LONG REALTY SMART MOVE.



Phoenix and Central Arizona Residential Market

LONG REALTY

2026

First Quarter Market Report

2026 First Quarter Market Report
Phoenix Metro Residential Market

Market Summary

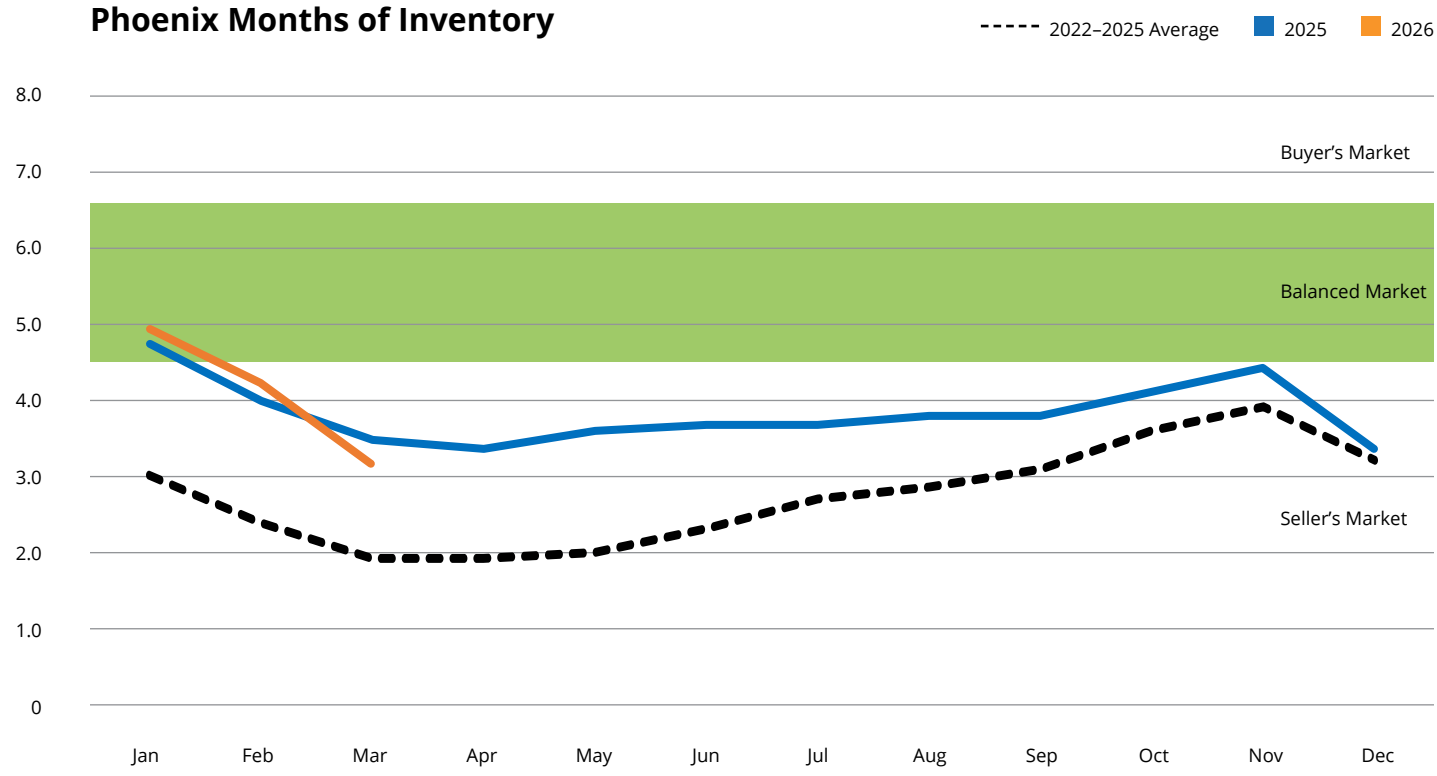
- Home prices remained stable with more balance between supply and demand.
- Buyer demand overall consistent with first quarter 2025 trends. Standout segments with double digit year-over-year growth in sales include the Florence/Coolidge area, Surprise, and Sun City West.
- Inventory improved and is slightly above long-term averages.
- Luxury segment at $1million+ shows consistent demand to last year, and out paced March 2025.
- Market started 2026 conditions in line with first quarter 2025 trends, as a more balanced and healthy market, and followed typical seasonality.

