

Weekly Market Activity Report

A Research Tool From PHOENIX REALTORS®



For Week Ending May 16, 2026

Data current as of May 26, 2026

The U.S. economy added 115,000 jobs in April, down from the 185,000 jobs created in March, according to the Department of Labor. The gain surpassed the Dow Jones consensus estimate of 55,000 jobs. The unemployment rate remained unchanged at 4.3%, while average hourly earnings for all employees edged up 0.2% month-over-month and 3.6% year-over-year to \$37.41.

SINGLE FAMILY

For the week ending May 16:

- New Listings decreased 8.2% to 1,675
- Pending Sales decreased 34.3% to 782
- Inventory decreased 1.7% to 21,706

For the month of April:

- Median Sales Price increased 2.1% to \$484,950
- Days on Market increased 7.1% to 75
- Percent of List Price Received decreased 0.1% to 98.2%
- Months Supply decreased 6.8% to 4.1

TOWNHOUSE/CONDO

For the week ending May 16:

- New Listings decreased 6.4% to 264
- Pending Sales decreased 51.8% to 96
- Inventory increased 1.6% to 4,580

For the month of April:

- Median Sales Price decreased 6.1% to \$328,500
- Days on Market increased 16.0% to 87
- Percent of List Price Received decreased 0.3% to 97.3%
- Months Supply increased 3.4% to 6.0

Quick Facts

Single Family	Townhouse/Condo	Single Family	Townhouse/Condo	Single Family	Townhouse/Condo
- 8.2%	- 6.4%	- 34.3%	- 51.8%	- 1.7%	+ 1.6%
Year-Over-Year Change New Listings		Year-Over-Year Change Pending Sales		Year-Over-Year Change Homes for Sale	

This research report consists of residential real estate activity composed of single-family properties, townhouses and condominiums in the Phoenix REALTORS® service area. Percent changes are calculated using rounded figures.

Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

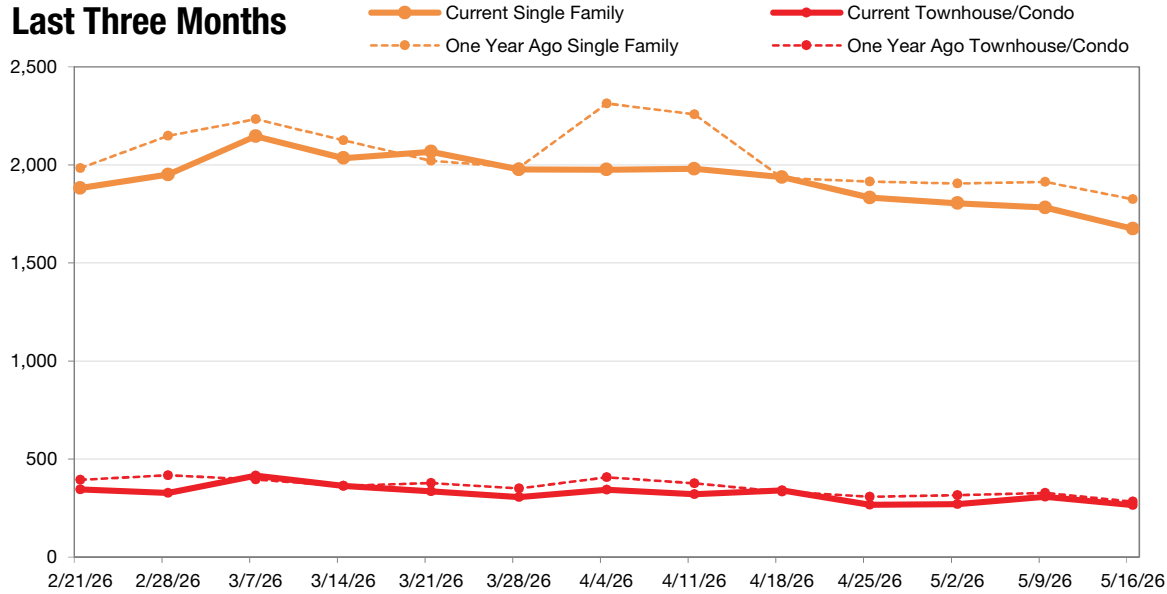
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New Listings

A count of the properties that have been newly listed on the market in a given week.

