

Greater Phoenix Residential Market

- ◆ June Single-Family Sales Up 10% Year-Over-Year
- ◆ Maricopa County Ranks #2 for 5-Year Population Increase
- ◆ Pinal County Ranks High for 5-Year Population Increase

Five-Year Population Increase for Maricopa and Pinal Counties

According to the latest data from the U.S. Census Bureau, Maricopa County added nearly 250,000 residents between 2020 and 2025, making it the second-fastest-growing county in the United States for total population growth, trailing only Harris County, Texas.

Pinal County also posted remarkable growth during the same period, ranking 16th nationally among all U.S. counties for population gains. Together, Maricopa and Pinal counties continue to form one of the nation's fastest-growing metropolitan regions, fueled by strong domestic migration, job creation, and economic expansion.

This sustained population growth continues to drive demand for housing, commercial development, transportation infrastructure, water resources, and energy production, reinforcing Greater Phoenix's position as one of the country's most dynamic real estate markets.

See Table One for Top 20 U.S. Counties for Five-Year Population Increase.

Summary of June Sales and Inventory for Single-Family Resale Homes in Greater Phoenix

1. Sales: 2026 continues to outperform 2025 when it comes to sales. June sales (4,720) were 10% higher than June 2025 (4,304). Sales for the first half of 2026 are 6% higher than last year.

Sales	2025	2026	Chg	%	Listings	2025	2026	Chg	%
January	2,997	3,049	52	2%	January	7,020	6,995	-25	0%
February	3,755	3,791	36	1%	February	6,445	6,189	-256	-4%
March	4,602	5,013	411	9%	March	6,991	6,823	-168	-2%
April	4,698	4,954	256	5%	April	7,023	6,541	-482	-7%
May	4,661	4,868	207	4%	May	6,186	5,797	-389	-6%
June	4,304	4,720	416	10%	June	5,148	5,193	45	1%
Total	25,017	26,395	1,378	6%	Total	38,813	37,538	-1,275	-3%

2. Thirty-Year Fixed Mortgage Rates: Did lower mortgage rates increase sales in June? According to Freddie Mac, when averaging the 30-year fixed mortgage for the months of May and June in 2026, it averaged 6.4%. For the previous May and June, it was almost half a percent higher, averaging 6.8%. Certainly, the lower rate helped fuel sales.

3. Monthly Single-Family Resale Listings: New monthly listings in June (5,193) were slightly higher than June 2025 (5,148). For the first six months of 2026, new monthly listings are 3% less than last year.



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4. Total Single-Family Inventory for Normal, Short Sale, REO, and HUD Listings: The total number of normal listings is 10% less than last year. Short sale listings, REO listings, and HUD listings have all increased though their overall numbers are very small.

Listing Category	Jun 30, 2025	Jun 30, 2026	Change	% Chg
Normal Listings	14,390	12,913	-1,477	-10%
Short Sale Listings	145	189	44	30%
REO Listings	28	52	24	86%
HUD Listings	10	13	3	30%
Total	14,573	13,167	-1,406	-10%

5. Median Purchase Price (MPP): The MPP in June (\$515,000) was 2% higher than June 2025 (\$505,000), and 1% higher than May (\$510,000). The MPP monthly for the last two years has fluctuated between \$500,000 and \$520,000. See Chart One.

6. Average Purchase Price (APP) Per Square Foot: June's APP per square foot (\$299.55) was 2% higher than last June (\$293.66) and a little higher than May 2026 (\$297.46).

7. Foreclosure Watch: Notices of Trustee Sales (NOTS) and Foreclosures. The number of NOTS increased year-over-year. However, most properties in foreclosure will never go to the foreclosure auction, since many of these properties have equity and are sold before the auction date, paying off the loan. Of the 143 properties that did go to auction in June 2026, 61 reverted to the beneficiary and 82 were sold to a third party.

Residential Properties	Jun 2025	Jun 2026	Change	% Chg
NOTS (foreclosure notices)	374	498	124	33%
Foreclosures	90	143	53	59%

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8. Agent Days on Market (ADOM): June's ADOM were up both year-over-year and month-over-month. ADOM in June (73) were three days higher than June 2025 (70) and three days higher than May 2026 (70).

9. Single-Family Resale Homes Under Contract: The number of homes under contract at the beginning of July points to a stronger month for home sales compared to last July. As of Week 27, there are 7% more homes under contract in 2026 than at the same time last year, an encouraging indicator that July closed sales are likely to exceed those of July 2025.

Single-Family	Week 27 of 2025	Week 27 of 2026	Change	% Chg
Under Contract	4,555	4,862	307	7%

10. Single-Family Rental Market Insights: Monthly rent for single-family homes generally peaks in the summer months of June and July. In 2025, monthly rent peaked in June and July at \$2,395. In 2024, it peaked in July at \$2,395.

Median Monthly Rent:

- June 2026: \$2,350
- June 2025: \$2,395
- May 2026: \$2,305

Agent Days on Market (ADOM):

- June 2026: 33
- June 2025: 40
- May 2026: 41

Average Square Feet Per Rental:

- June 2026: 1,982 sq. ft.
- June 2025: 1,990 sq. ft.
- May 2026: 1,917 sq. ft.

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

Table One: Top 20 U.S. Counties for Five-Year Population Increase, 2020–2025

Rank	County	Increase, 2020–2025
1	Harris County, Texas	310,966
2	Maricopa County, Arizona	244,533
3	Collin County, Texas	221,667
4	Montgomery County, Texas	155,825
5	Denton County, Texas	154,829
6	Fort Bend County, Texas	144,844
7	Polk County, Florida	144,642
8	Bexar County, Texas	144,596
9	Williamson County, Texas	137,216
10	Tarrant County, Texas	132,272

Rank	County	Increase, 2020–2025
11	Clark County, Nevada	131,393
12	Wake County, North Carolina	126,332
13	Riverside County, California	120,470
14	Mecklenburg County, North Carolina	117,200
15	Lee County, Florida	110,032
16	Pinal County, Arizona	109,149
17	Pasco County, Florida	108,346
18	Hillsborough County, Florida	107,869
19	Miami-Dade County, Florida	106,510
20	Orange County, Florida	96,394

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



Median Purchase Price — Single-Family Resale Homes, Greater Phoenix — The Wilcox Report™