Phoenix Residential

Median Sales Price:	$460,000	**(Unchanged)**
Closed Sales:	17,060	**(+3.4% YoY)**
New Pended Sales:	20,772	**(+6.2% YoY)**
New Listings:	29,777	**(-3.1% YoY)**
Active Inventory:	22,766	**(-1.3% YoY)**
Avg Days on Market:	66	**(+4 days YoY)**
Months Supply:	3.2 months	**(-0.3 YoY)**

Market Balance Indicator
Status: **More Balanced/Healthy**

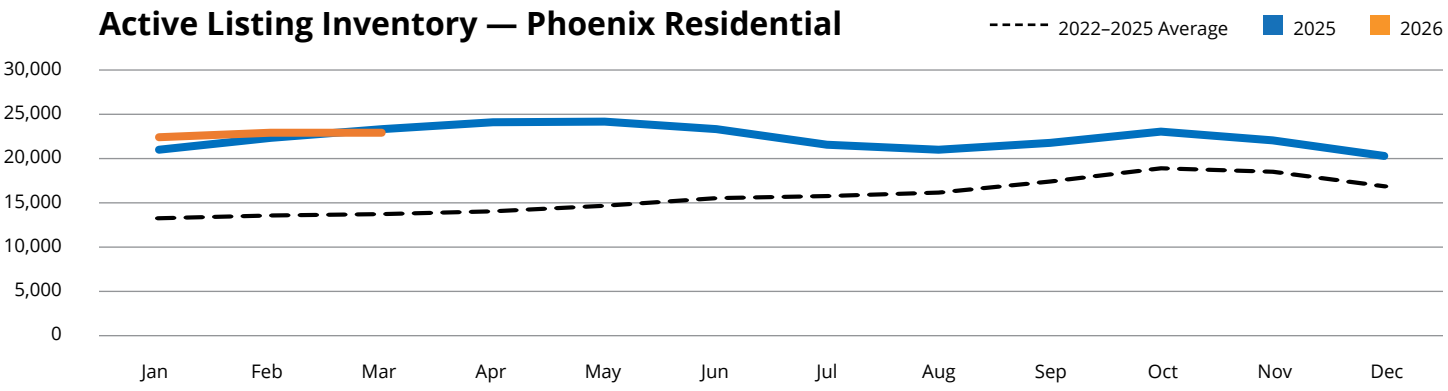
Phoenix Months of Inventory

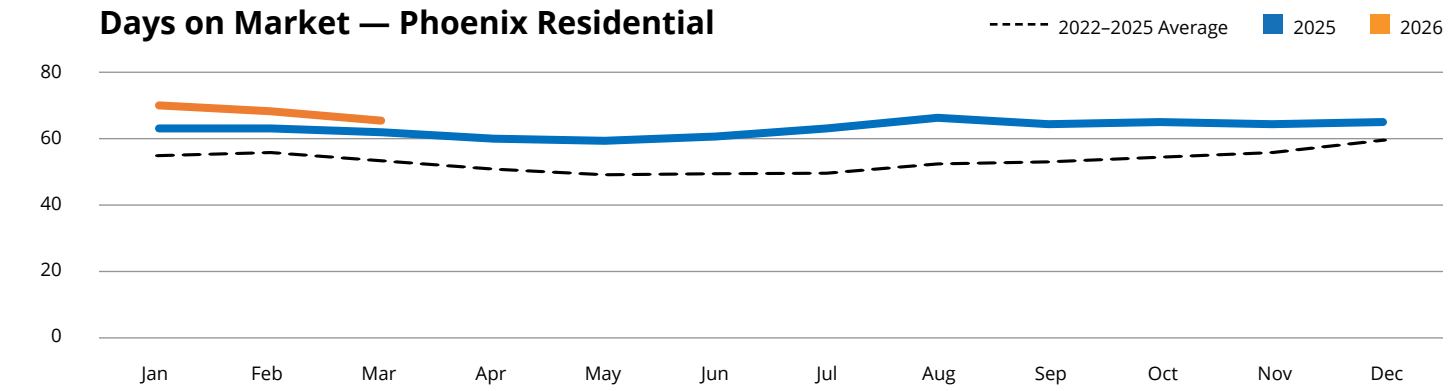