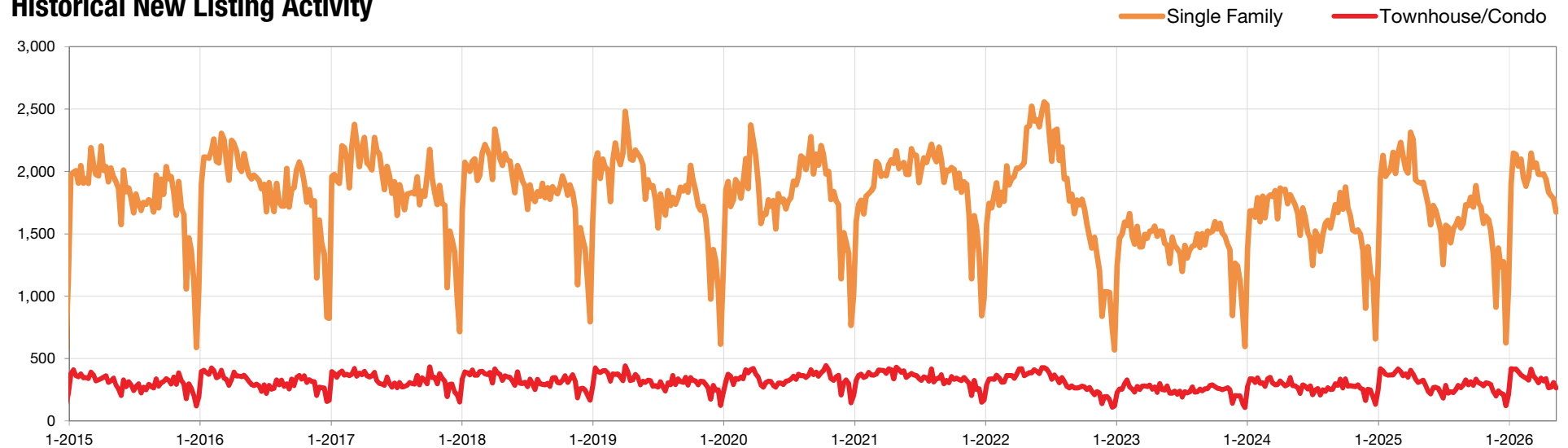


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
2/21/2026	1,882	- 5.1%	344	- 12.7%
2/28/2026	1,951	- 9.2%	326	- 21.8%
3/7/2026	2,147	- 3.9%	415	+ 5.1%
3/14/2026	2,035	- 4.3%	363	0.0%
3/21/2026	2,068	+ 2.3%	335	- 11.1%
3/28/2026	1,977	- 0.6%	306	- 12.6%
4/4/2026	1,976	- 14.6%	343	- 15.5%
4/11/2026	1,980	- 12.3%	321	- 14.4%
4/18/2026	1,938	+ 0.2%	340	+ 1.8%
4/25/2026	1,833	- 4.3%	266	- 13.4%
5/2/2026	1,805	- 5.3%	269	- 14.9%
5/9/2026	1,783	- 6.8%	307	- 6.1%
5/16/2026	1,675	- 8.2%	264	- 6.4%
3-Month Avg.	1,927	- 5.7%	323	- 9.6%

Historical New Listing Activity

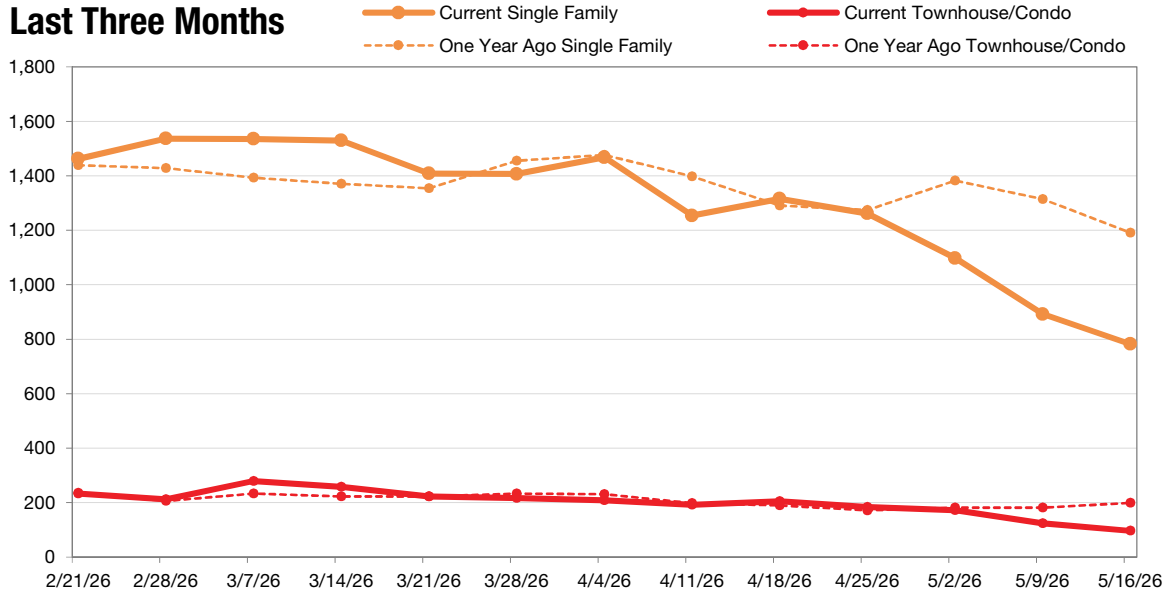


Pending Sales

A count of the properties in either a contingent or pending status in a given week.

