

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



Tempe

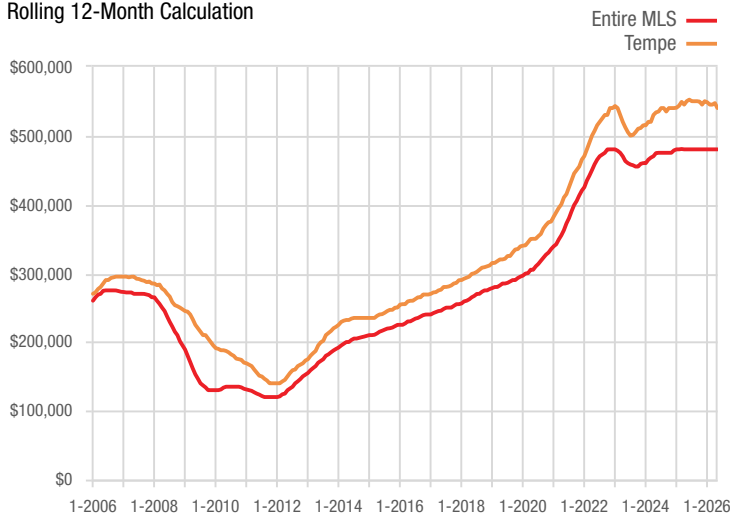
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	124	100	- 19.4%	596	585	- 1.8%
Pending Sales	82	49	- 40.2%	387	395	+ 2.1%
Closed Sales	99	96	- 3.0%	370	395	+ 6.8%
Days on Market Until Sale	54	51	- 5.6%	54	59	+ 9.3%
Median Sales Price*	\$600,000	\$560,000	- 6.7%	\$565,000	\$550,000	- 2.7%
Average Sales Price*	\$661,830	\$581,980	- 12.1%	\$628,249	\$603,799	- 3.9%
Percent of List Price Received*	97.8%	97.8%	0.0%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	267	256	- 4.1%	—	—	—
Months Supply of Inventory	3.8	3.5	- 7.9%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	45	70	+ 55.6%	322	338	+ 5.0%
Pending Sales	51	35	- 31.4%	208	199	- 4.3%
Closed Sales	41	38	- 7.3%	193	188	- 2.6%
Days on Market Until Sale	66	86	+ 30.3%	65	80	+ 23.1%
Median Sales Price*	\$360,000	\$313,000	- 13.1%	\$325,000	\$337,950	+ 4.0%
Average Sales Price*	\$371,878	\$330,807	- 11.0%	\$366,840	\$355,504	- 3.1%
Percent of List Price Received*	96.1%	96.3%	+ 0.2%	97.5%	97.3%	- 0.2%
Inventory of Homes for Sale	156	185	+ 18.6%	—	—	—
Months Supply of Inventory	4.2	5.0	+ 19.0%	—	—	—

* 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.

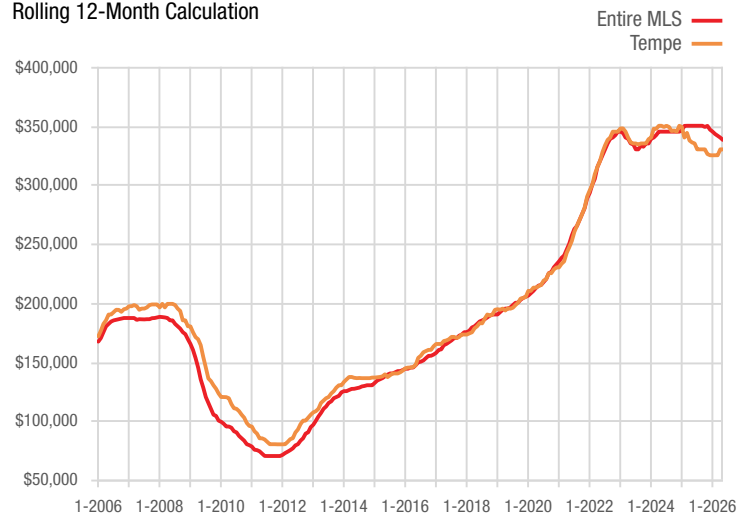
Median Sales Price - Single Family

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.