

Greater Phoenix Residential Market

- ◆ August Results for Greater Phoenix Single-Family Sales
- ◆ Median Purchase Price Edges Down
- ◆ Median List Price Jumps
- ◆ Results for Thirty-Eight Arizona Cities

Summary of August Sales and Active Listings for Single-Family Resale Homes in Greater Phoenix

- 1. Monthly sales of single-family resale homes:** August sales (3,611) decreased 5% compared to August 2025 (3,782). For the first eight months of 2026, home sales are running 4% ahead of last year.
- 2. Monthly listings of single-family resale homes:** New monthly listings in August (4,938) were 5% less compared to last August (5,204).

Sales	2025	2026	Change	%	Listings	2025	2026	Change	%
January	2,997	3,047	50	2%	January	7,020	6,994	-26	0%
February	3,755	3,791	36	1%	February	6,445	6,189	-256	-4%
March	4,602	5,012	410	9%	March	6,991	6,819	-172	-3%
April	4,698	4,952	254	5%	April	7,023	6,539	-484	-7%
May	4,661	4,864	203	4%	May	6,186	5,793	-393	-6%
June	4,304	4,730	426	10%	June	5,148	5,337	189	4%
July	3,999	4,209	210	5%	July	4,942	5,048	106	2%
August	3,782	3,611	-171	-5%	August	5,204	4,938	-266	-5%
Total	32,798	34,216	1,418	4%	Total	48,959	47,657	-1,302	-3%

- 3. Total Single-Family Resale Inventory for Normal, Short Sale, REO, and HUD Listings:** Total normal resale inventory is 2% lower than a year ago. Listings of short sales, lender-owned properties and HUD properties represent 2% of all listings.

Listing Category	August 31 2025	August 31 2026	Change	% Change
Normal Listings	13,081	12,774	-307	-2%
Short Sale Listings	134	221	87	65%
REO Listings	50	72	22	44%
HUD Listings	11	5	-6	-55%
Total	13,276	13,072	-204	-2%

- 4. Median Purchase Price (MPP):** The MPP in August (\$500,000) was 1% lower than July (\$5,000) and the same as last August (\$5,000). See Chart One.



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- 5. Median List Price for single-family resale homes:** List prices increased in August. The median list price in August (\$525,000) jumped 3.3% over July (\$508,250). Last year we saw the same thing. The list price increased 3.8% from July 2025 (\$500,000) to August 2025 (\$519,000). A higher list price suggests higher purchase prices in September and October. See Chart Two.

- 6. Average Purchase Price (APP) Per Square Foot:** August's APP per square foot (\$290.19) declined \$1.15 from July (\$291.34), but remains higher than last August (\$283.18).

- 7. Agent Days on Market (ADOM):** Marketing times remain stable. August's ADOM (75) is two days higher than July (73) and one day less than last August (76).

- 8. Single-Family Resale Homes Under Contract:** The number of homes under contract at the end of August is lower than last August.

Single-Family Homes	End of August 2025	End of August 2026	Change	% Change
Under Contract	4,710	4,533	-177	-4%

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9. Single-Family Rental Market Insights: Median monthly rent increased in August (\$2,350) over July (\$2,320). ADOM in August (40) increased 6 days over July (34).

Median Monthly Rent:

- August 2026: \$2,350
- August 2025: \$2,375
- July 2026: \$2,320

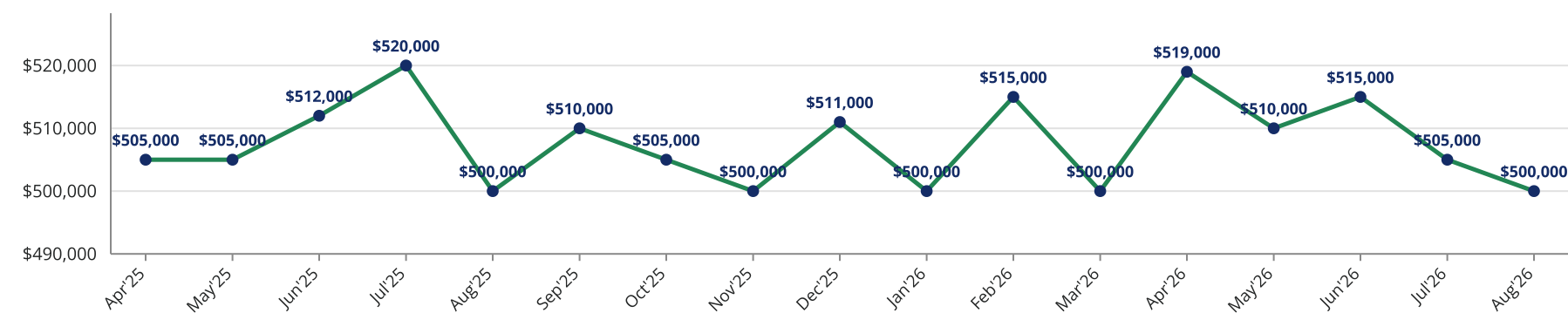
Agent Days on Market (ADOM):