Statistics based on information obtained from ARMLS on 4/13/2026 using TrendGraphix software. Information is believed to be reliable, but not guaranteed.

Supply

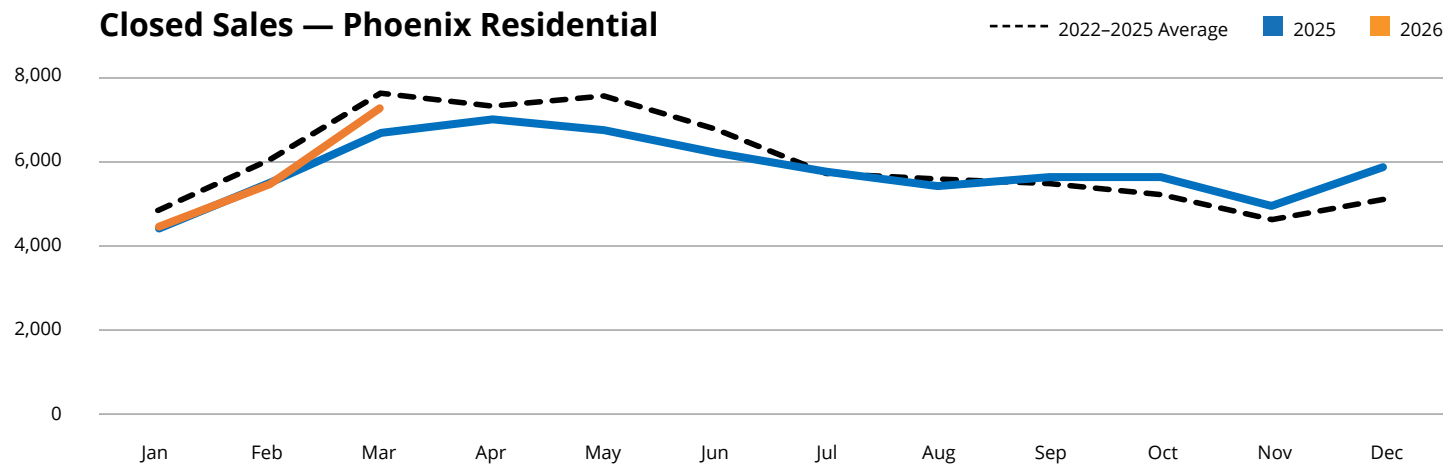
Inventory improved modestly through 2026 as more sellers listed and Days on Market trended higher. The increased inventory provided buyers broader choice and increased competition for sellers





Demand

Buyer demand tracked in line with Q1 2025 levels, slightly ahead in March, and slightly below the four-year average. Overall, buyer demand followed normal seasonality.

