

Annual Report for Phoenix REALTORS®

A RESEARCH TOOL PROVIDED BY PHOENIX REALTORS®



2022

2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending Sales were down 27.0 percent to 76,457 in 2022. Closed sales were down 23.0 percent to 81,084.

Prices: Home prices were up 15.0 percent to \$460,000 for the year. Single Family home prices were up 14.3 percent compared to last year, and Townhouse/Condo home prices were up 19.6 percent.

Listings: Year-over-year, the number of homes available for sale was up 134.9 percent. There were 17,048 active listings at the end of 2022 compared to 7,258 listings at the end of 2021. New listings were down 4.9 percent to finish the year at 109,915.

Sq Ft Range: Decreases in closed sales occurred in homes of all sizes. In 2022, properties with 1,500 Sq Ft or Less saw the largest decline in closed sales at 22.2 percent. The highest percent of list price received at sale went to properties with 1,500 Sq Ft or Less, receiving 100.4 percent of their list price.

Sales by Price Range: The number of homes sold in the \$500,000 or More price range rose 5.5 percent to 33,914 units. Homes sold in the \$299,000 or Less price range declined 60 percent to 8,666 units.

List Price Received: Sellers received, on average, 100.0 percent of their list price at sale, a year-over-year decline of 1.3 percent. If demand shrinks in 2022, list price received at sale could drop as well.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

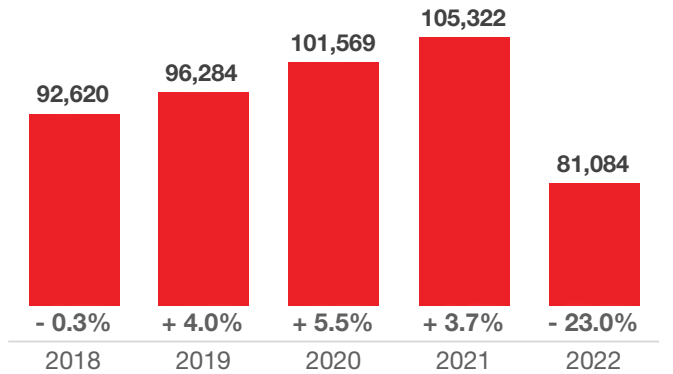
Looking ahead to 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

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Quick Facts

Closed Sales



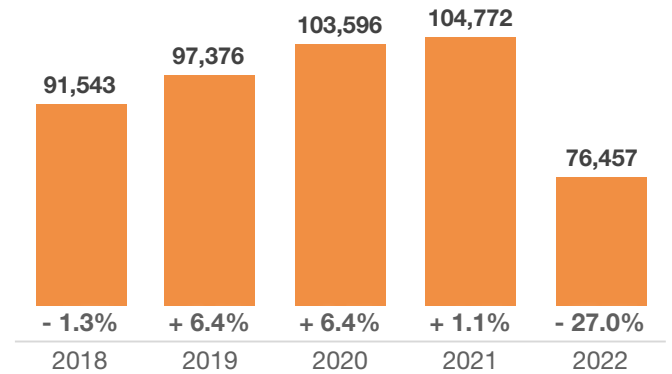
Top 5 Areas: Change in Closed Sales from 2021

Tonopah	+ 58.7%
Arizona City	+ 32.3%
Laveen	+ 2.3%
Florence	- 1.4%
Eloy	- 2.1%

Bottom 5 Areas: Change in Closed Sales from 2021

85255	- 37.3%
85262	- 37.3%
85310	- 38.7%
85016	- 39.4%
Paradise Valley	- 42.3%

Pending Sales



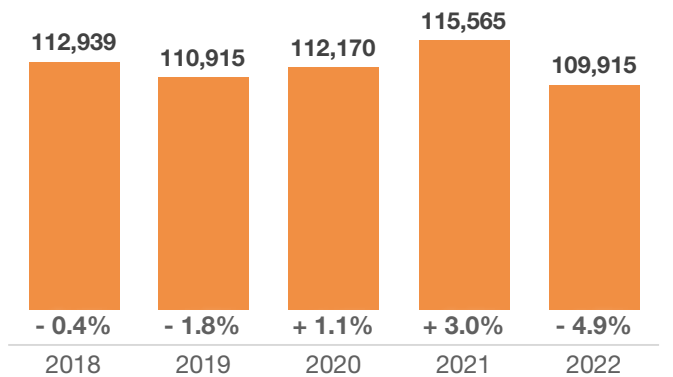
Top 5 Areas: Change in Pending Sales from 2021

Tonopah	+ 26.1%
Arizona City	+ 10.6%
Tolleson	- 5.4%
Wittmann	- 6.1%
Gila County	- 9.3%

Bottom 5 Areas: Change in Pending Sales from 2021

85016	- 40.3%
85013	- 42.0%
85262	- 42.5%
Coolidge	- 42.8%
Paradise Valley	- 46.5%

New Listings



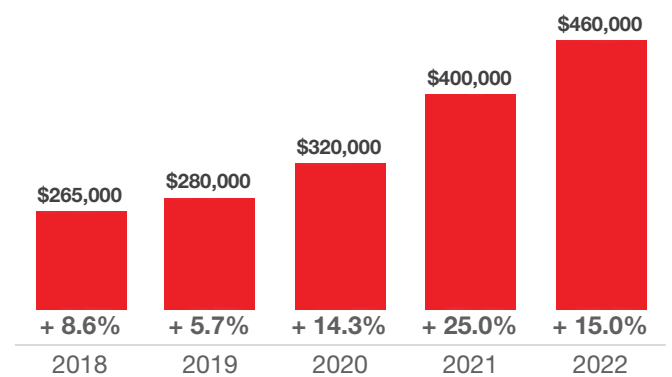
Top 5 Areas: Change in New Listings from 2021