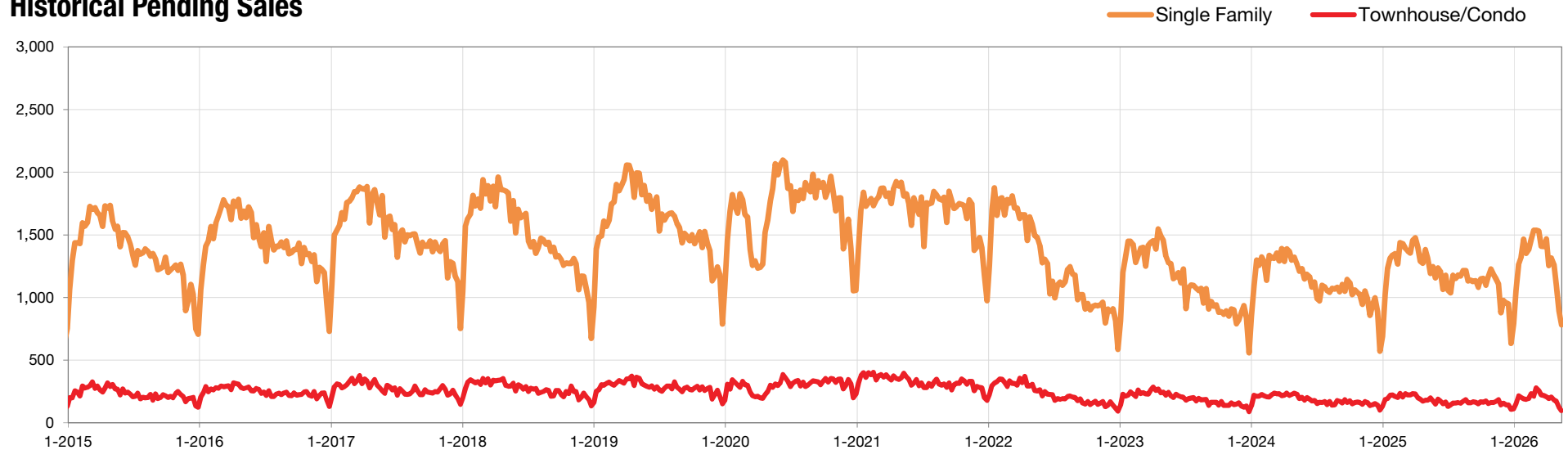


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
2/21/2026	1,463	+ 1.7%	233	- 0.9%
2/28/2026	1,537	+ 7.6%	212	+ 2.9%
3/7/2026	1,536	+ 10.3%	279	+ 19.7%
3/14/2026	1,530	+ 11.6%	257	+ 15.8%
3/21/2026	1,409	+ 4.1%	222	0.0%
3/28/2026	1,407	- 3.4%	217	- 6.9%
4/4/2026	1,468	- 0.6%	208	- 10.0%
4/11/2026	1,254	- 10.3%	192	- 3.0%
4/18/2026	1,316	+ 1.9%	205	+ 8.5%
4/25/2026	1,262	- 0.9%	183	+ 7.0%
5/2/2026	1,098	- 20.6%	172	- 5.0%
5/9/2026	892	- 32.2%	123	- 32.0%
5/16/2026	782	- 34.3%	96	- 51.8%
3-Month Avg.	1,304	- 4.6%	200	- 3.8%

