LONG REALTY

2026

2026 Mid-Year Market Report

2026 Mid-Year Market Report
Phoenix Metro Residential Market

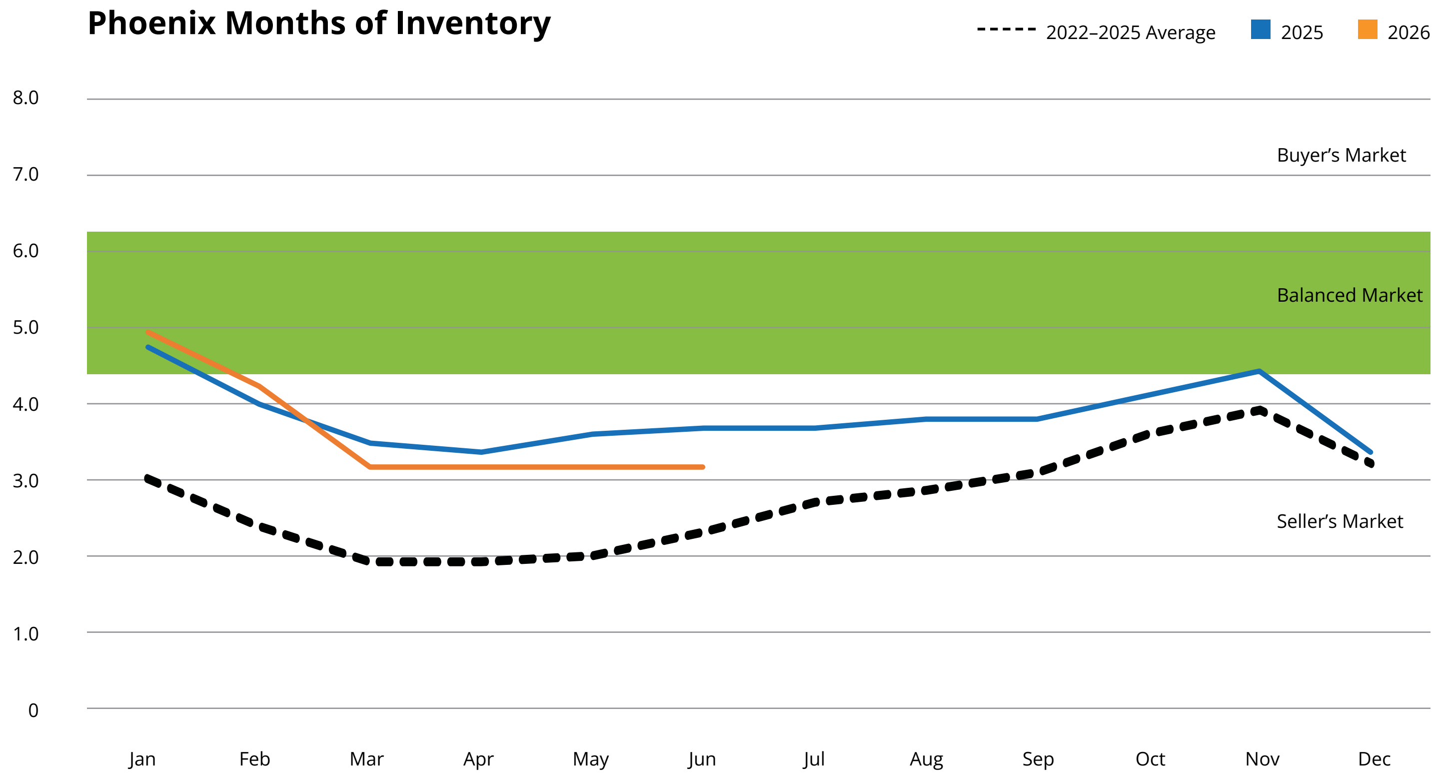
Market Summary

- Home prices remained stable with more balance between supply and demand.
- Buyer demand tracked higher March-June 2026.
- Inventory declined in second quarter 2026 improved and is slightly below 2025 levels.
- Luxury segment at $1million+ continues to outpace the broader market and is surpassing 2025 activity.