Tonopah	+ 74.5%
Wittmann	+ 36.4%
Gila County	+ 27.0%
Tolleson	+ 25.8%
Arizona City	+ 23.6%

Bottom 5 Areas: Change in New Listings from 2021

85003	- 21.4%
85013	- 21.4%
Coolidge	- 21.5%
Paradise Valley	- 23.9%
85048	- 25.4%

Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2021

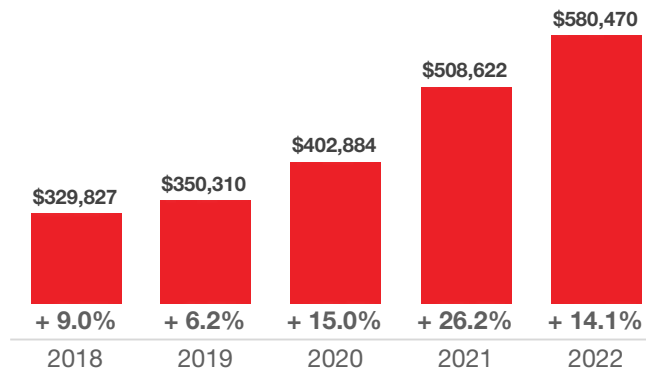
85054	+ 48.5%
85012	+ 32.5%
Wickenburg	+ 30.6%
Paradise Valley	+ 29.7%
85009	+ 26.4%

Bottom 5 Areas: Change in Median Sales Price from 2021

85013	+ 7.7%
Tonopah	+ 6.9%
Hereford	+ 6.5%
Gila County	+ 2.4%
Eloy	+ 0.9%

Quick Facts

Average Sales Price



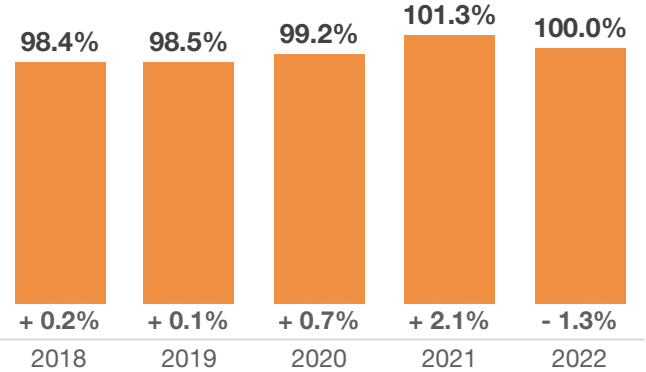
Top 5 Areas: Change in Avg. Sales Price from 2021

85054	+ 38.4%
85014	+ 29.0%
Paradise Valley	+ 27.8%
85266	+ 27.3%
85007	+ 27.1%

Bottom 5 Areas: Change in Avg. Sales Price from 2021

85044	+ 9.5%
85013	+ 8.9%
Hereford	+ 2.5%
Payson	- 0.7%
Gila County	- 3.2%

Percent of List Price Received



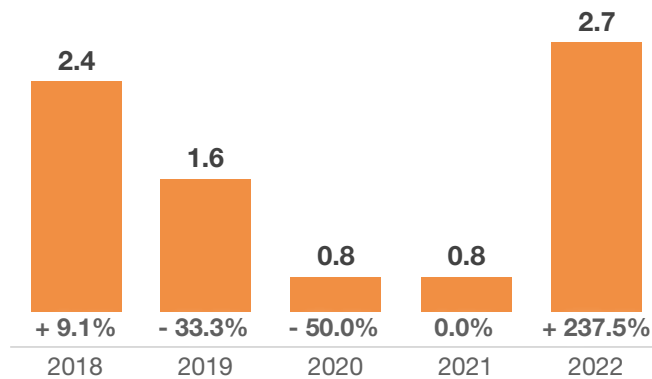
Top 5 Areas: Change in Pct. of List Price Received from 2021

85003	+ 0.8%
Eloy	+ 0.6%
85250	+ 0.4%
85262	+ 0.3%
Fountain Hills	+ 0.3%

Bottom 5 Areas: Change in Pct. of List Price Received from 2021

85041	- 2.2%
Laveen	- 2.2%
85037	- 2.3%
Waddell	- 2.5%
Tolleson	- 2.7%

Months Supply of Inventory



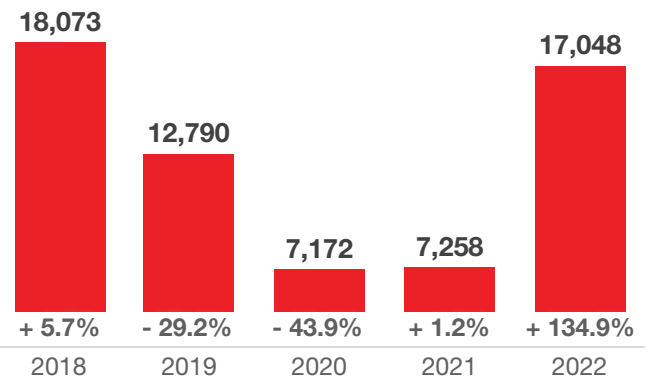
Top 5 Areas: Change in Months Supply from 2021

