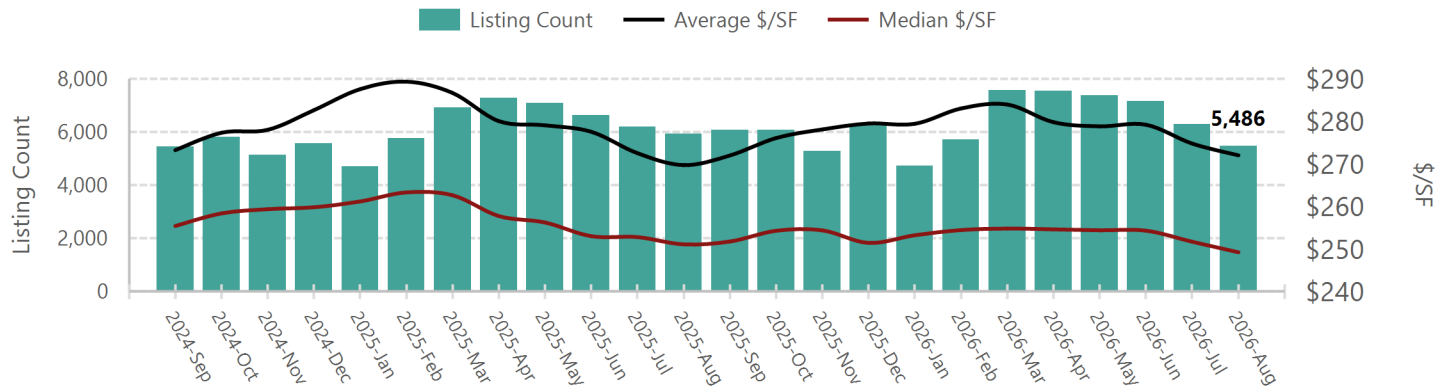
Your
Monthly Statistics

ARMLS®

DATA FOR August 2026

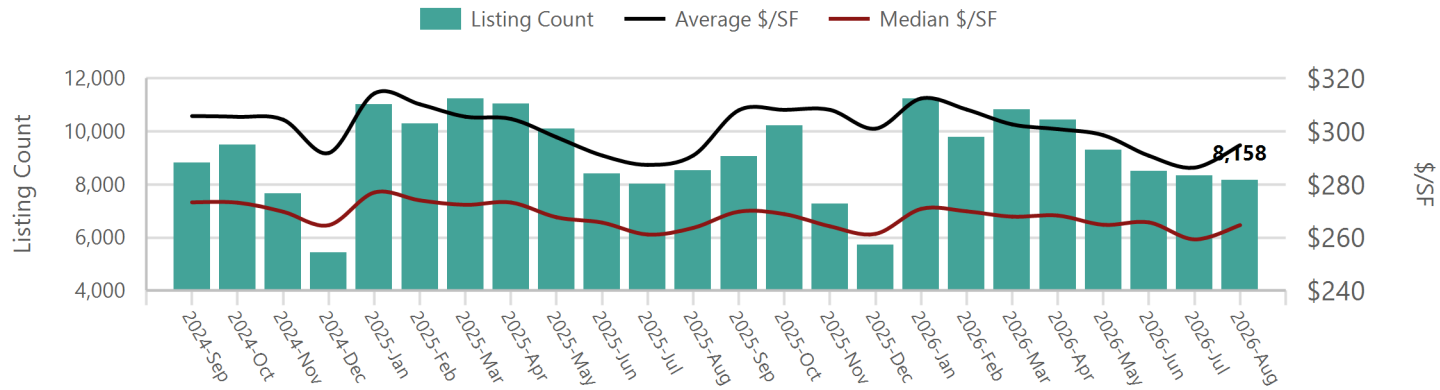
Published September 15, 2026

Sold Listings



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	5,486	6,298	7,387	5,719	5,925	-12.89% ▼	-25.73% ▼	-4.07% ▼	-7.41% ▼
Average $/SF	$272.05	$274.82	$278.88	$283.09	$269.76	-1.01% ▼	-2.45% ▼	-3.90% ▼	0.85% ▲
Median $/SF	$249.25	$251.73	$254.42	$254.47	$251.11	-0.99% ▼	-2.03% ▼	-2.05% ▼	-0.74% ▼