Phoenix Residential

Median Sales Price:	$458,000 (+2.9% YoY)	↑
Closed Sales:	37,704 (+4% YoY)	↑
New Pended Sales:	39,928 (+5% YoY)	↑
New Listings:	55,192 (-3.9% YoY)	↓
Active Inventory:	21,400 (-7% YoY)	↓
Ave Days on Market:	64 (+4 days YoY)	↑
Months Supply:	3.2 months (-0.5 YoY)	↓

Market Balance Indicator
Status: **Slightly Seller Market to More Balanced/Healthy**



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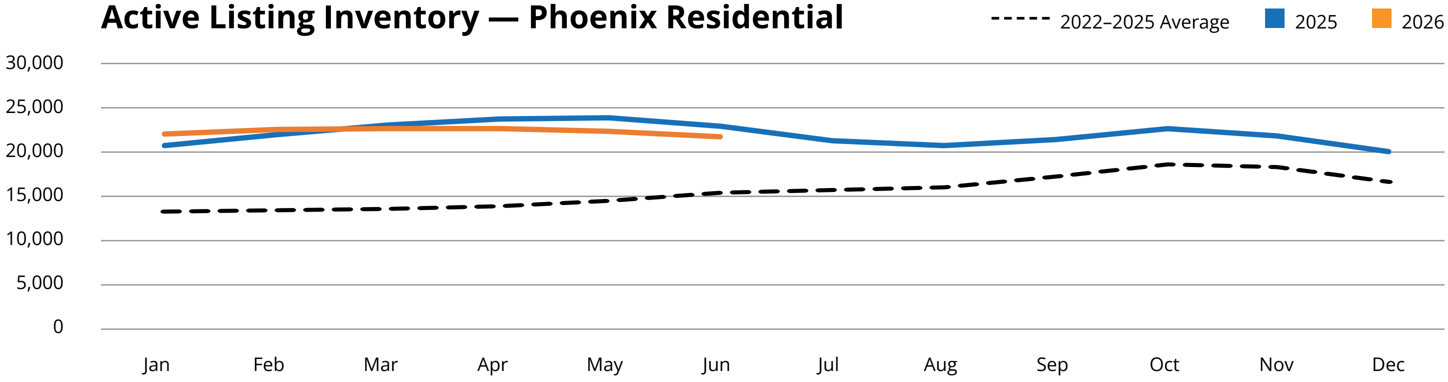
Statistics based on information obtained from MLSSAZ and ARMLS on 07/17/26 using TrendGraphix software. Information deemed reliable, but not guaranteed.