85054	+ 766.7%
85258	+ 575.0%
85007	+ 516.7%
Tolleson	+ 433.3%
85250	+ 420.0%

Bottom 5 Areas: Change in Months Supply from 2021

85003	+ 66.7%
85012	+ 46.7%
Arizona City	+ 27.8%
Tonopah	+ 27.6%
85053	+ 25.0%

Inventory of Homes for Sale



Top 5 Areas: Change in Homes for Sale from 2021

85054	+ 533.3%
Tolleson	+ 396.7%
85258	+ 304.9%
85007	+ 300.0%
85250	+ 255.2%

Bottom 5 Areas: Change in Homes for Sale from 2021

Hereford	+ 31.0%
Paradise Valley	+ 24.2%
85012	+ 14.8%
85003	+ 14.3%
85053	0.0%

Property Type Review

39

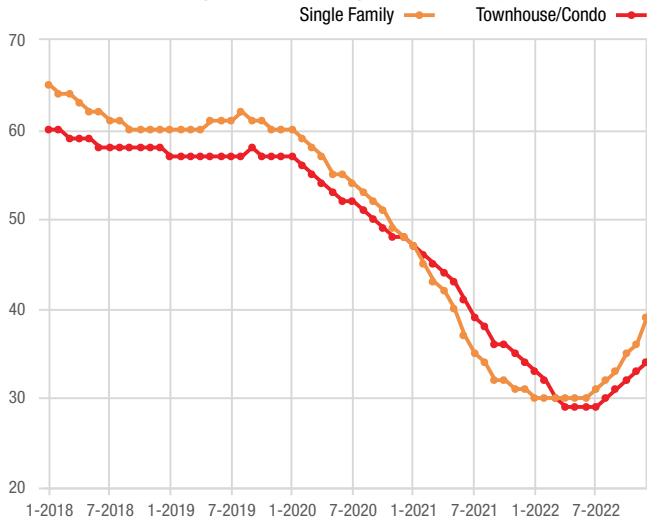
Average Days on Market
Single Family

34

Average Days on Market
Townhouse/Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point



Top Areas: Townhouse/Condo Market Share in 2022

85251	72.4%
85250	67.6%
85012	59.6%
85258	57.5%
85016	55.5%
85054	55.0%
85003	52.5%
85014	51.9%
85020	50.3%
85013	45.3%

+ 14.3%

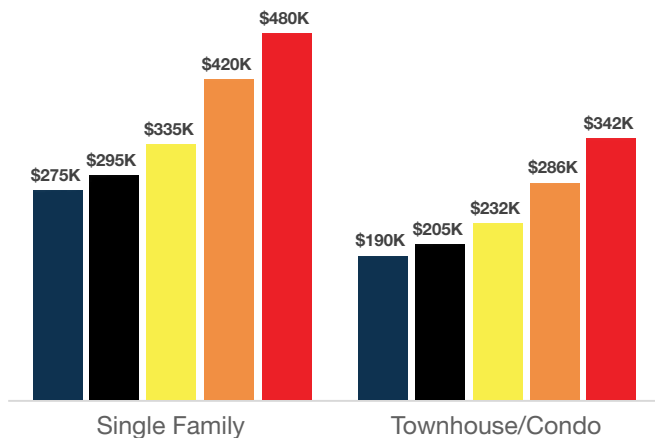
One-Year Change in Price
Single Family

+ 19.6%

One-Year Change in Price
Townhouse/Condo

Median Sales Price

■ 2018 ■ 2019 ■ 2020 ■ 2021 ■ 2022



100.0%

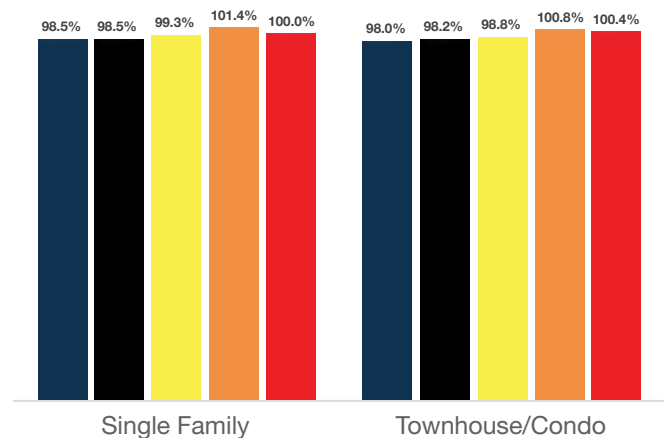
Pct. of List Price Received
Single Family