New Listings



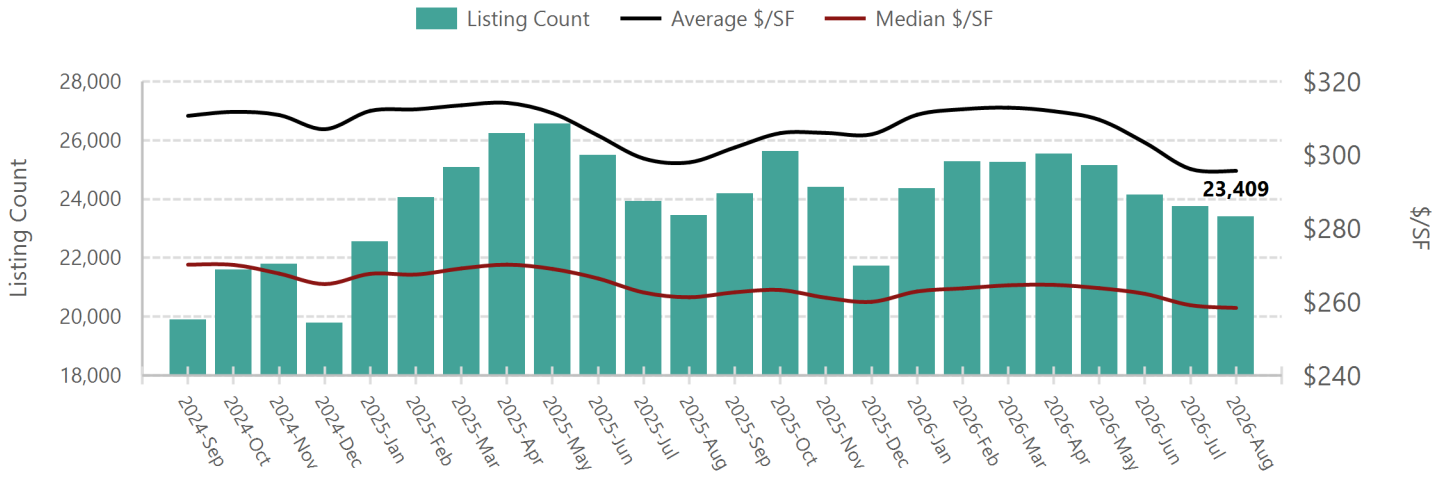
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	8,158	8,323	9,309	9,793	8,532	-1.98% ▼	-12.36% ▼	-16.70% ▼	-4.38% ▼
Average $/SF	$294.83	$286.36	$298.60	$308.26	$290.97	2.96% ▲	-1.26% ▼	-4.36% ▼	1.33% ▲
Median $/SF	$264.71	$259.35	$264.84	$269.92	$263.69	2.07% ▲	-0.05% ▼	-1.93% ▼	0.39% ▲