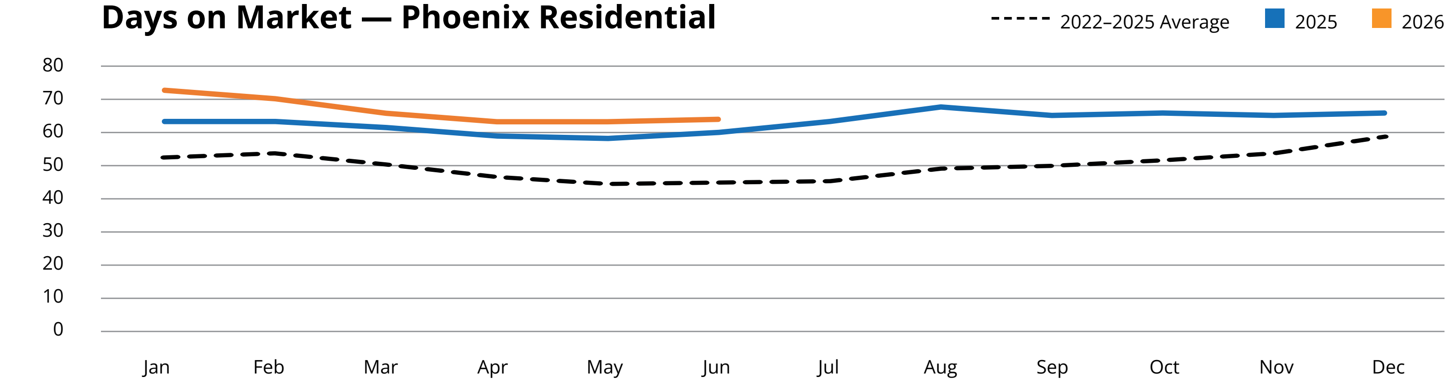
Supply

Inventory declined slightly in second quarter 2026 with increased buyer demand and less new listings coming to market. The slightly lower inventory creates slightly more urgency for buyers and slight relief to sellers.

Active Listing Inventory — Phoenix Residential



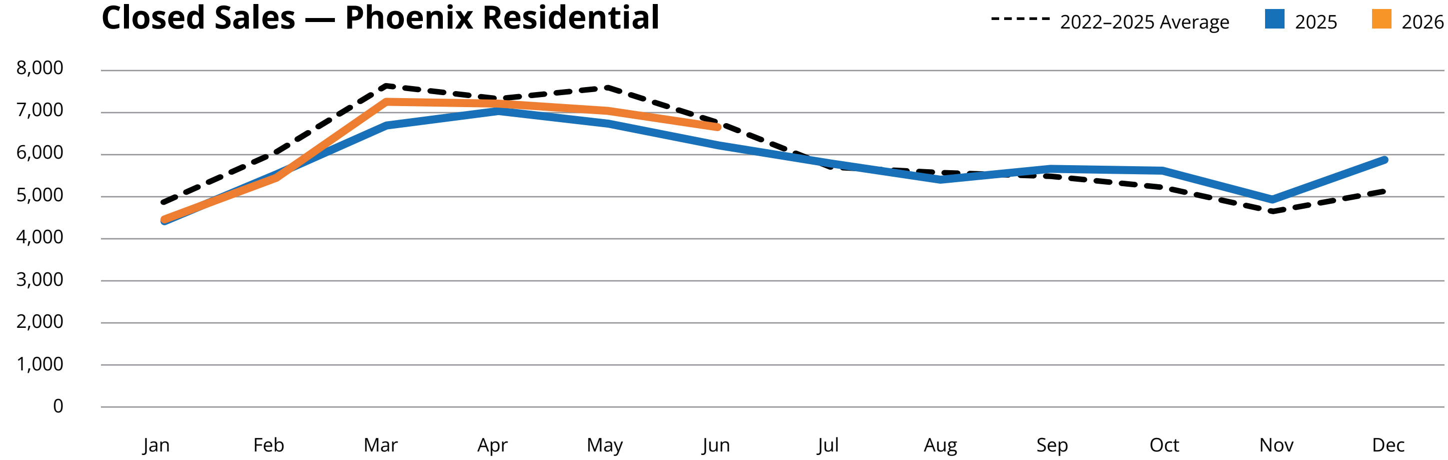
Days on Market — Phoenix Residential



Demand

Buyer demand tracked slightly above 2025 levels, and slightly below the four-year average. Overall, buyer demand followed normal seasonality.