100.4%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received

■ 2018 ■ 2019 ■ 2020 ■ 2021 ■ 2022



Price Range Review

\$400,000 to \$499,999

Price Range with Shortest Average Days on Market Until Sale

\$500,000 or More

Price Range with Longest Average Days on Market Until Sale

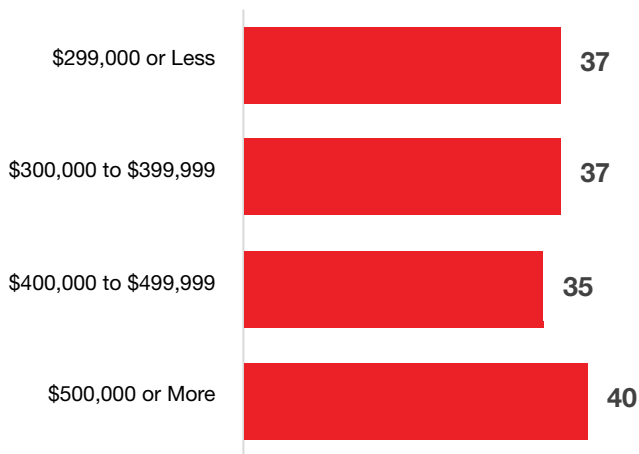
49.4%

of Sales at Year End Priced \$500,000 or More

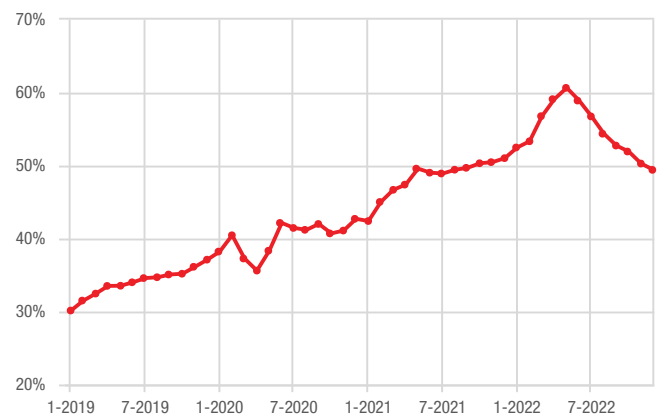
- 3.1%

One-Year Change in Homes for Sale Priced \$500,000 or More

Days on Market Until Sale by Price Range



Share of Homes for Sale \$500,000 or More



\$500,000 or More

Price Range with the Most Closed Sales

+ 5.5%

Price Range with Strongest One-Year Change in Sales: \$500,000 or More

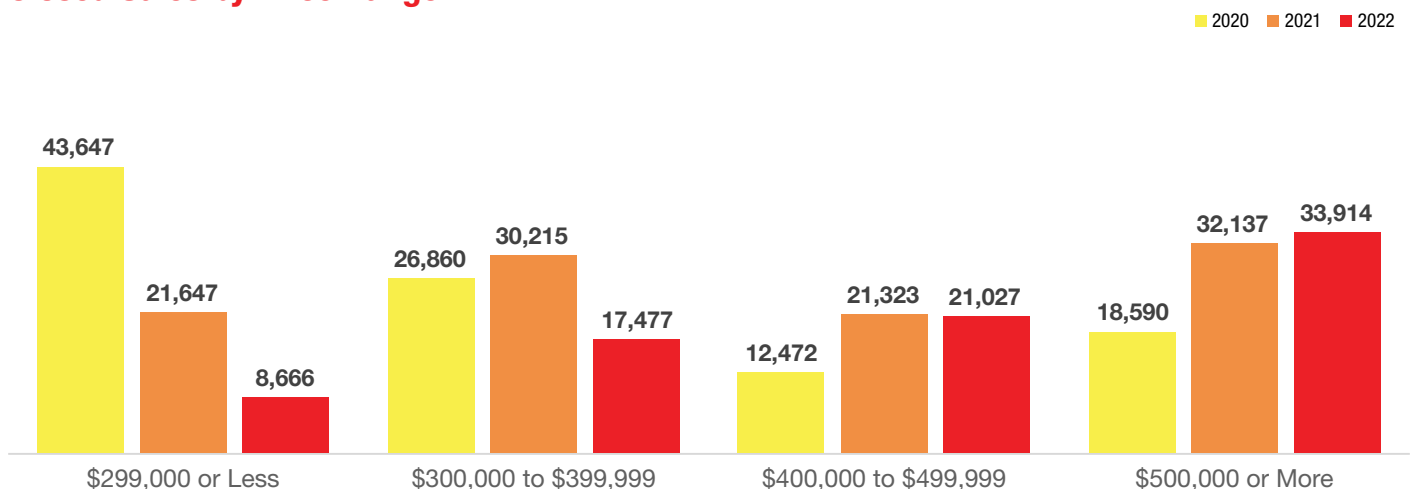
\$299,000 or Less

Price Range with the Fewest Closed Sales

- 60.0%

Price Range with Weakest One-Year Change in Sales: \$299,000 or Less

Closed Sales by Price Range



- 22.2%

Reduction in Closed Sales
1,500 Sq Ft or Less

- 20.7%

Reduction in Closed Sales
2,001 Sq Ft - 2,500 Sq Ft

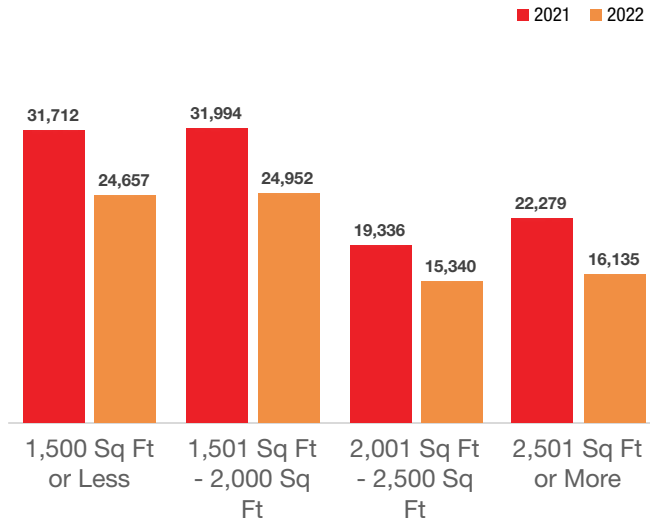
25.4%

of Sales at Year End
2,501 Sq Ft or More

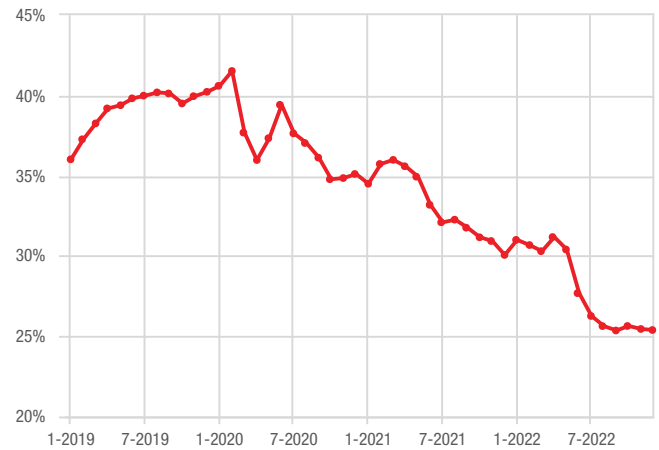
- 15.6%

One-Year Change
in Homes for Sale
2,501 Sq Ft or More

Closed Sales



**Share of Homes for Sale
2,501 Sq Ft or More**



100.4%

Percent of List Price Received
in 2022 for
1,500 Sq Ft or Less

100.2%

Percent of List Price Received
in 2022 for
1,501 Sq Ft - 2,000 Sq Ft

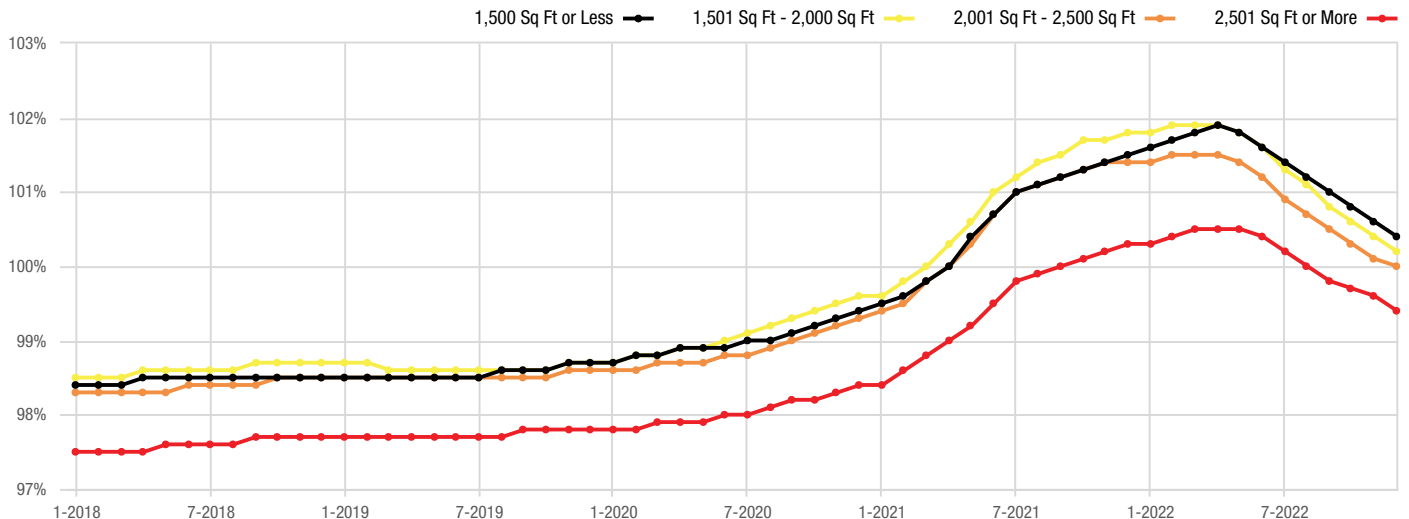
100.0%

Percent of List Price Received
in 2022 for
2,001 Sq Ft - 2,500 Sq Ft

99.4%

Percent of List Price Received
in 2022 for
2,501 Sq Ft or More

Percent of List Price Received



Area Historical Median Prices

	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
85003	\$411,902	\$399,600	\$425,000	\$503,500	\$615,000	+ 22.1%	+ 49.3%
85006	\$283,500	\$299,900	\$330,000	\$395,000	\$460,000	+ 16.5%	+ 62.3%
85007	\$300,000	\$315,000	\$366,000	\$400,000	\$477,000	+ 19.3%	+ 59.0%
85008	\$219,000	\$243,000	\$279,500	\$330,690	\$397,900	+ 20.3%	+ 81.7%
85009	\$152,500	\$180,000	\$205,000	\$250,000	\$316,000	+ 26.4%	+ 107.2%
85012	\$367,000	\$372,000	\$440,000	\$385,050	\$510,000	+ 32.5%	+ 39.0%
85013	\$300,000	\$325,000	\$343,000	\$419,500	\$451,950	+ 7.7%	+ 50.7%
