

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



85018

Phoenix

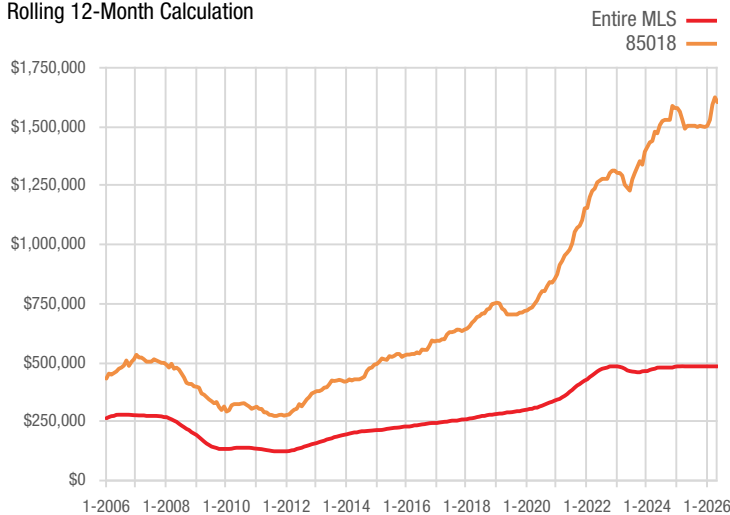
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	66	60	- 9.1%	378	355	- 6.1%
Pending Sales	21	23	+ 9.5%	180	195	+ 8.3%
Closed Sales	31	42	+ 35.5%	182	208	+ 14.3%
Days on Market Until Sale	82	78	- 4.9%	76	80	+ 5.3%
Median Sales Price*	\$1,495,000	\$1,510,000	+ 1.0%	\$1,400,000	\$1,642,500	+ 17.3%
Average Sales Price*	\$1,966,742	\$1,955,591	- 0.6%	\$1,787,037	\$2,216,679	+ 24.0%
Percent of List Price Received*	95.7%	95.7%	0.0%	96.7%	96.1%	- 0.6%
Inventory of Homes for Sale	214	203	- 5.1%	—	—	—
Months Supply of Inventory	6.5	6.0	- 7.7%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	26	32	+ 23.1%	149	151	+ 1.3%
Pending Sales	12	12	0.0%	81	85	+ 4.9%
Closed Sales	21	23	+ 9.5%	79	86	+ 8.9%
Days on Market Until Sale	63	70	+ 11.1%	76	83	+ 9.2%
Median Sales Price*	\$299,000	\$339,500	+ 13.5%	\$375,000	\$378,750	+ 1.0%
Average Sales Price*	\$389,017	\$468,826	+ 20.5%	\$484,771	\$487,266	+ 0.5%
Percent of List Price Received*	96.2%	96.6%	+ 0.4%	97.1%	97.2%	+ 0.1%
Inventory of Homes for Sale	81	93	+ 14.8%	—	—	—
Months Supply of Inventory	5.3	6.6	+ 24.5%	—	—	—

* 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.

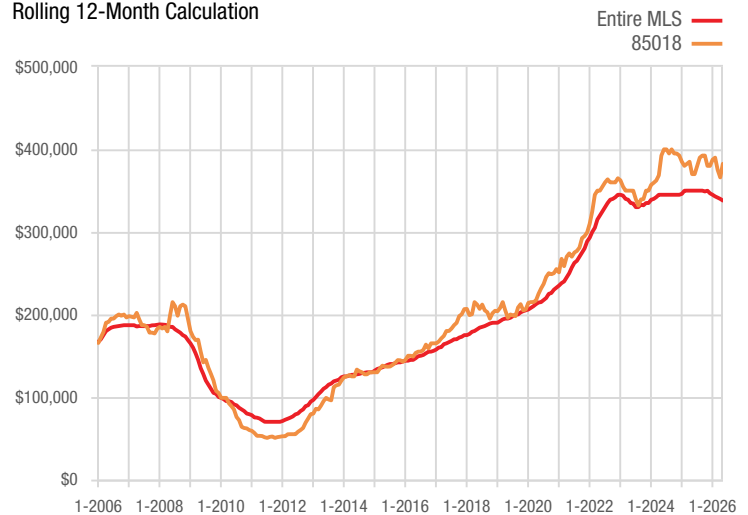
Median Sales Price - Single Family

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.