

Local Market Update – April 2026

A Research Tool Provided by Phoenix REALTORS®



Phoenix

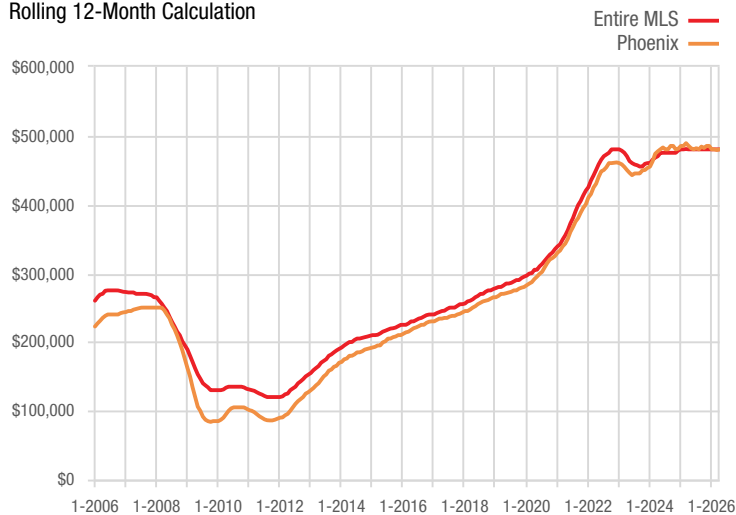
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	1,474	1,296	- 12.1%	5,742	5,377	- 6.4%
Pending Sales	969	635	- 34.5%	3,775	3,424	- 9.3%
Closed Sales	956	997	+ 4.3%	3,332	3,417	+ 2.6%
Days on Market Until Sale	63	64	+ 1.6%	64	68	+ 6.3%
Median Sales Price*	\$475,000	\$503,500	+ 6.0%	\$495,000	\$489,000	- 1.2%
Average Sales Price*	\$597,764	\$654,017	+ 9.4%	\$642,393	\$663,608	+ 3.3%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	3,164	3,080	- 2.7%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	440	400	- 9.1%	1,899	1,822	- 4.1%
Pending Sales	251	180	- 28.3%	1,014	917	- 9.6%
Closed Sales	264	276	+ 4.5%	932	932	0.0%
Days on Market Until Sale	79	92	+ 16.5%	82	88	+ 7.3%
Median Sales Price*	\$331,000	\$320,000	- 3.3%	\$332,000	\$318,750	- 4.0%
Average Sales Price*	\$383,190	\$387,361	+ 1.1%	\$389,258	\$383,143	- 1.6%
Percent of List Price Received*	97.5%	97.1%	- 0.4%	97.2%	97.0%	- 0.2%
Inventory of Homes for Sale	1,383	1,455	+ 5.2%	—	—	—
Months Supply of Inventory	6.0	6.9	+ 15.0%	—	—	—

* 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.

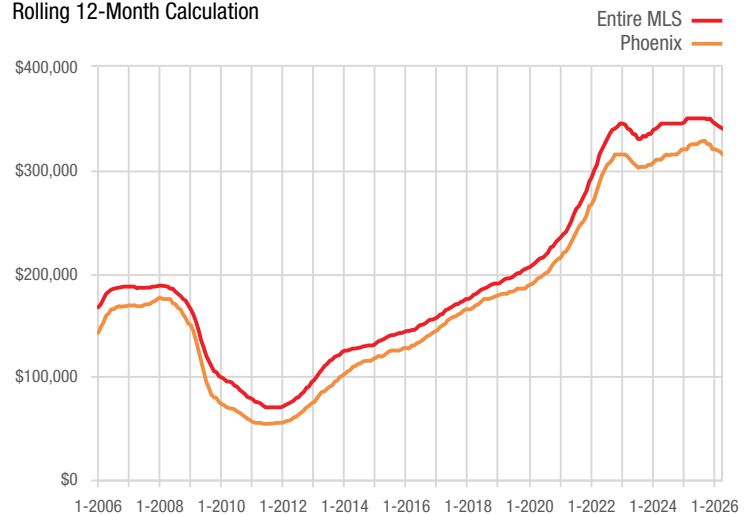
Median Sales Price - Single Family

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.