85014	\$276,000	\$289,450	\$336,500	\$410,000	\$505,000	+ 23.2%	+ 83.0%
85015	\$216,250	\$225,000	\$260,000	\$310,000	\$350,000	+ 12.9%	+ 61.8%
85016	\$329,000	\$340,500	\$388,500	\$450,000	\$519,000	+ 15.3%	+ 57.8%
85017	\$170,000	\$189,975	\$219,894	\$275,000	\$315,000	+ 14.5%	+ 85.3%
85018	\$570,000	\$506,000	\$655,000	\$800,000	\$915,000	+ 14.4%	+ 60.5%
85019	\$182,000	\$205,000	\$230,000	\$287,000	\$335,500	+ 16.9%	+ 84.3%
85020	\$245,000	\$259,000	\$290,000	\$349,950	\$402,500	+ 15.0%	+ 64.3%
85021	\$280,000	\$313,500	\$340,000	\$390,000	\$480,000	+ 23.1%	+ 71.4%
85022	\$263,450	\$275,000	\$315,000	\$395,000	\$460,150	+ 16.5%	+ 74.7%
85023	\$257,900	\$260,000	\$300,800	\$380,000	\$438,100	+ 15.3%	+ 69.9%
85024	\$281,900	\$303,500	\$352,000	\$423,000	\$500,000	+ 18.2%	+ 77.4%
85027	\$224,000	\$236,740	\$265,000	\$335,000	\$400,000	+ 19.4%	+ 78.6%
85028	\$382,500	\$400,000	\$447,000	\$558,000	\$699,500	+ 25.4%	+ 82.9%
85029	\$210,000	\$225,000	\$250,000	\$325,000	\$380,000	+ 16.9%	+ 81.0%
85032	\$263,000	\$279,000	\$315,000	\$390,000	\$465,000	+ 19.2%	+ 76.8%
85033	\$177,250	\$196,000	\$222,000	\$280,000	\$334,680	+ 19.5%	+ 88.8%
85035	\$178,000	\$199,000	\$220,000	\$285,000	\$348,000	+ 22.1%	+ 95.5%
85037	\$195,000	\$210,000	\$238,000	\$310,000	\$375,000	+ 21.0%	+ 92.3%
85040	\$189,900	\$209,000	\$235,000	\$295,000	\$352,500	+ 19.5%	+ 85.6%
85041	\$218,000	\$233,750	\$270,000	\$350,000	\$415,000	+ 18.6%	+ 90.4%
85042	\$239,000	\$249,900	\$285,211	\$372,000	\$430,000	+ 15.6%	+ 79.9%
85043	\$205,000	\$222,000	\$249,700	\$320,000	\$400,000	+ 25.0%	+ 95.1%
85044	\$293,000	\$302,000	\$335,000	\$420,000	\$476,000	+ 13.3%	+ 62.5%
85048	\$339,000	\$354,000	\$401,500	\$479,950	\$581,250	+ 21.1%	+ 71.5%
85050	\$349,800	\$366,250	\$415,000	\$508,000	\$605,000	+ 19.1%	+ 73.0%
85051	\$199,900	\$210,000	\$240,000	\$300,000	\$348,850	+ 16.3%	+ 74.5%
85053	\$225,000	\$237,000	\$267,000	\$345,000	\$404,000	+ 17.1%	+ 79.6%
85054	\$345,000	\$422,500	\$406,750	\$423,000	\$628,000	+ 48.5%	+ 82.0%
85083	\$345,500	\$371,000	\$410,000	\$539,900	\$617,500	+ 14.4%	+ 78.7%
85085	\$355,200	\$382,899	\$420,000	\$533,750	\$629,490	+ 17.9%	+ 77.2%
85086	\$343,750	\$354,900	\$409,500	\$530,000	\$600,000	+ 13.2%	+ 74.5%
85250	\$320,000	\$350,000	\$396,500	\$515,000	\$593,750	+ 15.3%	+ 85.5%

