

Local Market Update – April 2026

A Research Tool Provided by Phoenix REALTORS®



Maricopa County

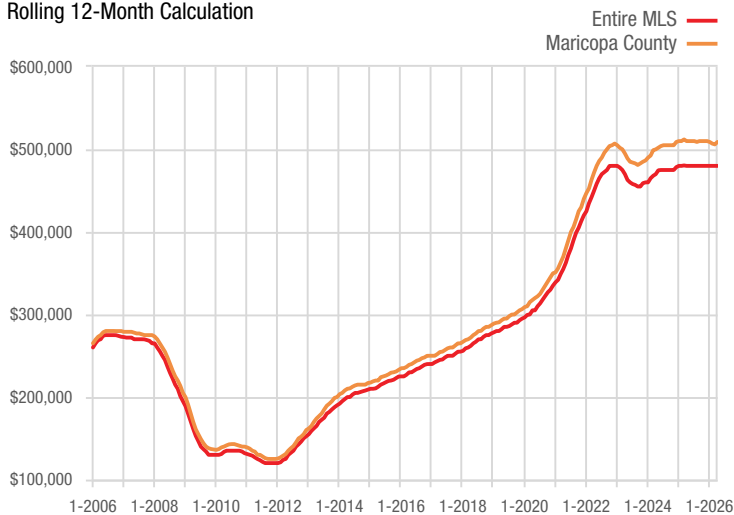
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	6,965	6,064	- 12.9%	27,294	25,924	- 5.0%
Pending Sales	4,596	3,154	- 31.4%	17,923	16,924	- 5.6%
Closed Sales	4,671	4,910	+ 5.1%	15,957	16,662	+ 4.4%
Days on Market Until Sale	69	72	+ 4.3%	71	76	+ 7.0%
Median Sales Price*	\$500,000	\$510,000	+ 2.0%	\$515,000	\$511,998	- 0.6%
Average Sales Price*	\$696,798	\$718,501	+ 3.1%	\$724,754	\$750,043	+ 3.5%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	16,366	16,452	+ 0.5%	—	—	—
Months Supply of Inventory	4.3	4.2	- 2.3%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	1,413	1,160	- 17.9%	6,019	5,582	- 7.3%
Pending Sales	787	551	- 30.0%	3,381	3,062	- 9.4%
Closed Sales	932	948	+ 1.7%	3,190	3,123	- 2.1%
Days on Market Until Sale	75	86	+ 14.7%	77	88	+ 14.3%
Median Sales Price*	\$350,000	\$325,000	- 7.1%	\$360,000	\$340,000	- 5.6%
Average Sales Price*	\$445,888	\$426,513	- 4.3%	\$477,888	\$470,521	- 1.5%
Percent of List Price Received*	97.6%	97.3%	- 0.3%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale	4,233	4,416	+ 4.3%	—	—	—
Months Supply of Inventory	5.8	6.4	+ 10.3%	—	—	—

* 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.

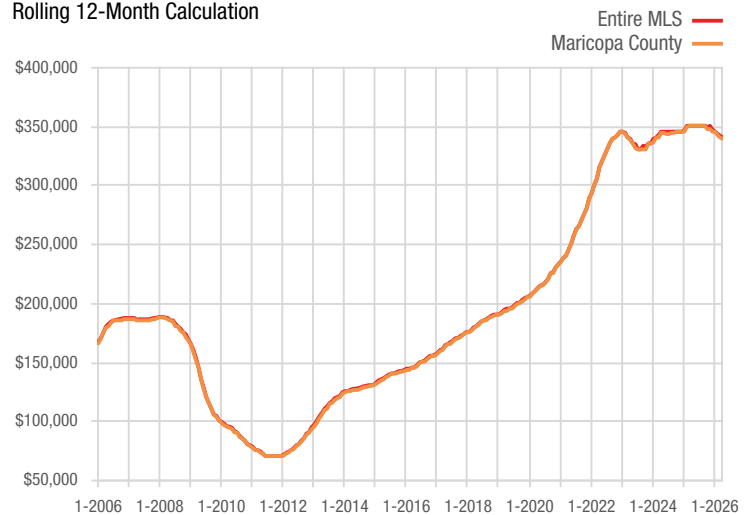
Median Sales Price - Single Family

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.