

Local Market Update – April 2026

A Research Tool Provided by Phoenix REALTORS®



Gilbert

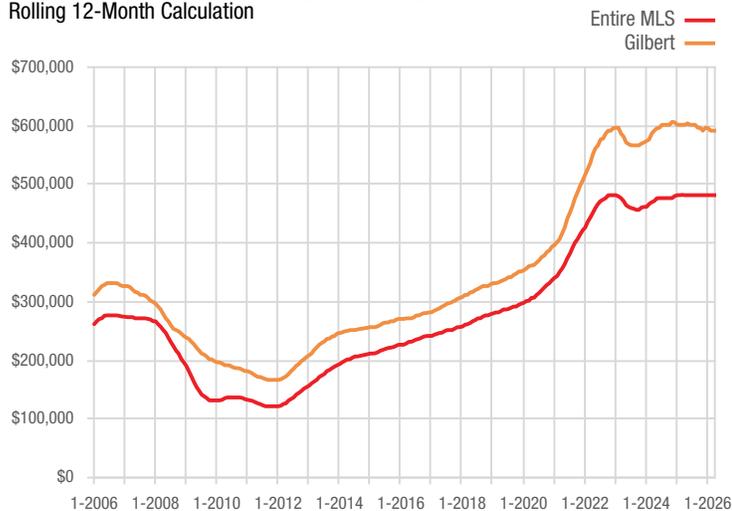
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	486	438	- 9.9%	1,668	1,581	- 5.2%
Pending Sales	302	201	- 33.4%	1,078	992	- 8.0%
Closed Sales	265	301	+ 13.6%	902	939	+ 4.1%
Days on Market Until Sale	52	57	+ 9.6%	62	63	+ 1.6%
Median Sales Price*	\$595,000	\$585,000	- 1.7%	\$596,000	\$587,000	- 1.5%
Average Sales Price*	\$690,278	\$679,533	- 1.6%	\$699,731	\$694,166	- 0.8%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	873	907	+ 3.9%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	27	26	- 3.7%	133	125	- 6.0%
Pending Sales	21	17	- 19.0%	75	71	- 5.3%
Closed Sales	18	21	+ 16.7%	73	67	- 8.2%
Days on Market Until Sale	65	61	- 6.2%	67	76	+ 13.4%
Median Sales Price*	\$393,750	\$381,000	- 3.2%	\$390,400	\$381,000	- 2.4%
Average Sales Price*	\$419,583	\$392,187	- 6.5%	\$404,060	\$390,109	- 3.5%
Percent of List Price Received*	97.3%	98.5%	+ 1.2%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	79	82	+ 3.8%	—	—	—
Months Supply of Inventory	4.3	5.5	+ 27.9%	—	—	—

* 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.

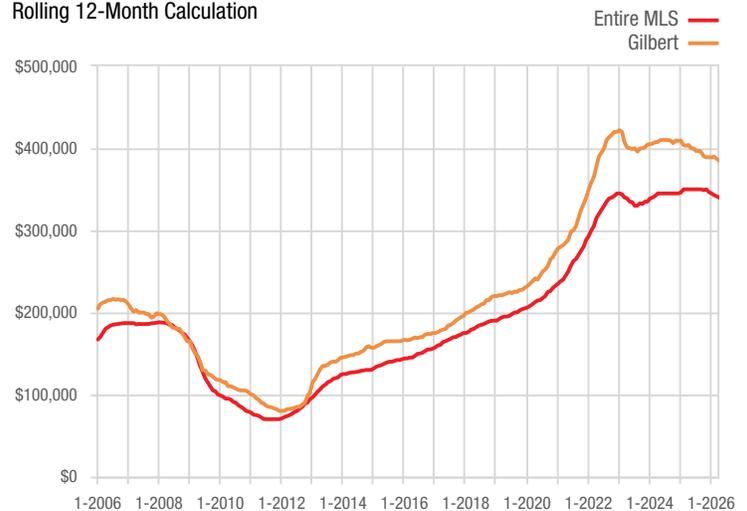
Median Sales Price - Single Family

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.