

Greater Phoenix Residential Market

- ◆ Which Arizona City Had the Greatest Population Increase?
- ◆ Top Fifteen Arizona Cities for Largest Population Increase
- ◆ Top Fifteen U.S. Cities for Largest Population Increase
- ◆ May Sales Up 4.5%

Top 15 Arizona cities for largest population increase

The following information is from the U.S. Census Bureau’s latest release on population estimates. They measured population change between July 1, 2024 and July 1, 2025.

The Arizona city with the largest increase in population was Surprise (7,702). Finishing second was Goodyear with an increase of 7,690. See Table One for the top fifteen Arizona Cities with the largest population increase and for the average daily gain of people.

Six of the top fifteen cities are located in the West to far-West Maricopa County (Surprise, Goodyear, Buckeye, Avondale, Glendale, Peoria). These six cities gained 32,223 people. Three of the top fifteen cities, are located in Pinal County (Maricopa, Casa Grande, Apache Junction). These three cities gained 8,523 people. Queen Creek which finished third amongst all Arizona cities is located in both Maricopa and Pinal Counties had a gain of 6,797 people.

Top 15 U.S. cities for largest for population increase

The city with the largest numeric population increase was Charlotte, North Carolina (20,731).

Six Texas cities were in the top 15.

The only other state other than Texas that had more than one city in the top 15 was Arizona with Surprise finishing thirteenth and Goodyear finishing fifteenth. See Table Two.

Summary of May sales and inventory for single-family resale homes in Greater Phoenix

1. Sales: After a slow start of the year for sales, sales continue to improve. May sales (4,876) improved 4.6% over May 2025 (4,661). For the first five months of 2026 sales are 4.7% higher than last year. Thus far in 2026, sales are on pace to be the highest number since 2023.

Sales	2025	2026	Change	% Change	Listings	2025	2026	Change	% Change
January	2,997	3,050	53	1.8%	January	7,020	6,997	-23	-.30%
February	3,755	3,792	37	1.0%	February	6,445	6,190	-255	-4.0%
March	4,602	5,015	413	9.0%	March	6,991	6,823	-168	-2.4%
Apri	4,698	4,961	263	5.6%	April	7,023	6,543	-480	-6.8%
May	4,661	4,872	211	4.5%	May	6,186	5,745	-441	-7.1%
Total	20,713	21,690	977	4.7%	Total	33,665	32,298	-1,367	-4.0%

2. Sales by Sold Price Range: Forty-eight percent of May sales were under \$500,000. Sales in this sold price range were up 4% year-over-year. Sales between from \$500,000 to \$749,000 were down 1%. Sales at \$2,000,000 and over were up 19%. In May, there were four sales at \$10,000,000 or more which was the same as last year. See Table Two at end of article.

3. Monthly Single-Family Resale Listings: New monthly listings continue to decline. Listings in May (5,745) were 7.1% lower than May 2025 (6,186). While new monthly listings are decreasing, this is also the time of year when less sellers put their homes on the market. May listings (5,745) were 12.1% lower than April 2026 (6,543). The usual seasonal pattern of monthly listings is that January through April is the high listing time of year. Then the number of monthly listings declines until September and October when there is a surge. Then the number of monthly listings drops dramatically in November and December which are the two slowest months of the year for new listings.



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4. Overall Single-Family Inventory for Normal, Short Sale, REO, and HUD Listings: The total number of normal listings continues to decline. They are down 10% year-over-year. While normal listings are down, both short and REO listings are up.

Listing Category	May 31, 2025	May 31, 2026	Change	% Change
Normal Listings	15,005	13,547	-1,458	-10%
Short Sale Listings	131	203	72	55%
REO Listings	33	54	21	64%
HUD Listings	9	8	-1	-11%
Total	15,178	13,812	-1,366	-9%

5. Median Purchase Price (MPP): May’s MPP (\$510,000) was the same as May 2025 (\$510,000), and April 2026 (\$510,000). See Chart One Chart One: Monthly Median Purchase Price for Single-Family Resale Homes at the end of article.