© 2026 All data provided by ARMLS

ARMLS | support@ARMLS.com | 480-921-7777

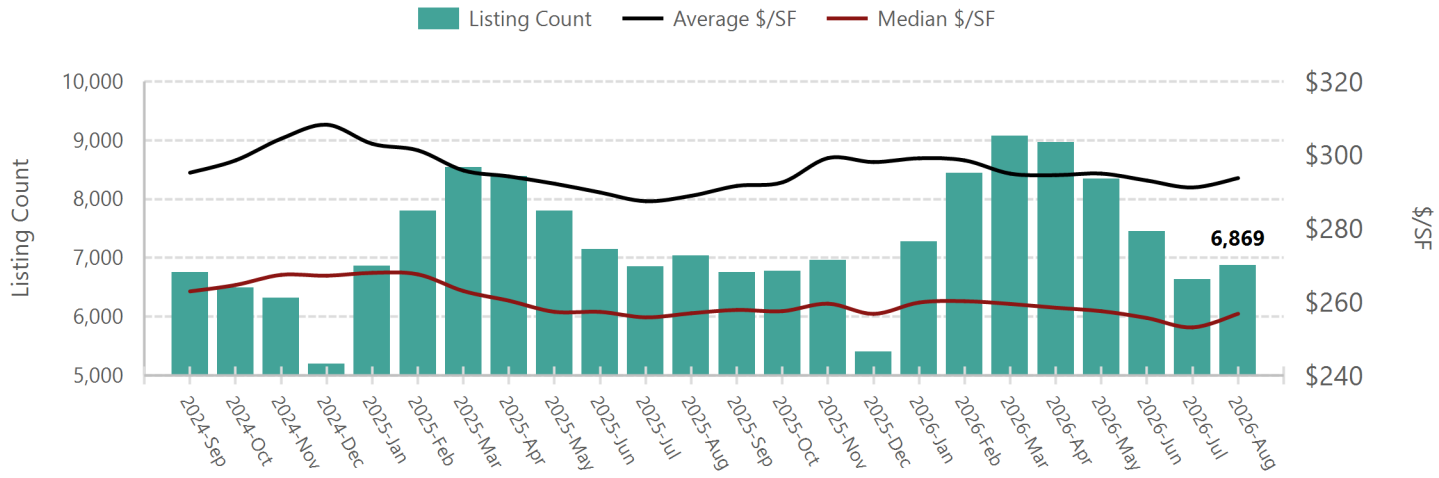
Listing data coverage may vary by area

Active Listings (excluding UCB/CCBS)



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	23,409	23,743	25,153	25,268	23,452	-1.41% ▼	-6.93% ▼	-7.36% ▼	-0.18% ▼
Average $/SF	$295.69	$296.21	$309.60	$312.48	$298.02	-0.17% ▼	-4.49% ▼	-5.37% ▼	-0.78% ▼
Median $/SF	$258.39	$259.13	$263.77	$263.72	$261.30	-0.29% ▼	-2.04% ▼	-2.02% ▼	-1.11% ▼

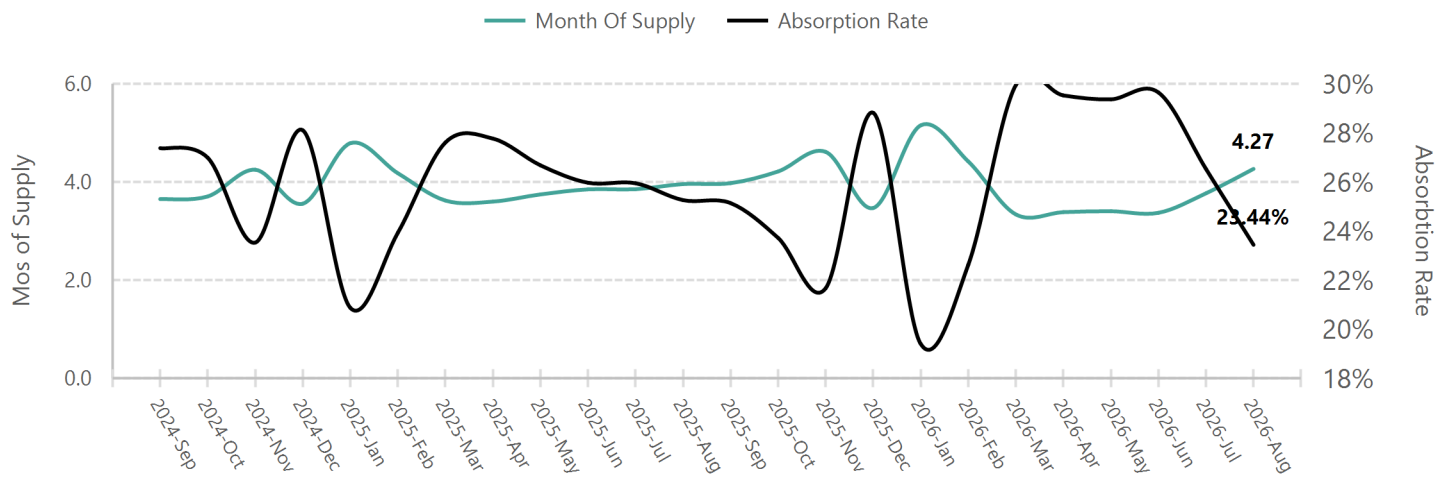
Under Contract Listings (Pending/UCB/CCBS)