- August 2026: 40
- August 2025: 45
- July 2026: 34

Average Square Feet Per Rental:

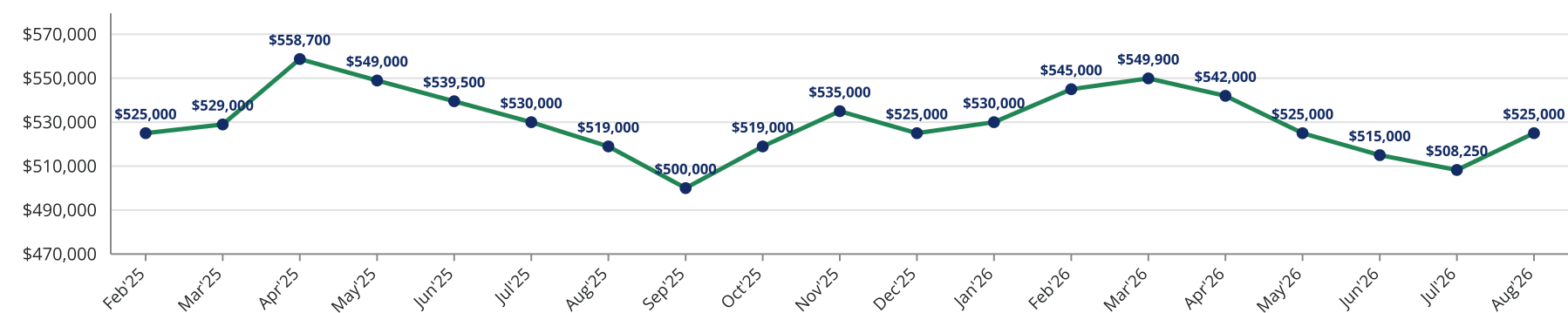
- August 2026: 1,945 sq. ft.
- August 2025: 1,947 sq. ft.
- July 2026: 1,930 sq. ft.

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



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

Chart Two: Monthly Median List Price for Single-Family Resale Homes



Median List Price — Single-Family Resales, Greater Phoenix — The Wilcox Report™

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10. Results for Thirty-Eight Arizona Cities: Table 1 compares single-family resale results for August (2026) compared to August (2025) for total listings, new listings, sales, the average purchase price and the median purchase price. This information was compiled only from the Arizona Regional Multiple Listing Services. There may be sales and listings not included. The numbers do include some new home sales.

