

Local Market Update – July 2026

A Research Tool Provided by Phoenix REALTORS®



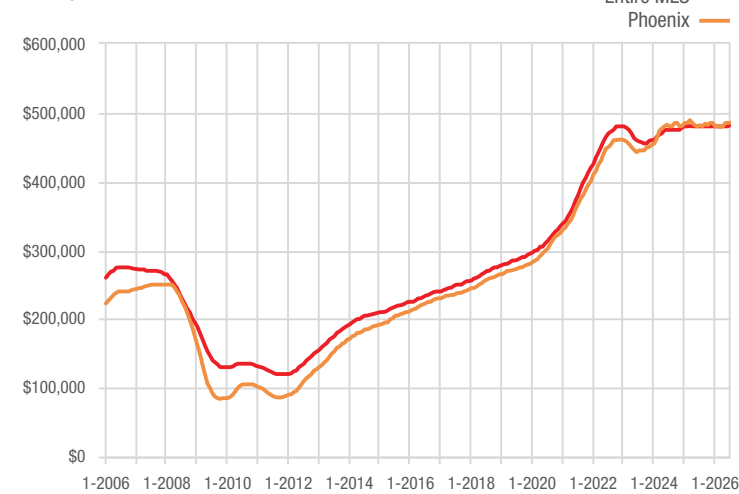
Phoenix

Single Family	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	1,100	1,052	- 4.4%	9,404	8,988	- 4.4%
Pending Sales	789	528	- 33.1%	6,288	6,132	- 2.5%
Closed Sales	842	915	+ 8.7%	6,051	6,272	+ 3.7%
Days on Market Until Sale	66	63	- 4.5%	64	64	0.0%
Median Sales Price*	\$475,000	\$479,990	+ 1.1%	\$485,000	\$490,000	+ 1.0%
Average Sales Price*	\$628,524	\$624,756	- 0.6%	\$635,599	\$657,922	+ 3.5%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	2,992	2,851	- 4.7%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

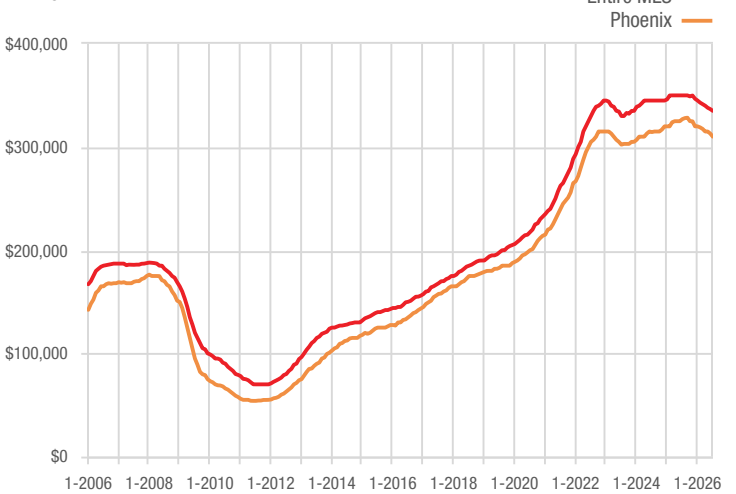
Townhouse/Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	320	301	- 5.9%	2,956	2,862	- 3.2%
Pending Sales	180	130	- 27.8%	1,619	1,556	- 3.9%
Closed Sales	212	211	- 0.5%	1,632	1,631	- 0.1%
Days on Market Until Sale	96	102	+ 6.3%	83	94	+ 13.3%
Median Sales Price*	\$315,000	\$293,000	- 7.0%	\$329,920	\$314,000	- 4.8%
Average Sales Price*	\$355,673	\$340,672	- 4.2%	\$386,156	\$371,968	- 3.7%
Percent of List Price Received*	97.1%	97.1%	0.0%	97.2%	97.0%	- 0.2%
Inventory of Homes for Sale	1,252	1,279	+ 2.2%	—	—	—
Months Supply of Inventory	5.8	6.0	+ 3.4%	—	—	—

* 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.