

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



Buckeye

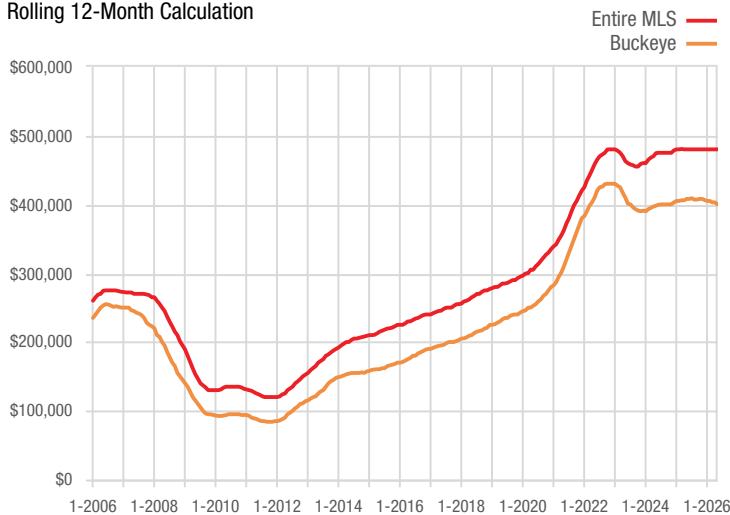
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	323	337	+ 4.3%	1,797	1,796	- 0.1%
Pending Sales	223	240	+ 7.6%	1,232	1,277	+ 3.7%
Closed Sales	243	273	+ 12.3%	1,093	1,198	+ 9.6%
Days on Market Until Sale	78	79	+ 1.3%	81	86	+ 6.2%
Median Sales Price*	\$409,999	\$399,900	- 2.5%	\$412,000	\$400,000	- 2.9%
Average Sales Price*	\$471,340	\$451,974	- 4.1%	\$473,160	\$464,891	- 1.7%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	99.0%	99.0%	0.0%
Inventory of Homes for Sale	960	1,003	+ 4.5%	—	—	—
Months Supply of Inventory	4.6	4.4	- 4.3%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	6	2	- 66.7%	31	25	- 19.4%
Pending Sales	3	0	- 100.0%	28	22	- 21.4%
Closed Sales	6	3	- 50.0%	32	20	- 37.5%
Days on Market Until Sale	91	130	+ 42.9%	92	166	+ 80.4%
Median Sales Price*	\$406,495	\$384,000	- 5.5%	\$406,495	\$389,995	- 4.1%
Average Sales Price*	\$399,829	\$382,998	- 4.2%	\$430,375	\$418,473	- 2.8%
Percent of List Price Received*	98.3%	100.4%	+ 2.1%	98.6%	97.5%	- 1.1%
Inventory of Homes for Sale	25	21	- 16.0%	—	—	—
Months Supply of Inventory	5.4	5.9	+ 9.3%	—	—	—

* 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.

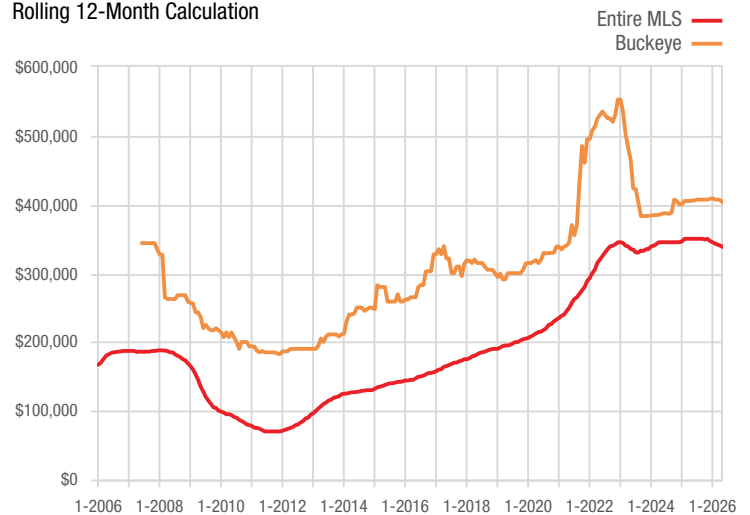
Median Sales Price - Single Family

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.