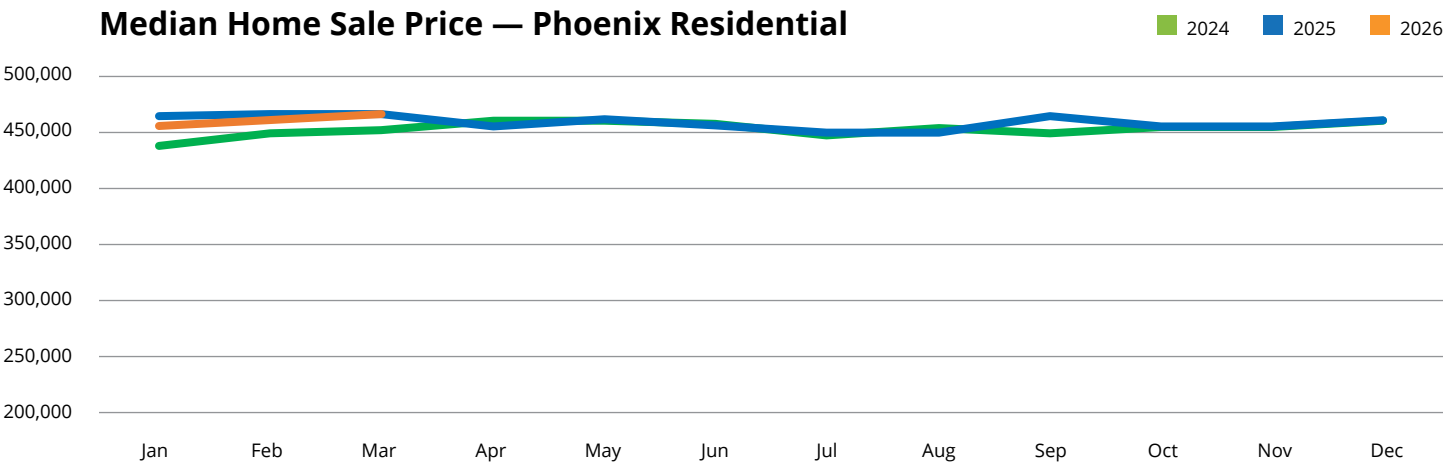


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Pricing

Home sales pricing remained stable and resilient with more balanced market conditions. As reflected in the sales price to original list price ratio, 2026 is seeing price reductions and buyer/seller negotiation.

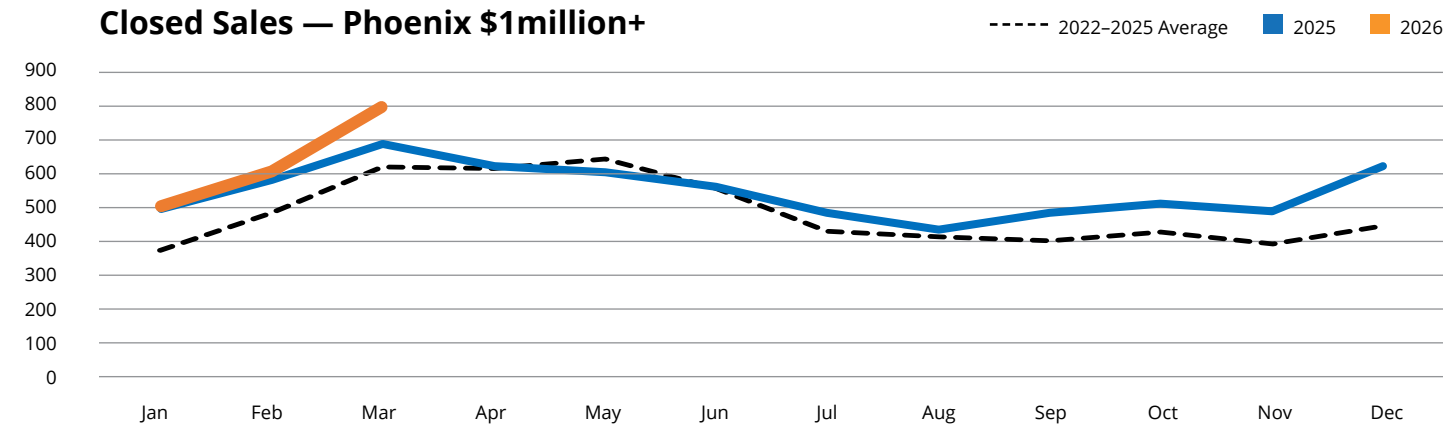
- Sale Price/Original List Price: **95%**



Luxury Segment ($1Million+)

Luxury activity followed Jan-Feb trends closely, and outpaced March '25 and the 4-year trend. Cash buyers represented a significant portion of transactions, which makes luxury less mortgage rate sensitive.