Area Historical Median Prices

Continued	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
85251	\$299,000	\$329,000	\$375,000	\$450,000	\$524,000	+ 16.4%	+ 75.3%
85254	\$452,800	\$490,000	\$575,000	\$727,500	\$850,000	+ 16.8%	+ 87.7%
85255	\$662,940	\$666,000	\$735,000	\$940,000	\$1,160,000	+ 23.4%	+ 75.0%
85257	\$319,000	\$342,250	\$385,000	\$497,285	\$611,000	+ 22.9%	+ 91.5%
85258	\$447,000	\$463,700	\$535,000	\$655,000	\$790,000	+ 20.6%	+ 76.7%
85259	\$579,500	\$632,300	\$736,750	\$895,000	\$1,025,055	+ 14.5%	+ 76.9%
85260	\$405,000	\$415,000	\$455,500	\$605,000	\$690,000	+ 14.0%	+ 70.4%
85262	\$726,500	\$783,750	\$930,000	\$1,200,000	\$1,375,000	+ 14.6%	+ 89.3%
85266	\$678,450	\$750,000	\$836,250	\$995,000	\$1,200,000	+ 20.6%	+ 76.9%
85301	\$162,000	\$183,000	\$205,000	\$265,000	\$302,000	+ 14.0%	+ 86.4%
85302	\$215,000	\$235,000	\$260,000	\$335,000	\$400,000	+ 19.4%	+ 86.0%
85303	\$213,000	\$232,000	\$260,000	\$343,000	\$409,050	+ 19.3%	+ 92.0%
85304	\$232,925	\$246,500	\$280,000	\$366,500	\$429,900	+ 17.3%	+ 84.6%
85306	\$237,500	\$249,000	\$280,000	\$360,000	\$415,000	+ 15.3%	+ 74.7%
85308	\$285,300	\$299,000	\$339,000	\$425,000	\$500,000	+ 17.6%	+ 75.3%
85310	\$305,000	\$325,000	\$349,000	\$460,500	\$550,000	+ 19.4%	+ 80.3%
Anthem	\$323,500	\$333,500	\$379,000	\$492,250	\$550,000	+ 11.7%	+ 70.0%
Apache Junction	\$205,000	\$224,000	\$252,000	\$330,000	\$390,000	+ 18.2%	+ 90.2%
Arizona City	\$138,100	\$147,000	\$180,000	\$242,000	\$274,990	+ 13.6%	+ 99.1%
Avondale	\$226,500	\$245,000	\$276,000	\$366,000	\$430,000	+ 17.5%	+ 89.8%
Buckeye	\$225,000	\$243,000	\$280,000	\$380,000	\$430,000	+ 13.2%	+ 91.1%
Casa Grande	\$187,250	\$205,000	\$225,000	\$290,000	\$360,000	+ 24.1%	+ 92.3%
Cave Creek	\$460,000	\$459,000	\$555,000	\$695,000	\$811,250	+ 16.7%	+ 76.4%
Chandler	\$312,500	\$325,000	\$367,500	\$456,000	\$527,000	+ 15.6%	+ 68.6%
Cochise County	\$117,000	\$125,000	\$210,000	\$237,318	\$265,000	+ 11.7%	+ 126.5%
Coolidge	\$148,750	\$160,000	\$170,490	\$244,415	\$307,500	+ 25.8%	+ 106.7%
El Mirage	\$197,950	\$216,000	\$240,000	\$330,000	\$390,000	+ 18.2%	+ 97.0%
Eloy	\$229,000	\$231,000	\$267,750	\$267,500	\$269,945	+ 0.9%	+ 17.9%
Florence	\$185,900	\$201,000	\$230,000	\$320,000	\$370,000	+ 15.6%	+ 99.0%
Fountain Hills	\$388,555	\$410,000	\$474,950	\$575,000	\$664,500	+ 15.6%	+ 71.0%
Gila County	\$281,750	\$300,000	\$340,000	\$420,000	\$430,000	+ 2.4%	+ 52.6%
Gilbert	\$323,000	\$345,000	\$385,000	\$495,000	\$579,191	+ 17.0%	+ 79.3%
Glendale	\$237,000	\$255,000	\$288,000	\$370,000	\$433,000	+ 17.0%	+ 82.7%
Gold Canyon	\$289,900	\$299,950	\$348,000	\$449,000	\$510,000	+ 13.6%	+ 75.9%
Goodyear	\$282,000	\$299,900	\$325,000	\$428,085	\$505,000	+ 18.0%	+ 79.1%
Hereford	—	\$320,625	\$315,000	\$387,401	\$412,500	+ 6.5%	—
Laveen	\$242,250	\$259,000	\$295,000	\$403,500	\$460,000	+ 14.0%	+ 89.9%
Litchfield Park	\$316,500	\$325,000	\$388,194	\$470,000	\$540,000	+ 14.9%	+ 70.6%
Maricopa	\$202,000	\$220,600	\$250,000	\$342,500	\$396,000	+ 15.6%	+ 96.0%