6. Average Purchase Price (APP) Per Square Foot: May’s APP per square foot (\$297.41 was lower than last May (\$298.21) and lower than April 2026 (\$300.44).

7. Foreclosure Watch: Notices of Trustee Sales (NOTS) and Foreclosures. The number of NOTS and foreclosures increased year-over-year. NOTS are up 7%. Of the 143 foreclosures in May 2026, 69 were sold to a third party and 74 reverted to the beneficiary.

Residential Properties	April 2025	April 2026	Change	% Change
NOTS (foreclosure notices)	408	435	27	7%
Foreclosures	81	143	62	77%

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8. Agent Days on Market (ADOM): ADOM in May (70) were two days higher than May 2025 (68) and three days lower than April 2026 (71).

9. Single-Family Resale Homes Under Contract: As of week 22, 2026 there were 4% more homes under contract than last year.

Single-Family	Week 22 of 2025	Week 22 of 2026	Change	% Change
Under Contract	5,325	5,562	237	4%

10. Single-Family Rental Market Insights:

- Median Monthly Rent:
 - May 2026: \$2,300
 - May 2025: \$2,335
 - April 2026: \$2,300

- Agent Days on Market (ADOM):
 - May 2026: 40
 - May 2025: 41
 - April 2026: 43
- Average Square Feet Per Rental
 - May 2026: 1,940 sq. ft.
 - May 2025: 1,917 sq. ft.
 - April 2026: 1,900 sq. ft.

***Note:** The information for this report was compiled from the Arizona Regional Multiple Listing Services, Inc. and the Cromford Report. The report may not include every transaction.*

Table One: Top Fifteen Arizona Cities for Largest Population Increase

Rank	Arizona Cities	July 1, 2024	July 1, 2025	Population Increase	Average Daily Population Gain
1	Surprise	167,602	175,304	7,702	21.1
2	Goodyear	117,669	125,359	7,690	21.1
3	Queen Creek	82,973	89,770	6,797	18.6
4	Buckeye	118,893	125,445	6,552	18.0
5	Avondale	96,646	100,983	4,337	11.9
6	Glendale	256,776	260,572	3,796	10.4
7	Marana	61,976	65,523	3,547	9.7
8	Maricopa	74,889	78,362	3,473	9.5
9	Phoenix	1,662,324	1,665,481	3,157	8.6
10	Casa Grande	67,200	69,753	2,553	7.0
11	Apache Junction	43,175	45,672	2,497	6.8
12	Peoria	198,735	200,881	2,146	5.9
13	San Luis	40,203	42,030	1,827	5.0
14	Tempe	189,376	190,571	1,195	3.3
15	Prescott Valley	51,281	52,423	1,142	3.1

Table Two: Top 15 U.S. Cities for Largest for Population Increase

Rank	City Name	State Name	Population Increase	2025 Total Population
1	Charlotte	North Carolina	20,731	964,784
2	Fort Worth	Texas	19,512	1,028,117
3	San Antonio	Texas	14,359	1,548,422
4	Celina	Texas	12,710	64,427
5	Seattle	Washington	11,572	784,777
6	Houston	Texas	11,515	2,397,315
7	Fulshear	Texas	11,196	64,630
8	Nashville-Davidson	Tennessee	9,244	721,074
9	Port St. Lucie	Florida	9,131	268,062
10	McKinney	Texas	8,504	236,001
11	Atlanta	Georgia	8,350	529,110
12	Jacksonville	Florida	8,319	1,017,689
13	Surprise	Arizona	7,702	175,304
14	Columbus	Ohio	7,696	938,396
15	Goodyear	Arizona	7,690	125,359

Chart One: Monthly Median Purchase Price for Single-Family Resale Homes

