

Local Market Update – June 2026

A Research Tool Provided by Phoenix REALTORS®



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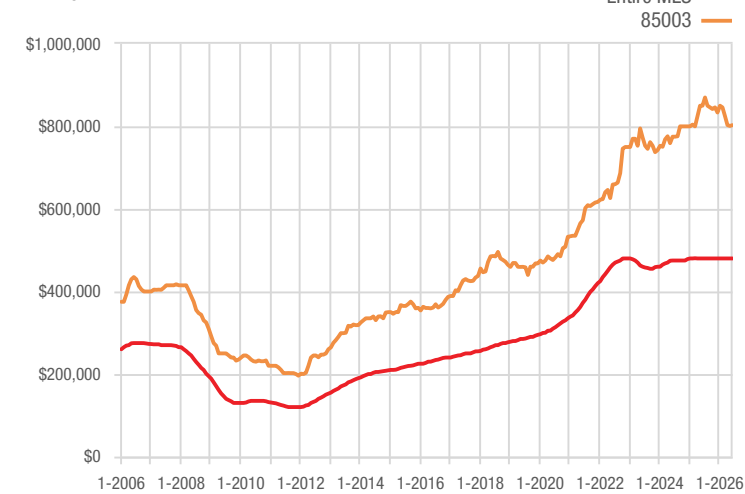
Phoenix

Single Family	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	11	7	- 36.4%	54	66	+ 22.2%
Pending Sales	6	7	+ 16.7%	36	35	- 2.8%
Closed Sales	4	5	+ 25.0%	32	32	0.0%
Days on Market Until Sale	5	69	+ 1,280.0%	35	41	+ 17.1%
Median Sales Price*	\$863,750	\$868,000	+ 0.5%	\$867,500	\$803,000	- 7.4%
Average Sales Price*	\$770,750	\$1,068,772	+ 38.7%	\$936,078	\$833,761	- 10.9%
Percent of List Price Received*	99.8%	97.1%	- 2.7%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	21	21	0.0%	—	—	—
Months Supply of Inventory	4.4	4.4	0.0%	—	—	—

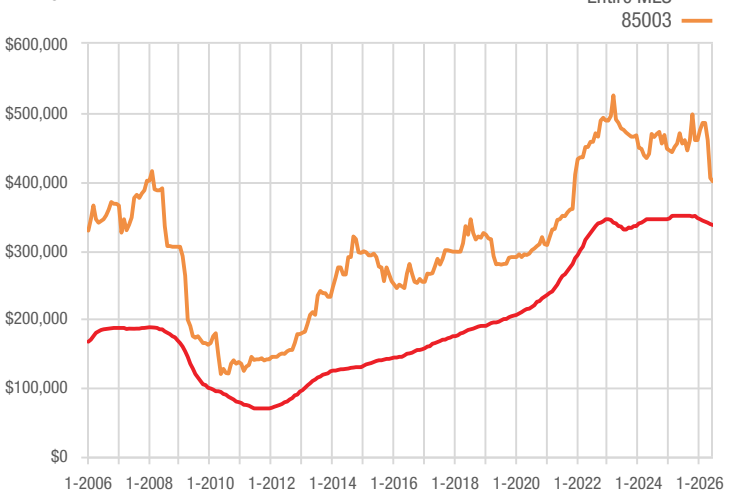
Townhouse/Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	10	8	- 20.0%	61	46	- 24.6%
Pending Sales	1	2	+ 100.0%	26	11	- 57.7%
Closed Sales	8	4	- 50.0%	28	16	- 42.9%
Days on Market Until Sale	112	159	+ 42.0%	107	138	+ 29.0%
Median Sales Price*	\$505,000	\$845,000	+ 67.3%	\$497,500	\$410,000	- 17.6%
Average Sales Price*	\$458,750	\$852,375	+ 85.8%	\$615,354	\$588,875	- 4.3%
Percent of List Price Received*	97.6%	93.2%	- 4.5%	96.6%	94.2%	- 2.5%
Inventory of Homes for Sale	41	38	- 7.3%	—	—	—
Months Supply of Inventory	12.0	13.4	+ 11.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.