Closed Sales — Phoenix Residential



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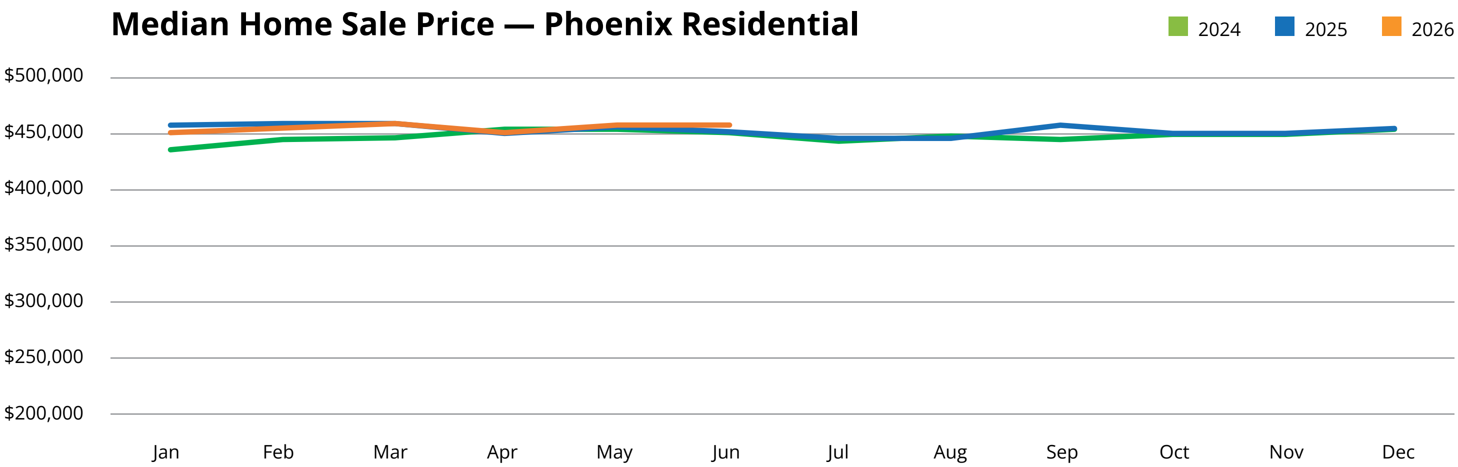
Pricing

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.

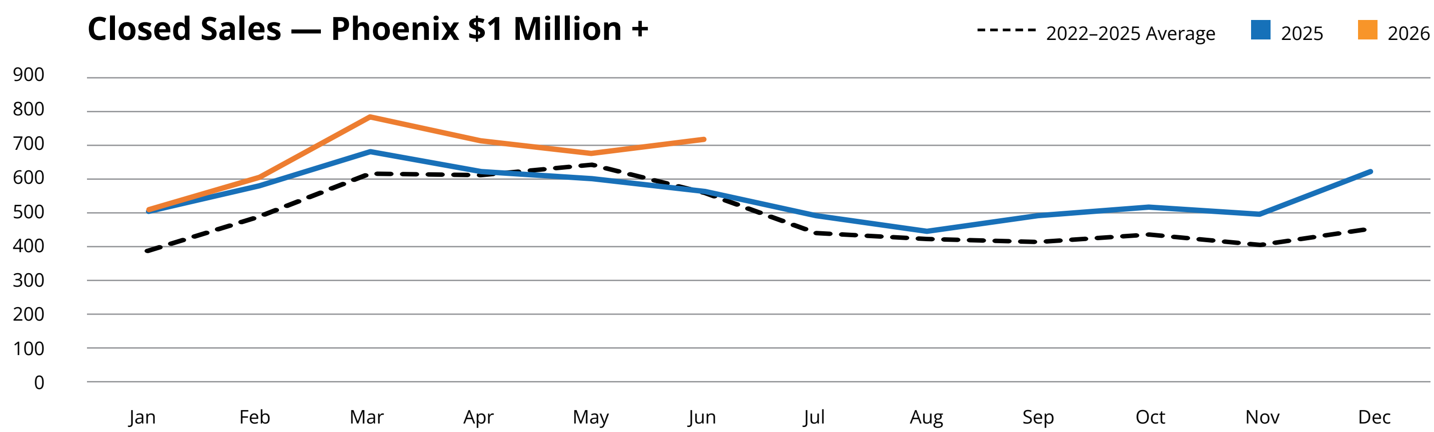
- Sale Price/Original List Price: **94%**



Luxury Segment ($1Million+)

Luxury sales activity outpaced March-June ‘25 and the 4-year trend. Cash buyers represented a significant portion of transactions, which makes luxury less mortgage rate sensitive.