Area Historical Median Prices

Continued	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
Maricopa County	\$272,450	\$290,000	\$330,000	\$415,000	\$480,000	+ 15.7%	+ 76.2%
Mesa	\$250,000	\$270,000	\$310,000	\$385,000	\$450,000	+ 16.9%	+ 80.0%
Paradise Valley	\$1,425,000	\$1,432,500	\$1,722,500	\$2,300,000	\$2,982,750	+ 29.7%	+ 109.3%
Payson	\$292,000	\$319,900	\$369,000	\$448,000	\$490,000	+ 9.4%	+ 67.8%
Peoria	\$292,345	\$310,000	\$347,000	\$440,000	\$515,000	+ 17.0%	+ 76.2%
Phoenix	\$245,000	\$260,000	\$300,000	\$370,000	\$428,000	+ 15.7%	+ 74.7%
Pinal County	\$210,000	\$227,500	\$258,000	\$342,000	\$399,000	+ 16.7%	+ 90.0%
Queen Creek	\$295,000	\$331,220	\$399,000	\$510,000	\$613,000	+ 20.2%	+ 107.8%
San Tan Valley	\$220,000	\$240,000	\$278,000	\$380,000	\$445,800	+ 17.3%	+ 102.6%
Scottsdale	\$457,000	\$485,000	\$560,000	\$686,250	\$810,000	+ 18.0%	+ 77.2%
Sierra Vista	\$160,200	\$161,000	\$220,000	\$244,750	\$277,000	+ 13.2%	+ 72.9%
Sun City	\$176,900	\$199,000	\$225,200	\$269,000	\$310,000	+ 15.2%	+ 75.2%
Sun City West	\$240,994	\$255,000	\$285,000	\$350,000	\$415,000	+ 18.6%	+ 72.2%
Sun Lakes	\$309,901	\$315,000	\$350,000	\$420,000	\$487,500	+ 16.1%	+ 57.3%
Surprise	\$249,900	\$265,000	\$299,900	\$390,000	\$455,000	+ 16.7%	+ 82.1%
Tempe	\$280,000	\$300,000	\$332,000	\$410,000	\$475,000	+ 15.9%	+ 69.6%
Tolleson	\$220,000	\$240,000	\$267,750	\$360,000	\$427,000	+ 18.6%	+ 94.1%
Tonopah	\$235,000	\$240,000	\$261,950	\$379,000	\$405,000	+ 6.9%	+ 72.3%
Waddell	\$310,000	\$314,500	\$350,000	\$457,000	\$545,000	+ 19.3%	+ 75.8%
Wickenburg	\$289,000	\$327,500	\$365,000	\$424,900	\$555,000	+ 30.6%	+ 92.0%
Wittmann	\$315,000	\$344,450	\$375,000	\$464,888	\$549,000	+ 18.1%	+ 74.3%

Area Overviews



	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
85003	141	- 24.2%	158	40	16	1.5	99.6%
85006	234	- 28.9%	352	37	56	2.9	99.4%
85007	126	- 29.6%	198	39	36	3.7	99.2%
85008	425	- 27.6%	551	40	75	2.3	99.7%
85009	313	- 24.4%	445	40	59	2.4	98.6%
85012	156	- 23.5%	264	43	31	2.2	98.6%
85013	296	- 37.3%	404	35	55	2.4	100.4%
85014	416	- 27.4%	506	51	60	1.9	100.5%
85015	438	- 25.5%	560	35	78	2.4	99.9%
85016	669	- 39.4%	1,003	45	156	2.9	99.2%
85017	283	- 16.0%	386	30	39	1.7	100.0%
85018	709	- 27.5%	1,046	38	157	2.8	99.1%
85019	282	- 19.7%	332	32	30	1.4	99.8%
85020	668	- 25.6%	879	36	111	2.1	99.8%
85021	379	- 17.4%	523	36	82	2.8	100.4%
85022	667	- 27.5%	845	33	110	2.1	100.3%
85023	448	- 24.1%	563	35	84	2.4	100.1%
85024	419	- 28.1%	550	33	71	2.2	100.7%
85027	523	- 26.1%	633	30	61	1.5	100.7%
85028	358	- 22.0%	464	35	59	2.1	100.6%
85029	607	- 20.5%	757	34	77	1.7	100.3%
85032	932	- 29.2%	1,225	33	150	2.0	100.9%
85033	511	- 20.3%	704	29	69	1.7	100.2%
85035	405	- 20.3%	517	30	54	1.7	100.2%
85037	592	- 21.2%	777	30	89	1.9	100.3%
85040	340	- 22.9%	442	31	48	1.7	100.0%
85041	680	- 18.7%	964	34	128	2.3	100.1%
85042	582	- 19.9%	739	35	99	2.2	100.1%
85043	392	- 24.9%	567	35	90	2.9	100.6%
85044	525	- 31.4%	696	34	98	2.4	100.9%
85048	530	- 37.2%	671	37	75	1.8	100.5%
85050	576	- 27.5%	741	35	82	1.8	100.8%
85051	570	- 23.5%	748	34	95	2.1	100.1%
85053	435	- 14.9%	519	33	51	1.5	100.5%
85054	189	- 33.7%	279	36	38	2.6	100.1%
85083	280	- 29.8%	371	44	42	1.9	100.4%
85085	421	- 29.4%	641	40	104	3.0	100.1%
85086	818	- 28.7%	1,091	40	148	2.3	100.1%
85250	490	- 36.4%	669	32	103	2.6	100.8%