Historical Pending Sales

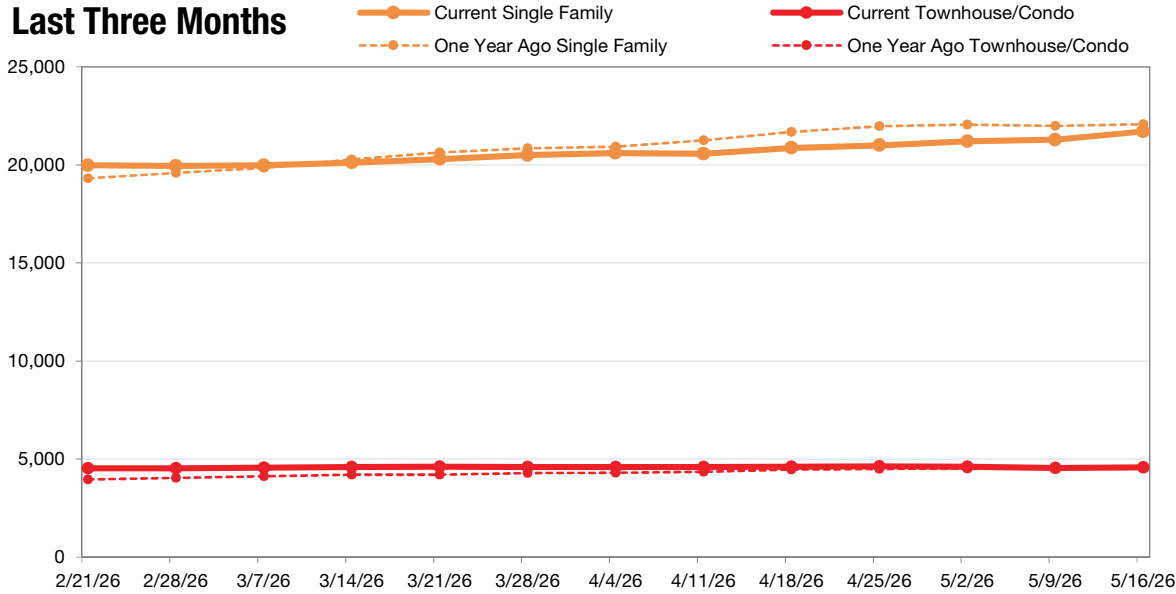


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

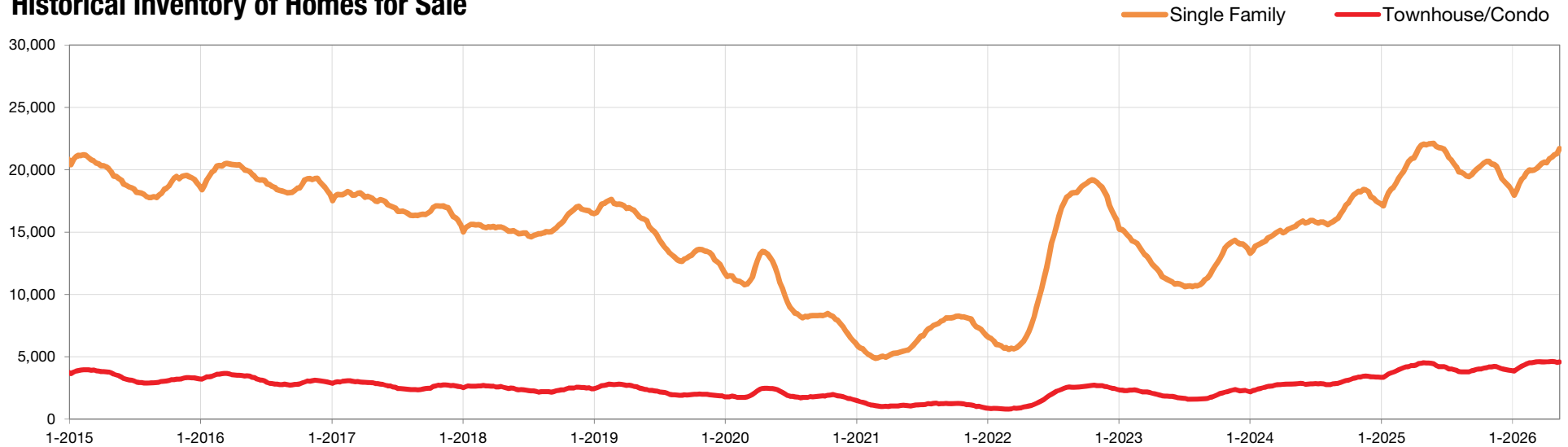


Last Three Months



Data for the Week Ending...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
2/21/2026	19,985	+ 3.4%	4,526	+ 14.5%
2/28/2026	19,948	+ 1.8%	4,526	+ 12.1%
3/7/2026	19,981	+ 0.7%	4,554	+ 10.7%
3/14/2026	20,121	- 0.8%	4,593	+ 9.6%
3/21/2026	20,302	- 1.7%	4,598	+ 9.4%
3/28/2026	20,501	- 1.7%	4,590	+ 7.2%
4/4/2026	20,609	- 1.5%	4,591	+ 7.1%
4/11/2026	20,574	- 3.2%	4,593	+ 5.9%
4/18/2026	20,874	- 3.8%	4,612	+ 3.5%
4/25/2026	21,000	- 4.5%	4,629	+ 3.2%
5/2/2026	21,205	- 3.9%	4,599	+ 2.0%
5/9/2026	21,289	- 3.2%	4,534	+ 0.9%
5/16/2026	21,706	- 1.7%	4,580	+ 1.6%
3-Month Avg.	20,623	- 1.6%	4,579	+ 6.6%

