

Local Market Update – June 2026

A Research Tool Provided by Phoenix REALTORS®



Mesa

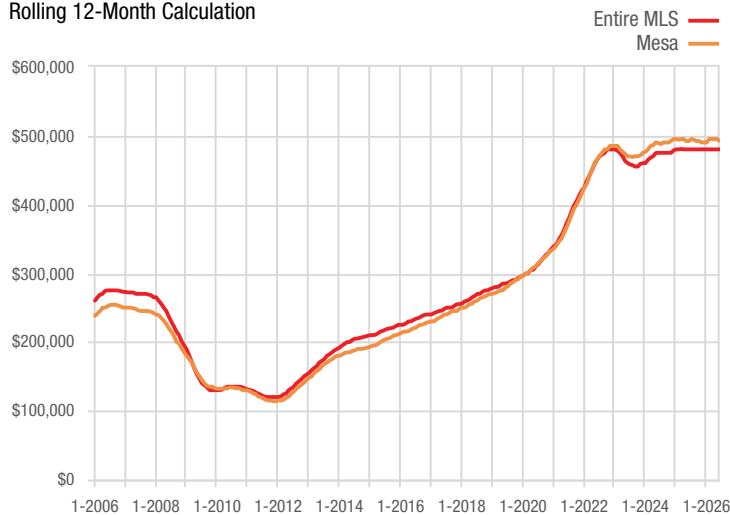
Single Family	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	496	448	- 9.7%	3,490	3,327	- 4.7%
Pending Sales	363	247	- 32.0%	2,521	2,463	- 2.3%
Closed Sales	395	455	+ 15.2%	2,435	2,553	+ 4.8%
Days on Market Until Sale	65	62	- 4.6%	66	65	- 1.5%
Median Sales Price*	\$499,687	\$485,000	- 2.9%	\$489,000	\$486,250	- 0.6%
Average Sales Price*	\$567,100	\$548,078	- 3.4%	\$561,378	\$557,078	- 0.8%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	1,269	1,178	- 7.2%	—	—	—
Months Supply of Inventory	3.4	3.0	- 11.8%	—	—	—

Townhouse/Condo	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	131	116	- 11.5%	960	911	- 5.1%
Pending Sales	91	71	- 22.0%	585	617	+ 5.5%
Closed Sales	83	108	+ 30.1%	558	621	+ 11.3%
Days on Market Until Sale	73	86	+ 17.8%	67	79	+ 17.9%
Median Sales Price*	\$307,500	\$276,000	- 10.2%	\$307,750	\$289,000	- 6.1%
Average Sales Price*	\$319,012	\$281,674	- 11.7%	\$316,969	\$294,551	- 7.1%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	437	382	- 12.6%	—	—	—
Months Supply of Inventory	4.8	4.2	- 12.5%	—	—	—

* 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.

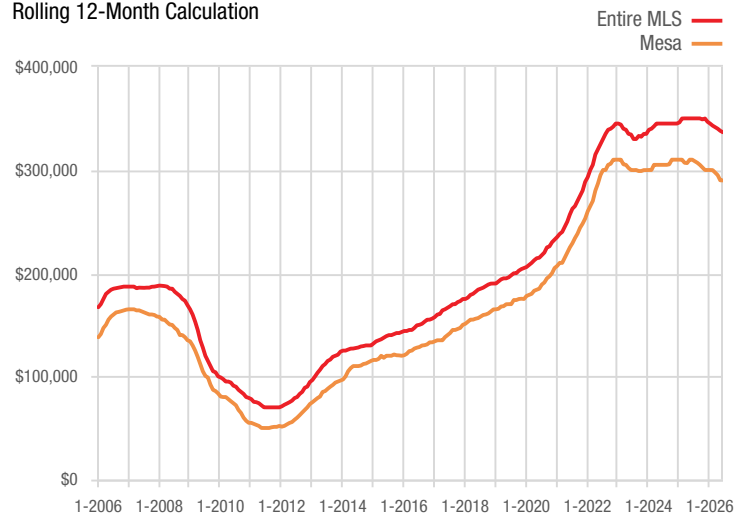
Median Sales Price - Single Family

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.