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	6,869	6,630	8,349	8,438	7,038	3.60% ▲	-17.73% ▼	-18.59% ▼	-2.40% ▼
Average $/SF	$293.73	$291.18	$294.95	$298.56	$288.91	0.87% ▲	-0.42% ▼	-1.62% ▼	1.67% ▲
Median $/SF	$256.80	$253.08	$257.51	$260.23	$256.95	1.47% ▲	-0.28% ▼	-1.32% ▼	-0.06% ▼

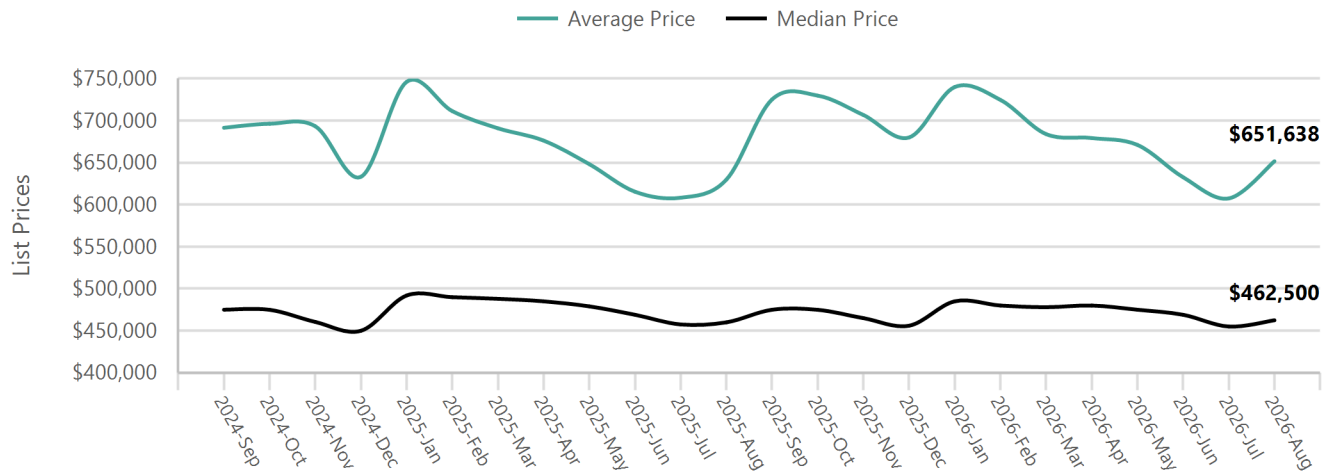
© 2026 All data provided by ARMLS

Month Of Supply/Absorbtion Rate



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	4.27	3.77	3.41	4.42	3.96	13.19% ▲	25.32% ▲	-3.42% ▼	7.80% ▲
Absorption Rate	23.44%	26.53%	29.37%	22.63%	25.26%	-11.65% ▼	-20.20% ▼	3.54% ▲	-7.24% ▼