Historical Inventory of Homes for Sale

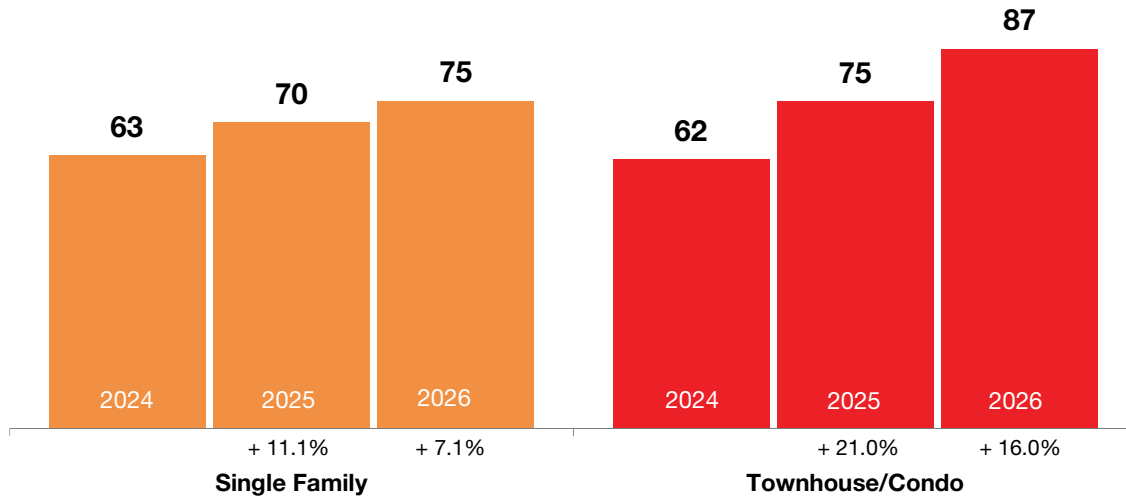


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

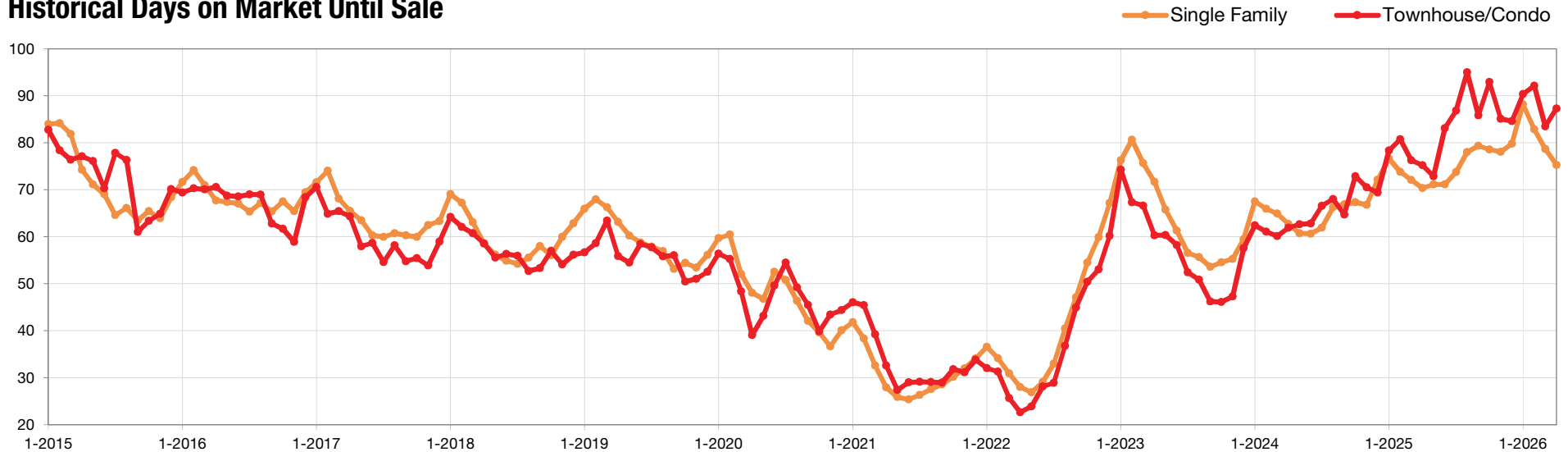


April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
May-2025	71	+ 16.4%	73	+ 15.9%
Jun-2025	71	+ 16.4%	83	+ 31.7%
Jul-2025	74	+ 19.4%	87	+ 29.9%
Aug-2025	78	+ 18.2%	95	+ 39.7%
Sep-2025	79	+ 17.9%	86	+ 32.3%
Oct-2025	79	+ 17.9%	93	+ 27.4%
Nov-2025	78	+ 16.4%	85	+ 21.4%
Dec-2025	80	+ 14.3%	85	+ 23.2%
Jan-2026	88	+ 14.3%	90	+ 15.4%
Feb-2026	83	+ 12.2%	92	+ 13.6%
Mar-2026	79	+ 9.7%	84	+ 10.5%
Apr-2026	75	+ 7.1%	87	+ 16.0%
Average	77	+ 14.5%	86	+ 22.3%