Area Overviews



Continued	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
85251	1,006	- 34.8%	1,469	41	244	3.0	99.8%
85254	983	- 21.8%	1,448	35	183	2.3	100.4%
85255	1,113	- 37.3%	1,626	42	284	3.2	99.9%
85257	533	- 28.5%	755	34	98	2.3	100.9%
85258	774	- 30.5%	1,097	35	166	2.7	100.2%
85259	513	- 25.5%	683	40	84	2.1	100.4%
85260	744	- 30.5%	1,063	34	134	2.3	100.7%
85262	603	- 37.3%	939	69	275	6.2	99.3%
85266	328	- 35.6%	487	43	93	3.5	99.6%
85301	445	- 26.6%	594	33	63	1.8	99.9%
85302	447	- 26.4%	558	32	61	1.7	100.2%
85303	278	- 29.6%	384	32	44	1.9	100.5%
85304	379	- 28.8%	468	31	59	2.0	100.3%
85306	307	- 14.5%	420	35	66	2.6	100.5%
85308	978	- 22.1%	1,264	34	160	2.1	100.4%
85310	276	- 38.7%	383	38	41	1.8	100.1%
Anthem	408	- 26.9%	549	34	74	2.3	100.6%
Apache Junction	608	- 21.0%	786	38	105	2.2	100.3%
Arizona City	557	+ 32.3%	675	37	101	2.3	99.4%
Avondale	934	- 28.7%	1,363	33	208	2.8	100.5%
Buckeye	2,612	- 11.6%	3,954	37	772	3.7	100.1%
Casa Grande	1,509	- 15.4%	1,935	42	393	3.5	99.6%
Cave Creek	662	- 30.2%	986	44	144	2.7	100.2%
Chandler	3,513	- 28.8%	4,537	35	535	1.9	100.3%
Cochise County	1,653	- 13.9%	2,001	55	339	2.6	98.8%
Coolidge	554	- 21.9%	602	34	130	3.7	99.7%
El Mirage	454	- 23.8%	589	28	61	1.7	100.9%
Eloy	234	- 2.1%	274	34	53	3.1	99.4%
Florence	849	- 1.4%	1,172	47	234	3.6	99.6%
Fountain Hills	730	- 31.0%	976	43	171	3.0	100.5%
Gila County	497	- 5.7%	761	50	134	3.4	96.9%
Gilbert	3,910	- 23.6%	5,251	34	673	2.2	100.6%
Glendale	3,456	- 25.2%	4,553	33	574	2.1	100.2%
Gold Canyon	481	- 17.5%	637	51	143	3.8	99.7%
Goodyear	1,954	- 23.6%	2,580	34	435	3.0	100.3%
Hereford	132	- 16.5%	160	70	38	3.7	99.7%
Laveen	892	+ 2.3%	1,117	40	175	2.6	100.0%
Litchfield Park	737	- 14.8%	1,049	43	159	2.7	99.9%
Maricopa	2,214	- 6.9%	3,023	47	617	3.6	99.7%

Area Overviews

Continued	Total Closed Sales	Change from 2021	New Listings	Days on Market	Inventory of Homes for Sale	Months Supply of Inventory	Pct. of List Price Received
Maricopa County	67,076	- 24.9%	90,913	36	13,407	2.5	100.2%
Mesa	7,354	- 21.8%	9,602	33	1,356	2.3	100.4%
Paradise Valley	426	- 42.3%	683	66	159	4.9	97.8%
Payson	284	- 17.2%	426	50	76	3.3	97.2%
Peoria	3,035	- 26.5%	4,039	34	526	2.2	100.4%
Phoenix	17,431	- 26.4%	23,254	36	2,976	2.2	100.1%
Pinal County	9,798	- 14.0%	13,068	42	2,518	3.4	99.8%
Queen Creek	1,765	- 20.5%	2,677	39	554	4.0	100.1%
San Tan Valley	2,067	- 22.8%	2,882	35	491	3.1	100.2%
Scottsdale	7,092	- 32.2%	10,242	40	1,665	3.0	100.2%
Sierra Vista	1,054	- 15.5%	1,226	47	164	2.0	99.7%
Sun City	1,682	- 21.1%	2,153	39	372	2.8	99.3%
Sun City West	1,111	- 20.0%	1,442	32	261	2.9	100.2%
Sun Lakes	506	- 16.5%	606	36	106	2.7	99.0%
Surprise	3,293	- 20.9%	4,632	35	803	3.1	100.3%
Tempe	1,757	- 30.1%	2,159	34	264	1.9	100.1%
Tolleson	563	- 6.8%	830	34	149	3.2	99.8%
Tonopah	119	+ 58.7%	185	50	34	3.7	99.9%
Waddell	265	- 11.4%	383	45	69	3.2	99.4%
Wickenburg	269	- 22.9%	370	80	125	6.3	97.3%
Wittmann	157	- 10.3%	281	55	84	6.6	99.0%