Table 1: Results for Thirty-Eight Arizona Cities — Single-Family Resale Homes

City or Town	Total Active			New Listings			Sales			Average Sale Price			Median Sale Price		
	Aug 2025	Aug 2026	% Chg	Aug 2025	Aug 2026	% Chg	Aug 2025	Aug 2026	% Chg	Aug 2025	Aug 2026	% Chg	Aug 2025	Aug 2026	% Chg
Anthem	138	137	0%	30	35	16%	33	22	-33%	\$558,110	\$692,932	24%	\$505,000	\$601,500	19%
Apache Junction	254	301	18%	74	96	29%	50	68	36%	\$466,098	\$457,250	-1%	\$439,192	\$437,250	0%
Arizona City	203	172	15%	38	34	-10%	41	35	-14%	\$278,776	\$246,253	-11%	\$265,990	\$235,000	-11%
Avondale	350	370	5%	95	88	-7%	77	68	-11	\$417,922	\$415,707	0%	\$415,000	\$409,995	-1%
Buckeye	1,270	1,326	4%	352	331	-5%	218	217	0%	\$454,405	\$460,678	1%	\$399,690	\$405,000	1%
Carefree	39	41	5%	8	5	-37%	5	6	20%	\$1,527,000	\$1,174,104	-23%	\$1,525,000	\$1,127,312	-26%
Casa Grande	494	505	2%	114	124	8%	87	68	-21%	\$370,912	\$354,972	-4%	\$343,000	\$336,500	-1%
Cave Creek	245	231	-5%	54	45	-16%	44	37	-15%	\$911,869	\$1,076,036	18%	\$756,250	\$865,000	14%
Chandler	863	770	-10%	262	225	-14%	203	178	-12%	\$668,111	\$600,928	-10%	\$581,000	\$547,500	-5%
Coolidge	192	173	-9%	41	35	-14%	35	25	-28%	\$284,177	\$263,526	-7%	\$289,123	\$259,990	-10%
El Mirage	94	91	-3%	31	30	-3%	19	23	21%	\$349,474	\$354,730	1%	\$345,000	\$335,000	-2%
Eloy	118	98	-16%	27	21	-22%	12	10	-16%	\$330,489	\$422,200	27%	\$300,000	\$448,750	49%
Flagstaff	179	210	17%	49	40	-18%	35	25	-28%	\$1,576,310	\$1,724,972	9%	\$1,287,500	\$1,900,000	47%
Florence	378	380	0%	118	97	-17%	53	66	24%	\$358,301	\$354,225	-1%	\$333,000	\$336,495	1%
Fountain Hills	179	171	-4%	52	39	-25%	30	36	20%	\$1,200,119	\$1,183,386	-1%	\$842,500	\$917,500	8%
Gilbert	1,114	1,136	1%	291	331	13%	265	249	-6%	\$672,274	\$716,182	6%	\$586,990	\$603,000	2%
Glendale	860	940	9%	248	288	16%	178	184	3%	\$489,963	\$486,659	0%	\$438,000	\$440,000	0%
Gold Canyon	198	175	-11%	32	43	34%	22	24	9%	\$562,780	\$471,850	-16%	\$465,000	\$432,450	-7%
Goodyear	822	820	0%	187	212	13%	158	146	-7%	\$505,987	\$515,930	1%	\$467,995	\$474,092	1%
Laveen	328	301	-8%	92	80	-13%	61	45	-26%	\$491,949	\$493,789	0%	\$474,990	\$474,990	0%
Litchfield Park	369	311	-15%	85	58	-31%	50	45	-10%	\$701,547	\$653,353	-6%	\$582,500	\$520,000	-10%
Maricopa	953	822	-13%	243	207	-14%	142	126	-11%	\$363,168	\$360,346	0%	\$346,490	\$350,000	1%
Mesa	1,663	1,585	-4%	455	484	6%	354	363	2%	\$558,287	\$547,516	-1%	\$499,994	\$490,000	-1%
Paradise Valley	167	177	5%	49	48	-2%	14	25	78%	\$3,680,179	\$4,940,681	34%	\$3,225,000	\$3,534,028	9%
Peoria	1,119	1,028	-8%	320	268	-16%	221	193	-12%	\$592,660	\$651,645	9%	\$525,000	\$525,000	0%
Phoenix	4,080	3,890	-4%	1,079	1,104	2%	813	738	-9%	\$607,386	\$597,677	-1%	\$472,500	\$459,450	-2%
Prescott	282	310	9%	56	59	5%	38	44	15%	\$779,624	\$708,918	-9%	\$642,450	\$674,500	4%
Queen Creek	782	722	-7%	192	150	-21%	137	131	-4%	\$833,366	\$830,330	0%	\$704,990	\$683,853	-2%
Rio Verde	83	72	-13%	18	20	11%	9	8	-11%	\$1,009,187	\$765,500	-24%	\$847,000	\$645,000	-23%
San Tan Valley	1,018	1,152	13%	273	264	-3%	253	178	-29%	\$464,547	\$445,329	-4%	\$429,900	\$429,495	0%
Scottsdale	1,788	1,575	-11%	418	441	5%	289	282	-2%	\$1,361,412	\$1,590,157	16%	\$1,017,500	\$1,140,263	12%
Sun City	314	278	-11%	97	76	-21%	74	56	-24%	\$323,665	\$336,609	3%	\$309,950	\$320,000	3%
Sun City West	291	215	-26%	68	61	-10%	59	61	3%	\$410,807	\$414,075	0%	\$388,000	\$408,000	5%
Sun Lakes	152	119	-21%	38	42	10%	32	35	9%	\$512,592	\$518,903	1%	\$490,125	\$500,000	2%
Surprise	1,628	1,511	-7%	398	365	-8%	290	275	-5%	\$467,066	\$452,769	-3%	\$428,495	\$425,000	0%
Tempe	352	356	1%	95	103	8%	57	69	21%	\$569,062	\$574,605	0%	\$530,000	\$520,000	-1%
Tolleson	165	192	16%	53	48	-9%	34	31	-8%	\$413,844	\$419,708	1%	\$417,495	\$415,000	0%
Wickenburg	237	179	-24%	50	30	-40%	15	21	40%	\$415,132	\$497,388	19%	\$340,990	\$386,871	13%