Historical Days on Market Until Sale

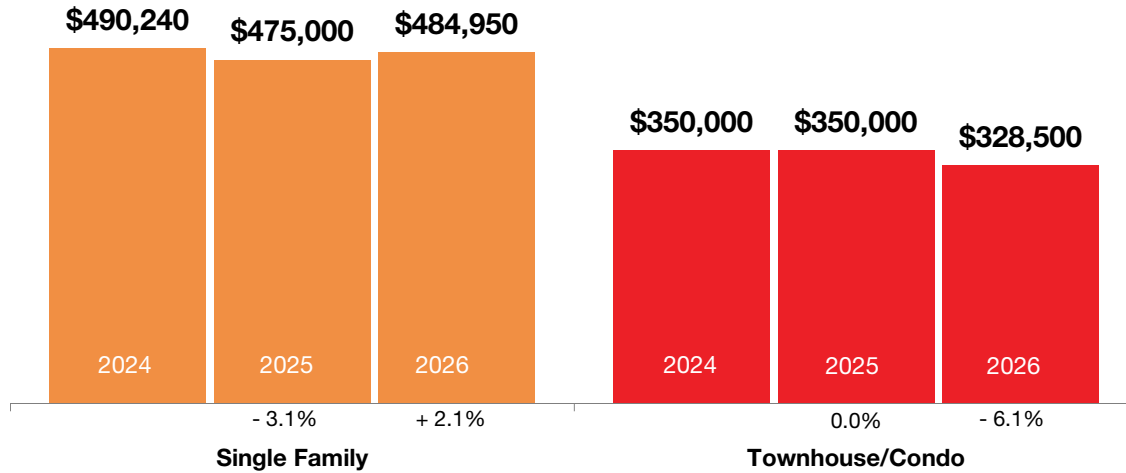


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

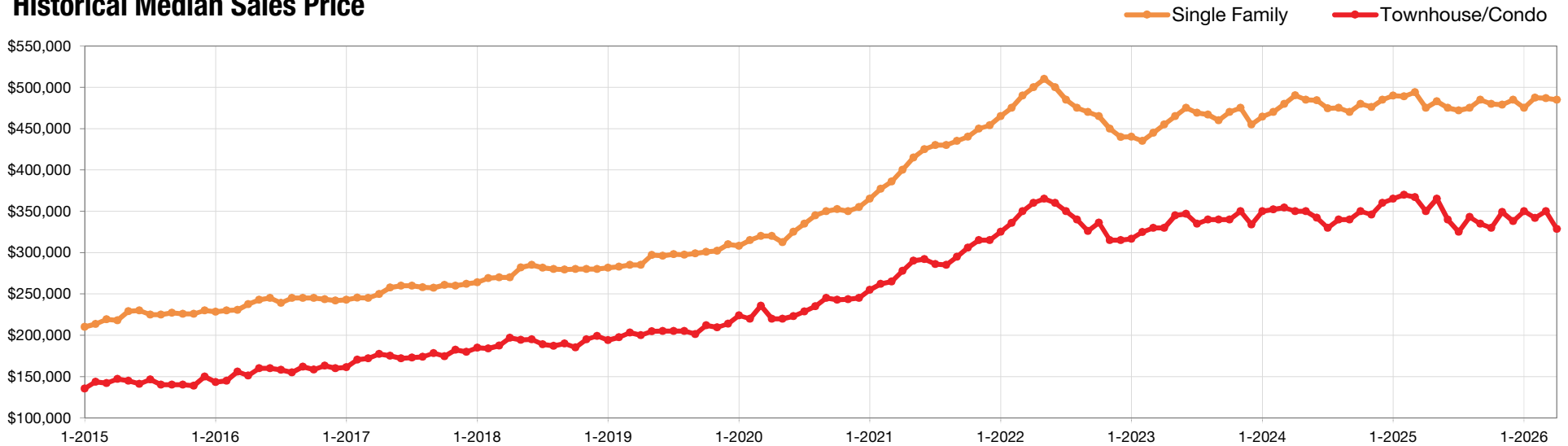


April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
May-2025	\$482,990	-0.4%	\$365,000	+4.3%
Jun-2025	\$475,000	-1.9%	\$340,000	-0.6%
Jul-2025	\$472,000	-0.5%	\$325,000	-1.5%
Aug-2025	\$475,000	+0.0%	\$342,990	+0.9%
Sep-2025	\$484,990	+3.2%	\$335,000	-1.5%
Oct-2025	\$480,000	+0.0%	\$330,000	-5.7%
Nov-2025	\$479,000	+0.6%	\$349,000	+0.9%
Dec-2025	\$485,000	-0.3%	\$338,000	-6.1%
Jan-2026	\$475,000	-3.1%	\$350,000	-4.1%
Feb-2026	\$487,300	-0.3%	\$341,750	-7.6%
Mar-2026	\$486,789	-1.5%	\$350,000	-4.6%
Apr-2026	\$484,950	+2.1%	\$328,500	-6.1%
Median	\$480,000	0.0%	\$340,000	-2.9%