- Luxury Closed Sales: **+13.5% YoY** ↑
- Luxury New Pended Sales: **+16.7% YoY** ↑
- Luxury Active Inventory: **-6.1% YoY** ↓



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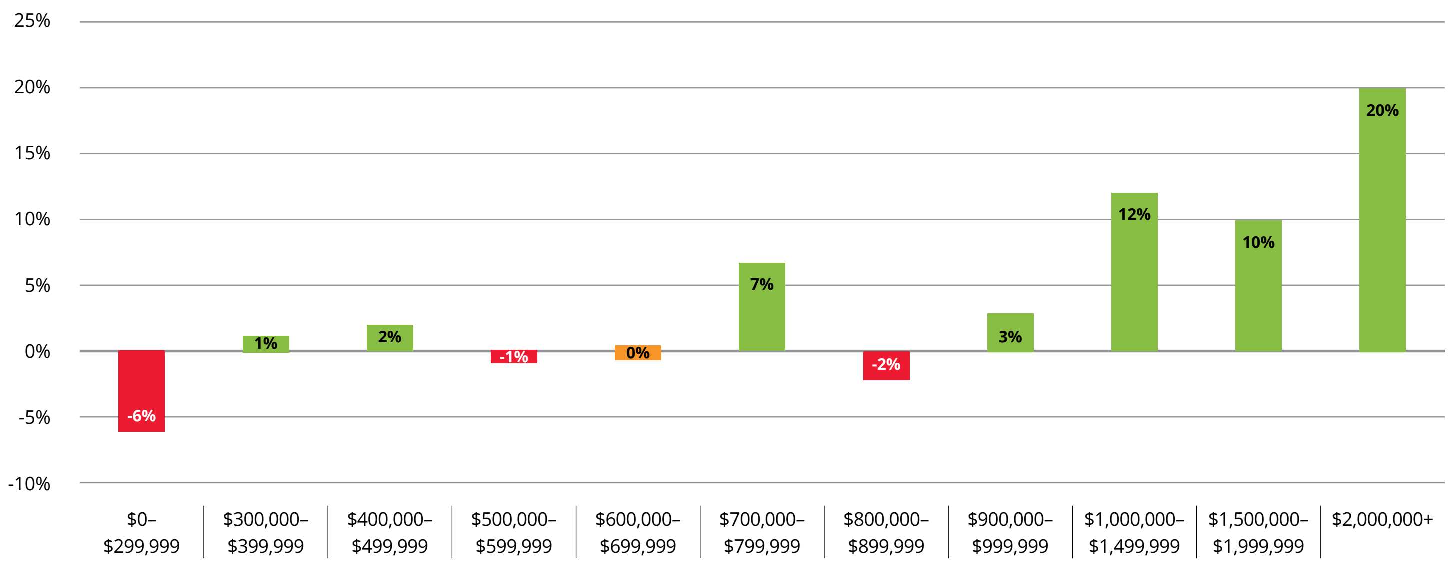
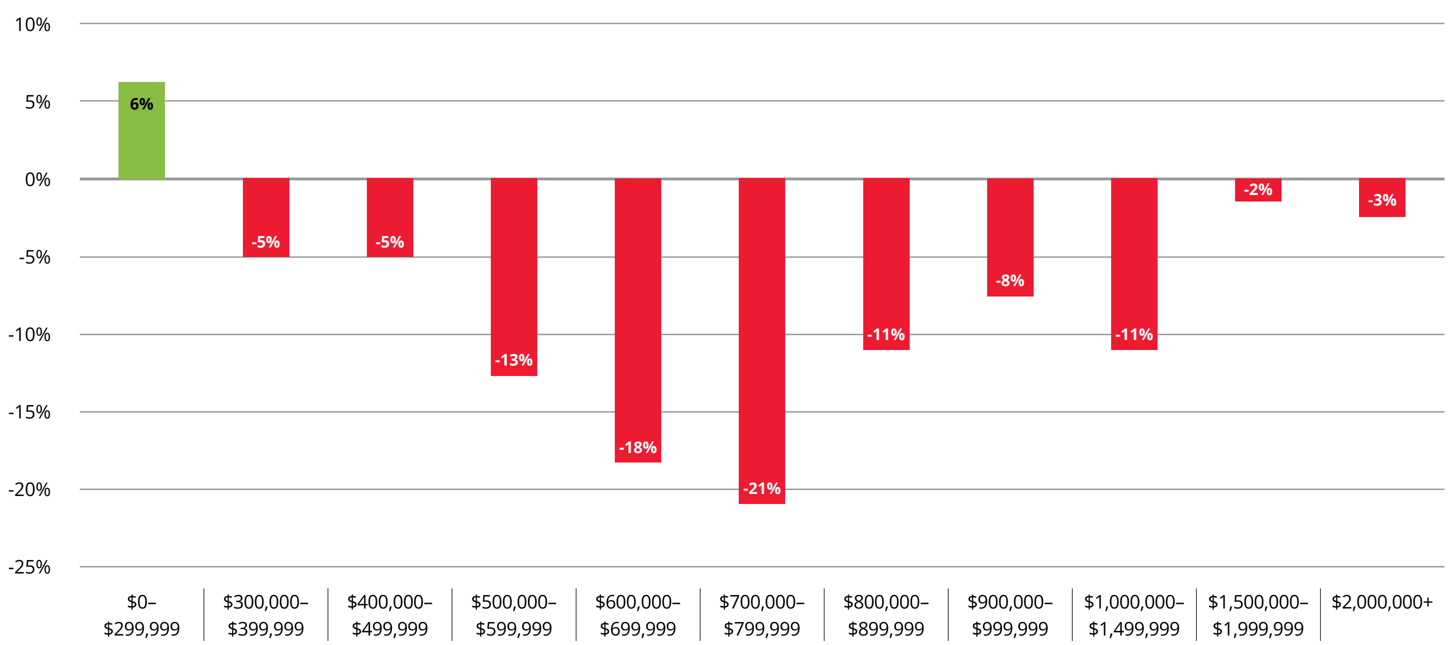
The Market by Price Point