- Luxury Closed Sales: **+4.1% YoY** ↑
- Luxury New Pended Sales: **+15.4% YoY** ↑
- Luxury Active Inventory: **+4.1% YoY** ↑



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Florence/Coolidge

Median Sales Price:	$315,000 (unchanged) ↔
Closed Sales:	+10.5% YoY ↑
New Pended Sales:	+22.5% YoY ↑
Active Inventory:	+14.2% YoY ↑
Days on Market:	68 (-3 days YoY) ↓

Casa Grande

Median Sales Price:	$300,000 (-2.3% YoY) ↓
Closed Sales:	-18.1% YoY ↓
New Pended Sales:	-9.9% YoY ↓
Active Inventory:	-5.9% YoY ↓
Days on Market:	97 (+11 days YoY) ↑

Chandler

Median Sales Price:	$528,000 (-1.3% YoY) ↓
Closed Sales:	+4.8% YoY ↑
New Pended Sales:	+3.9% YoY ↑
Active Inventory:	-0.9% YoY ↓
Days on Market:	52 (+8 days YoY) ↑

Gilbert

Median Sales Price:	$595,000 (-0.8% YoY) ↓
Closed Sales:	-1.3% YoY ↓
New Pended Sales:	+4.5% YoY ↑
Active Inventory:	-3.1% YoY ↓
Days on Market:	47 (-2 days YoY) ↓

Mesa

Median Sales Price:	$430,000 (+2.4% YoY) ↑
Closed Sales:	+3.3% YoY ↑
New Pended Sales:	+9.5% YoY ↑
Active Inventory:	-5.3% YoY ↓
Days on Market:	58 (+1 days YoY) ↑

Glendale

Median Sales Price:	$435,000 (+1.4% YoY) ↑
Closed Sales:	-9.2% YoY ↓
New Pended Sales:	-2.3% YoY ↓
Active Inventory:	-2.3% YoY ↓
Days on Market:	61 (+9 days YoY) ↑

Tempe

Median Sales Price:	$471,000 (-4.8% YoY) ↓
Closed Sales:	+5.9% YoY ↑
New Pended Sales:	+14.5% YoY ↑
Active Inventory:	-1.6% YoY ↓
Days on Market:	57 (+7 days YoY) ↑

Surprise

Median Sales Price:	$440,000 (+2.3% YoY) ↑
Closed Sales:	+11.2% YoY ↑
New Pended Sales:	+14.6% YoY ↑
Active Inventory:	+4.4% YoY ↑
Days on Market:	78 (+8 days YoY) ↑

Sun City

Median Sales Price:	$263,000 (-9.0% YoY) ↓
Closed Sales:	0% (unchanged) ↔
New Pended Sales:	-0.8% YoY ↓
Active Inventory:	-5.7% YoY ↓
Days on Market:	75 (+13 days YoY) ↑

Sun City West

Median Sales Price:	$360,000 (-10.4% YoY) ↓
Closed Sales:	+13.1% YoY ↑
New Pended Sales:	+15% YoY ↑
Active Inventory:	-18.5% YoY ↓
Days on Market:	66 (+4 days YoY) ↑

Scottsdale

Median Sales Price:	$980,000 (+11.4% YoY) ↑
Closed Sales:	+1.4% YoY ↑
New Pended Sales:	+5.8% YoY ↑
Active Inventory:	+4.0% YoY ↑
Days on Market:	63 (-1 days YoY) ↓

2026

First Quarter Market Report

2026 Market Outlook

The 2026 housing market will be defined by stabilization, increased choice and strong homeowner fundamentals. While affordability remains a challenge, gradual rate easing and rising inventory support a more balanced and predictable year. Buyers should prepare for competition on well-priced homes. Sellers can leverage strong equity positions while pricing wisely to the market, not to the headlines. Expect pricing to see modest gains and the luxury market will continue to see above-average demand.

Contact me for more information about housing conditions in your area.

Get A Copy
2026 National Housing Outlook



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