Historical Median Sales Price

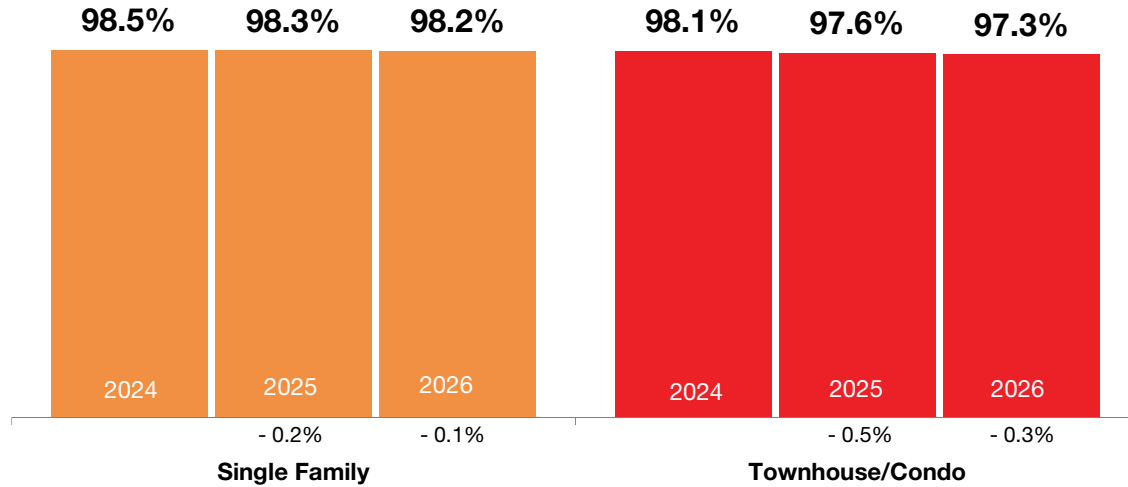


Percent of List Price Received



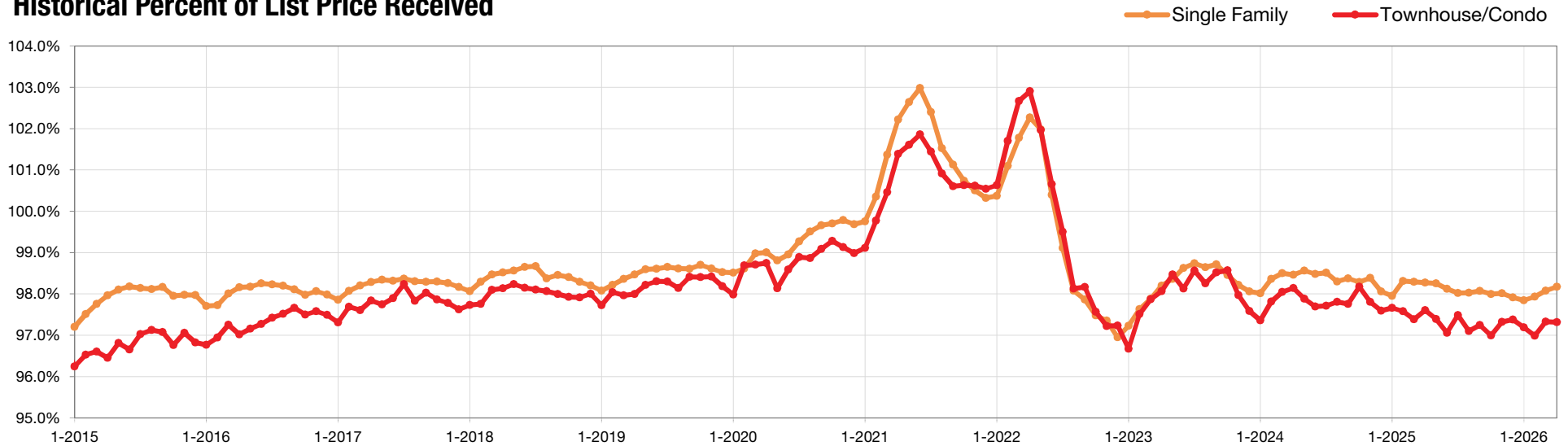
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
May-2025	98.3%	- 0.3%	97.4%	- 0.5%
Jun-2025	98.1%	- 0.4%	97.1%	- 0.6%
Jul-2025	98.0%	- 0.5%	97.5%	- 0.2%
Aug-2025	98.0%	- 0.3%	97.2%	- 0.7%
Sep-2025	98.1%	- 0.3%	97.2%	- 0.6%
Oct-2025	98.0%	- 0.3%	97.0%	- 1.2%
Nov-2025	98.0%	- 0.4%	97.3%	- 0.5%
Dec-2025	97.9%	- 0.2%	97.4%	- 0.2%
Jan-2026	97.8%	- 0.2%	97.2%	- 0.5%
Feb-2026	97.9%	- 0.4%	97.0%	- 0.6%
Mar-2026	98.1%	- 0.2%	97.3%	- 0.1%
Apr-2026	98.2%	- 0.1%	97.3%	- 0.3%
Average	98.0%	- 0.3%	97.2%	- 0.5%