Many times, market conditions can vary dependent on what price range the property is in.

YoY % Change Closed Sales — Phoenix Residential



YoY % Change Active Listings — Phoenix Residential



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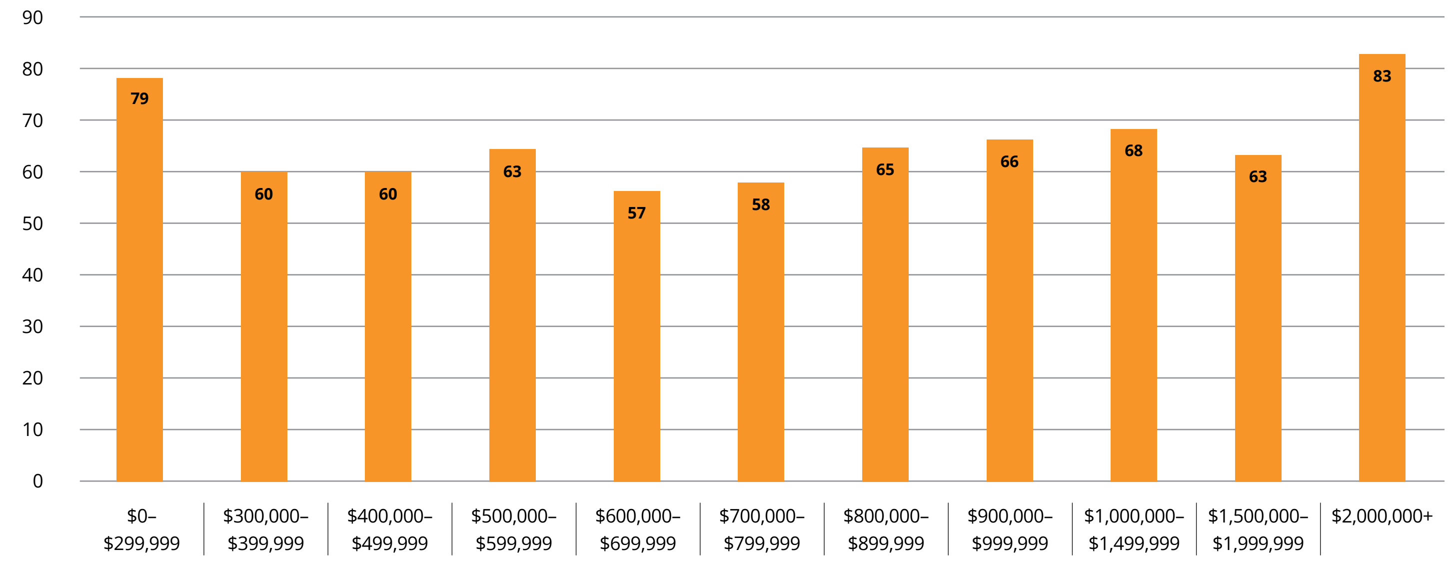
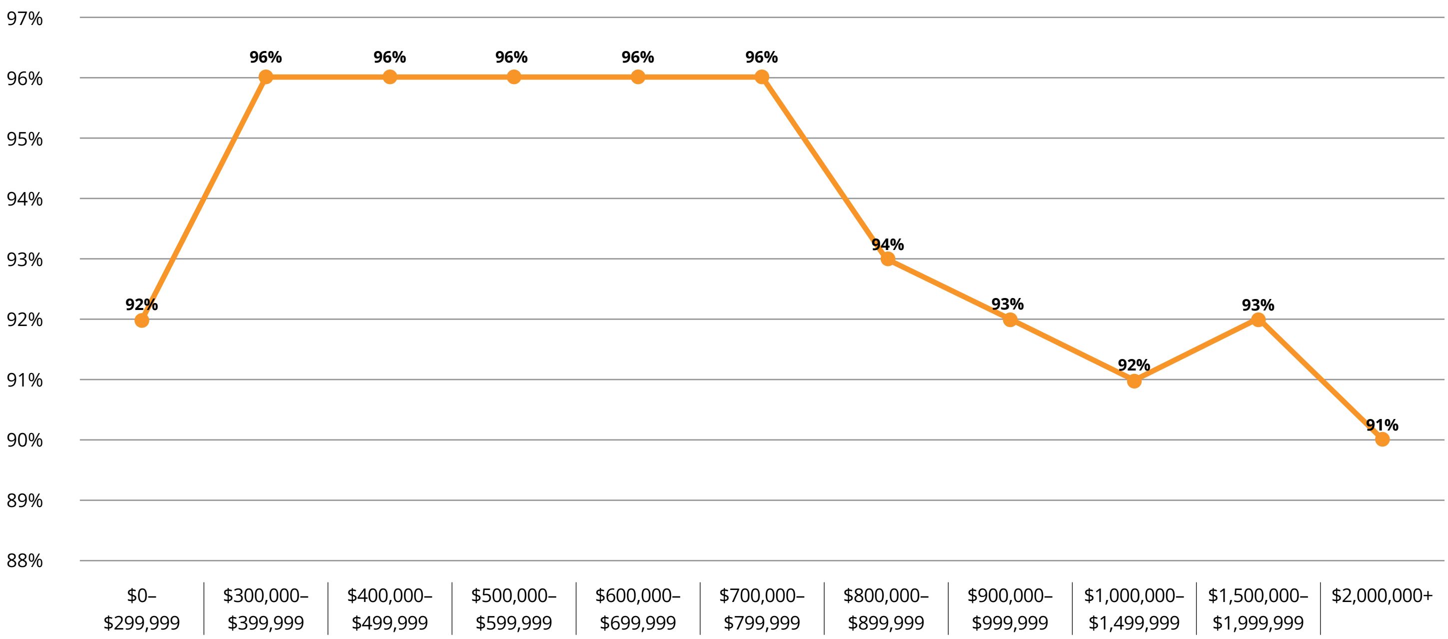
Days on Market June 2026 — Phoenix Residential



Sold/Original List Price % — Phoenix Residential



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Florence/Coolidge

Median Sales Price: **$300,000 (-4.8% YoY)**
Closed Sales: **+6.5% YoY**
New Pended Sales: **+5.3% YoY**
Active Inventory: **-3.4% YoY**
Days on Market: **74 (+5 days YoY)**

