

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



Maricopa County

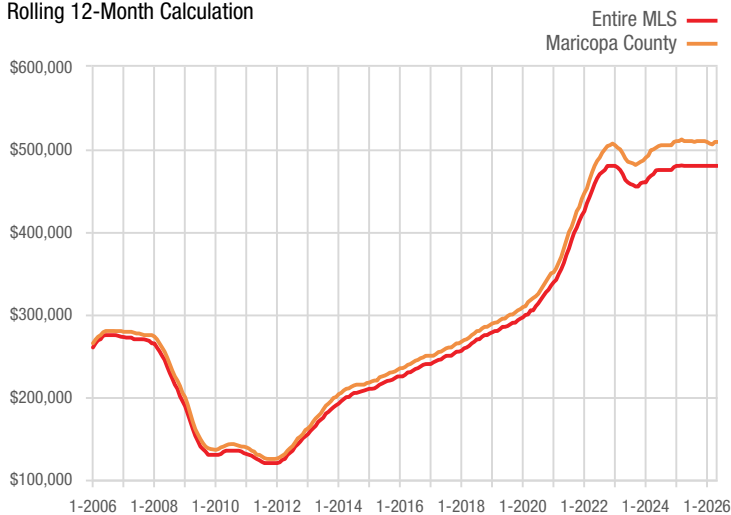
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	6,127	5,355	- 12.6%	33,421	31,693	- 5.2%
Pending Sales	4,216	3,039	- 27.9%	22,139	21,660	- 2.2%
Closed Sales	4,622	4,839	+ 4.7%	20,579	21,504	+ 4.5%
Days on Market Until Sale	69	70	+ 1.4%	70	75	+ 7.1%
Median Sales Price*	\$510,000	\$510,000	0.0%	\$515,000	\$510,000	- 1.0%
Average Sales Price*	\$708,274	\$718,920	+ 1.5%	\$721,043	\$743,101	+ 3.1%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	16,460	15,857	- 3.7%	—	—	—
Months Supply of Inventory	4.3	4.0	- 7.0%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	1,165	1,076	- 7.6%	7,184	6,734	- 6.3%
Pending Sales	717	489	- 31.8%	4,097	3,867	- 5.6%
Closed Sales	775	841	+ 8.5%	3,965	3,968	+ 0.1%
Days on Market Until Sale	74	96	+ 29.7%	76	89	+ 17.1%
Median Sales Price*	\$360,000	\$330,000	- 8.3%	\$360,000	\$339,700	- 5.6%
Average Sales Price*	\$462,988	\$429,329	- 7.3%	\$474,976	\$461,636	- 2.8%
Percent of List Price Received*	97.3%	97.4%	+ 0.1%	97.5%	97.3%	- 0.2%
Inventory of Homes for Sale	4,130	4,229	+ 2.4%	—	—	—
Months Supply of Inventory	5.7	6.0	+ 5.3%	—	—	—

* 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.

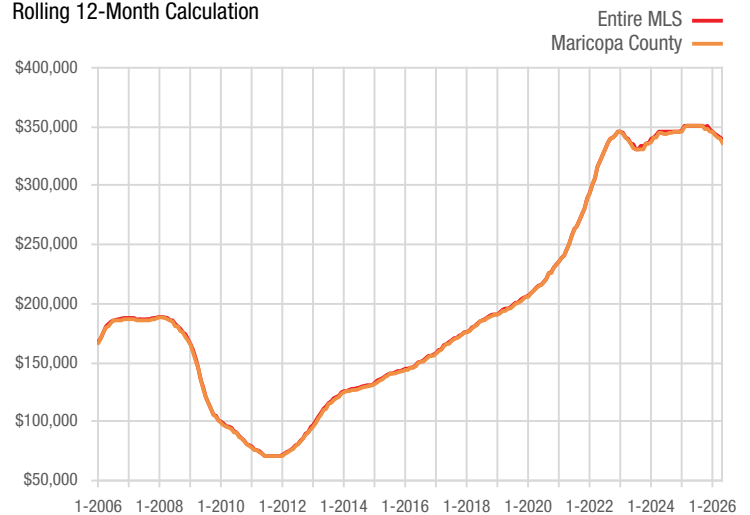
Median Sales Price - Single Family

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.