Historical Percent of List Price Received

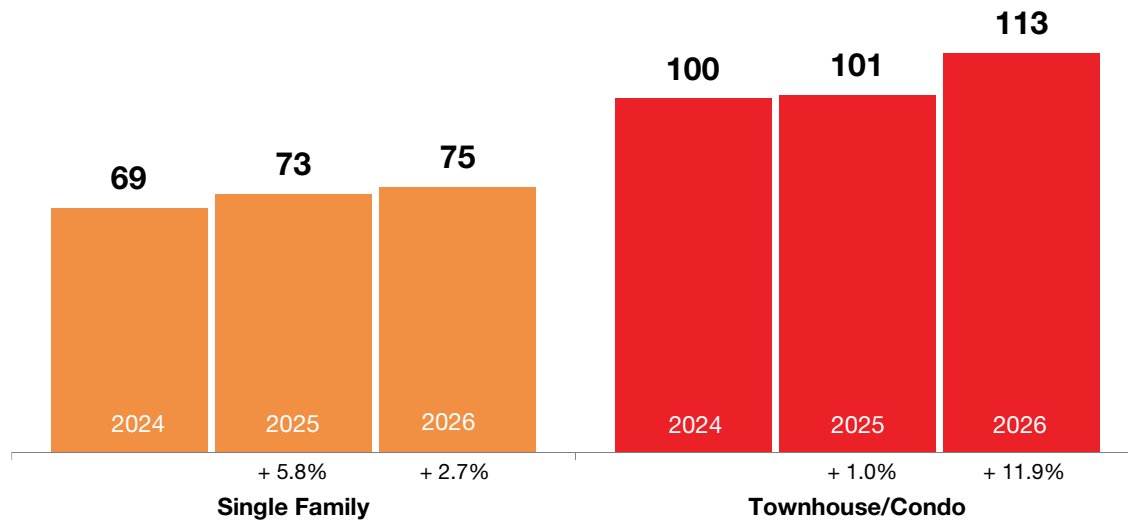


Housing Affordability Index



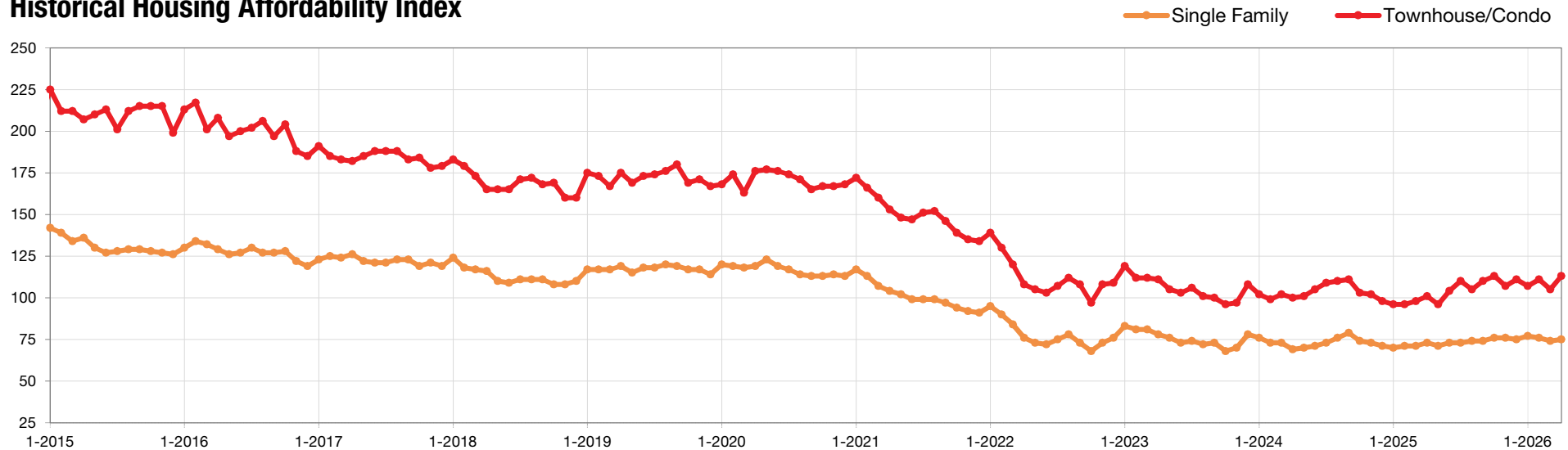
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
May-2025	71	+ 1.4%	96	- 5.0%
Jun-2025	73	+ 2.8%	104	- 1.0%
Jul-2025	73	0.0%	110	+ 0.9%
Aug-2025	74	- 2.6%	105	- 4.5%
Sep-2025	74	- 6.3%	110	- 0.9%
Oct-2025	76	+ 2.7%	113	+ 9.7%
Nov-2025	76	+ 4.1%	107	+ 4.9%
Dec-2025	75	+ 5.6%	111	+ 13.3%
Jan-2026	77	+ 10.0%	107	+ 11.5%
Feb-2026	76	+ 2.7%	111	+ 15.6%
Mar-2026	74	+ 4.2%	105	+ 7.1%
Apr-2026	75	+ 2.7%	113	+ 11.9%
Average	75	+ 2.3%	108	+ 5.3%

Historical Housing Affordability Index

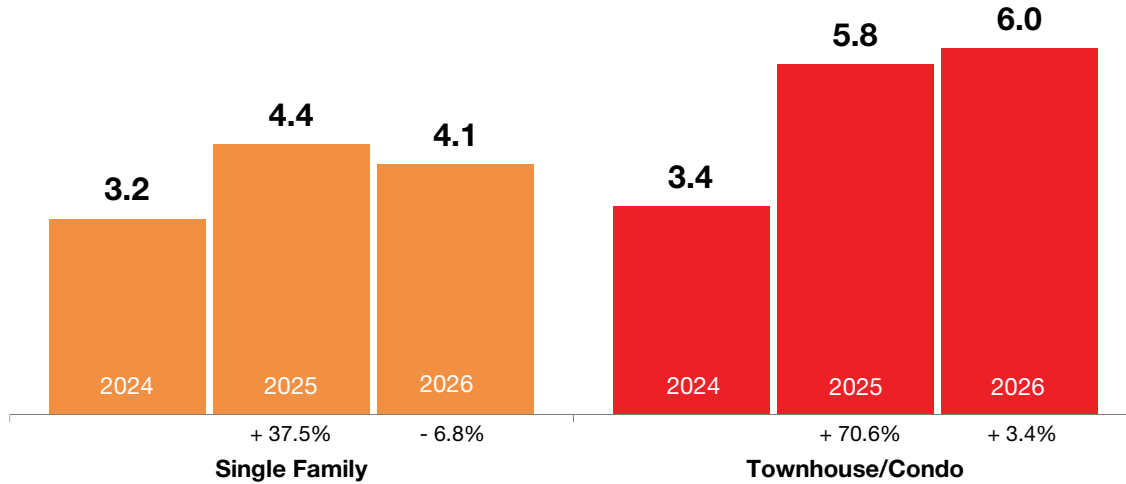


Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

April



Data for the month of...	Single Family	Year-Over-Year Change	Townhouse/Condo	Year-Over-Year Change
May-2025	4.5	+ 32.4%	5.7	+ 62.9%
Jun-2025	4.3	+ 26.5%	5.4	+ 50.0%
Jul-2025	4.0	+ 21.2%	5.1	+ 45.7%
Aug-2025	3.9	+ 14.7%	5.0	+ 35.1%
Sep-2025	4.0	+ 11.1%	5.3	+ 32.5%
Oct-2025	4.1	+ 7.9%	5.6	+ 33.3%
Nov-2025	3.8	+ 2.7%	5.4	+ 25.6%
Dec-2025	3.5	0.0%	5.1	+ 21.4%
Jan-2026	3.8	0.0%	5.8	+ 20.8%
Feb-2026	3.9	- 4.9%	6.1	+ 17.3%
Mar-2026	3.9	- 7.1%	6.0	+ 11.1%
Apr-2026	4.1	- 6.8%	6.0	+ 3.4%
Average	4.0	+ 7.3%	5.5	+ 27.4%

Historical Months Supply of Inventory