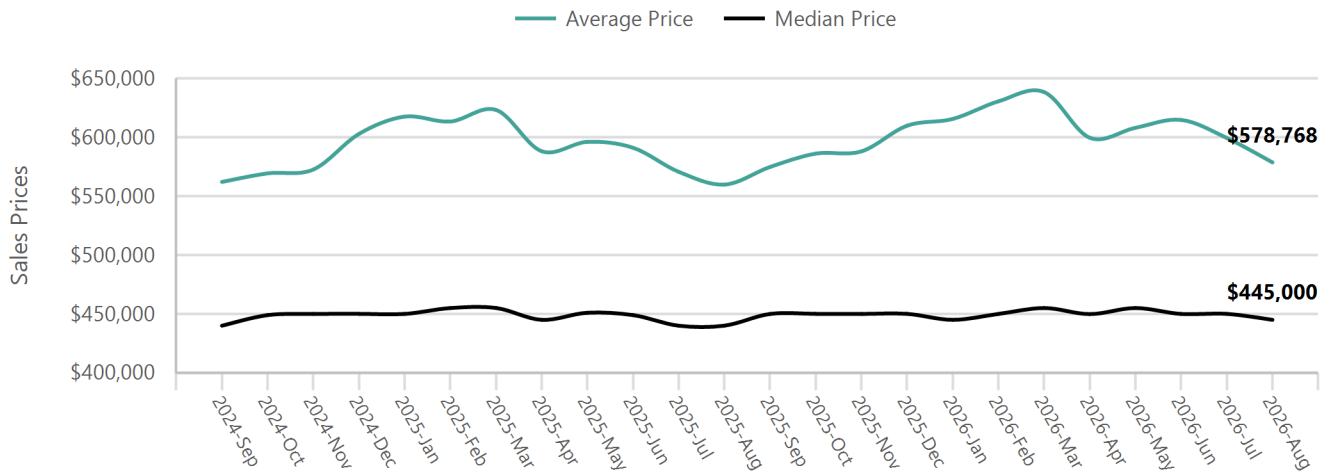
New List Prices



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	$651,638	$607,401	$671,062	$724,603	$629,751	7.28% ▲	-2.89% ▼	-10.07% ▼	3.48% ▲
Median List Price	$462,500	$455,000	$475,000	$480,000	$460,000	1.65% ▲	-2.63% ▼	-3.65% ▼	0.54% ▲

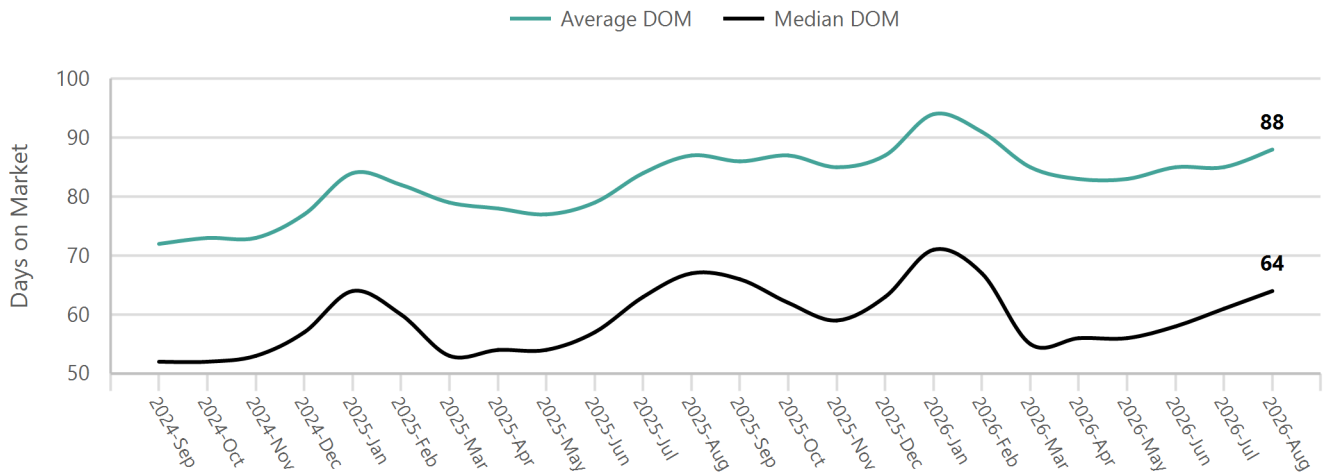
© 2026 All data provided by ARMLS

Sales Prices



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average Sales Price	$578,768	$599,506	$608,166	$630,634	$559,903	-3.46% ▼	-4.83% ▼	-8.22% ▼	3.37% ▲
Median Sales Price	$445,000	$450,000	$455,000	$450,000	$440,000	-1.11% ▼	-2.20% ▼	-1.11% ▼	1.14% ▲

Days on Market



Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average DOM	88	85	83	91	87	3.53% ▲	6.02% ▲	-3.30% ▼	1.15% ▲
Median DOM	64	61	56	67	67	4.92% ▲	14.29% ▲	-4.48% ▼	-4.48% ▼

© 2026 All data provided by ARMLS