

Local Market Update – June 2026

A Research Tool Provided by Phoenix REALTORS®



Gilbert

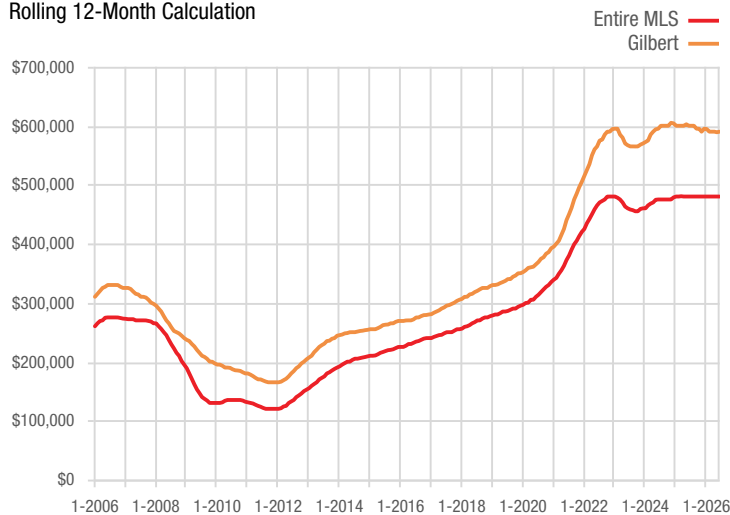
| Single Family | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 6-2025 | Thru 6-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 306 | 306 | 0.0% | 2,387 | 2,301 | - 3.6% |
| Pending Sales | 261 | 163 | - 37.5% | 1,604 | 1,576 | - 1.7% |
| Closed Sales | 278 | 284 | + 2.2% | 1,491 | 1,547 | + 3.8% |
| Days on Market Until Sale | 62 | 59 | - 4.8% | 61 | 60 | - 1.6% |
| Median Sales Price* | \$600,000 | \$627,500 | + 4.6% | \$600,000 | \$597,500 | - 0.4% |
| Average Sales Price* | \$737,015 | \$760,981 | + 3.3% | \$706,550 | \$713,285 | + 1.0% |
| Percent of List Price Received* | 98.3% | 98.4% | + 0.1% | 98.3% | 98.3% | 0.0% |
| Inventory of Homes for Sale | 876 | 874 | - 0.2% | — | — | — |
| Months Supply of Inventory | 3.8 | 3.6 | - 5.3% | — | — | — |

| Townhouse/Condo | June | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 6-2025 | Thru 6-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 22 | 21 | - 4.5% | 181 | 171 | - 5.5% |
| Pending Sales | 22 | 8 | - 63.6% | 116 | 102 | - 12.1% |
| Closed Sales | 15 | 16 | + 6.7% | 115 | 107 | - 7.0% |
| Days on Market Until Sale | 77 | 84 | + 9.1% | 69 | 76 | + 10.1% |
| Median Sales Price* | \$412,000 | \$377,500 | - 8.4% | \$390,400 | \$381,000 | - 2.4% |
| Average Sales Price* | \$467,705 | \$430,250 | - 8.0% | \$409,548 | \$397,076 | - 3.0% |
| Percent of List Price Received* | 98.2% | 96.8% | - 1.4% | 97.6% | 97.9% | + 0.3% |
| Inventory of Homes for Sale | 71 | 80 | + 12.7% | — | — | — |
| Months Supply of Inventory | 3.9 | 5.6 | + 43.6% | — | — | — |

* 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.

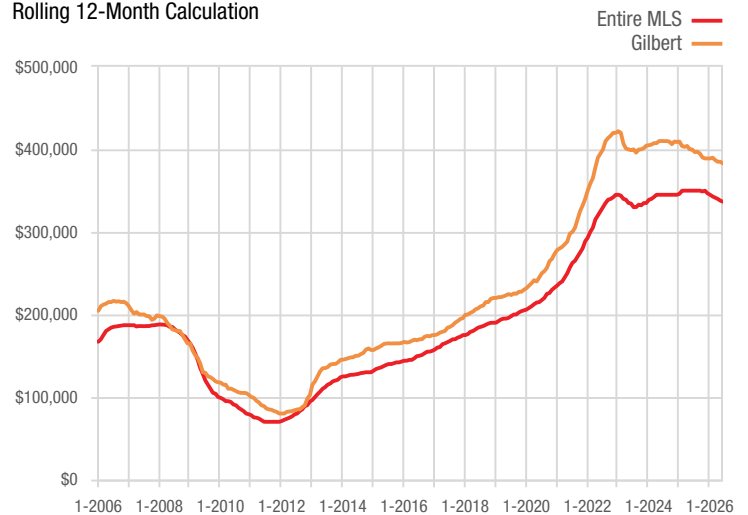
Median Sales Price - Single Family

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.