Casa Grande

Median Sales Price: **$325,000 (unchanged)**
Closed Sales: **-17.5% YoY**
New Pended Sales: **-13.8% YoY**
Active Inventory: **-8.3% YoY**
Days on Market: **74 (+7 days YoY)**

Chandler

Median Sales Price: **$540,000 (unchanged)**
Closed Sales: **+7.4% YoY**
New Pended Sales: **+8% YoY**
Active Inventory: **-11.6% YoY**
Days on Market: **47 (+1 days YoY)**

Gilbert

Median Sales Price: **$615,000 (+3.4% YoY)**
Closed Sales: **+2.8% YoY**
New Pended Sales: **+4.9% YoY**
Active Inventory: **-5.3% YoY**
Days on Market: **46 (-2 days YoY)**

Mesa

Median Sales Price: **$430,000 (+1.9% YoY)**
Closed Sales: **+6.7% YoY**
New Pended Sales: **+6.7% YoY**
Active Inventory: **-13.5% YoY**
Days on Market: **56 (unchanged)**

Glendale

Median Sales Price: **$435,000 (+4.6% YoY)**
Closed Sales: **-1.2% YoY**
New Pended Sales: **+2.2% YoY**
Active Inventory: **-.9% YoY**
Days on Market: **51 (+5 days YoY)**

Tempe

Median Sales Price: **$455,000 (-3.8% YoY)**
Closed Sales: **+4.2% YoY**
New Pended Sales: **+5.4% YoY**
Active Inventory: **+4% YoY**
Days on Market: **52 (-6 days YoY)**

Surprise

Median Sales Price: **$425,000 (+1.4% YoY)**
Closed Sales: **+12.7% YoY**
New Pended Sales: **+14.6% YoY**
Active Inventory: **-10.2% YoY**
Days on Market: **78 (-5 days YoY)**

Sun City

Median Sales Price: $**250,000 (-12% YoY)**
Closed Sales: **+1.1% YoY**
New Pended Sales: **+1.4% YoY**
Active Inventory: **-7.2% YoY**
Days on Market: **77 (+13 days YoY)**

Sun City West

Median Sales Price: **$350,000 (-6.7% YoY)**
Closed Sales: **+8.3% YoY**
New Pended Sales: **+7.7% YoY**
Active Inventory: **-25.6% YoY**
Days on Market: **78 (+17 days YoY)**

Scottsdale

Median Sales Price: **$995,000 (+8.2% YoY)**
Closed Sales: **+6.9% YoY**
New Pended Sales: **+9.9% YoY**
Active Inventory: **-12.6% YoY**
Days on Market: **73 (+14 days YoY)**

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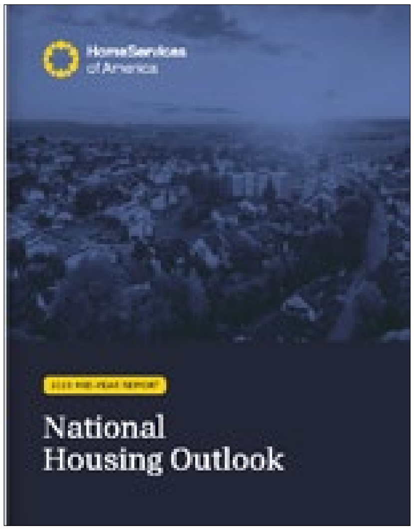
2026 MidYear Outlook

On a national scale, the housing market has remained resilient despite renewed inflation pressures and global uncertainty. This National Housing Outlook from HomeServices of America points to meaningful reasons for optimism and explores how the market is responding, along with what may lie ahead.

As part of the HomeServices national network, Long Realty is proud to bring these broader insights to our clients. Combined with our deep local expertise, they help us guide buyers and sellers with greater clarity and confidence.

Contact me to learn more about housing conditions in your area.

Get A Copy
2026 National Housing Outlook



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