

StreetMatrix

ARIZONA

APRIL 2026

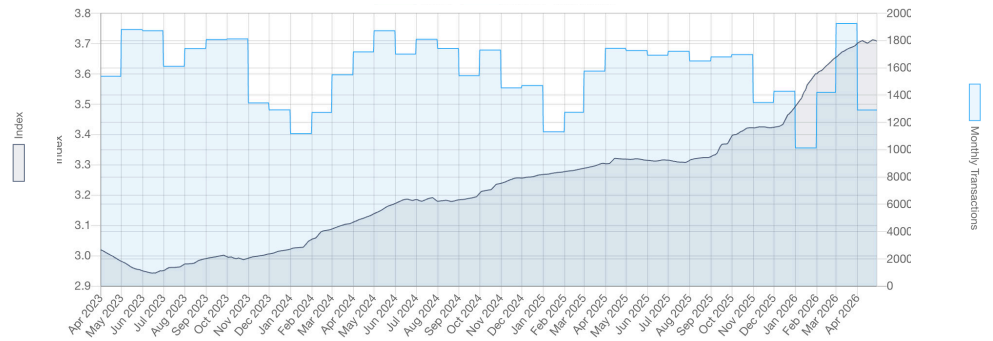
KEY MARKET TRENDS

- Four of the top ten cities saw annual gains in the index, but all experienced lower sales
- Statewide year-over-year index growth was greater than the average of the top ten cities
- Surprise experienced the lowest annual decline in sales of the top ten cities

EXTERNAL INFLUENCES

- Mortgage rates slid, but remained above February pre-Iran War levels, remaining a headwind against sales growth
- Broader cost-of-living pressures and economic uncertainty are competing with home sale purchases
- Inbound migration from higher-cost states like California has cooled, easing demand

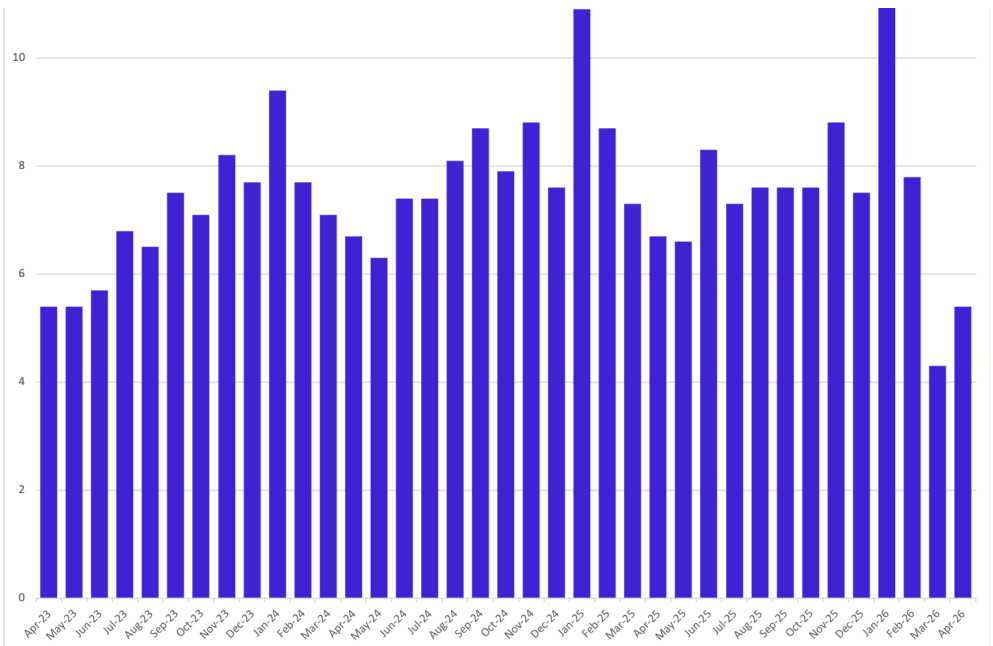
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	12.85%	-27.04%
2 YEAR	16.93%	-19.52%
3 YEAR	19.01%	-31.27%



Top Cities by Population Size	
City	Months of Supply
Phoenix	4.4
Tucson	5.3
Mesa	4.1
Gilbert	4.3
Chandler	3.8
Glendale	4.3
Scottsdale	5.5
Peoria	5.4
Tempe	4.4
Surprise	5.1

Months of Supply

Number of months to sell all inventory at the current sales rate. (A.K.A. the market pace.)

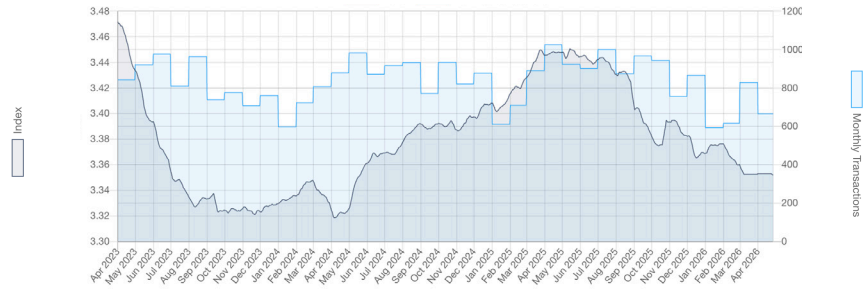


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into PRICE CHANGE trends and volatility.

ARIZONA Top Cities by population size

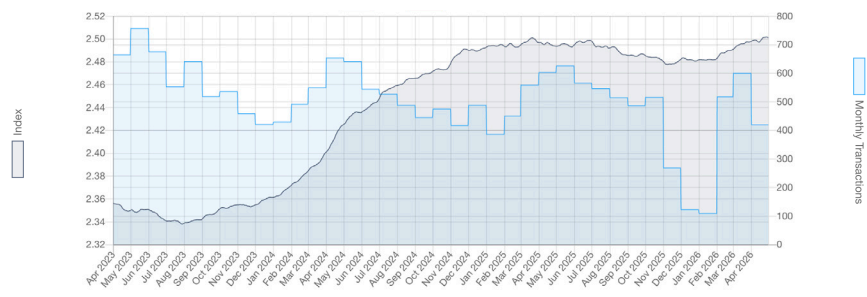
PHOENIX

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.23%	-27.05%
2 YEAR	1.85%	-2.97%
3 YEAR	4.20%	-29.53%



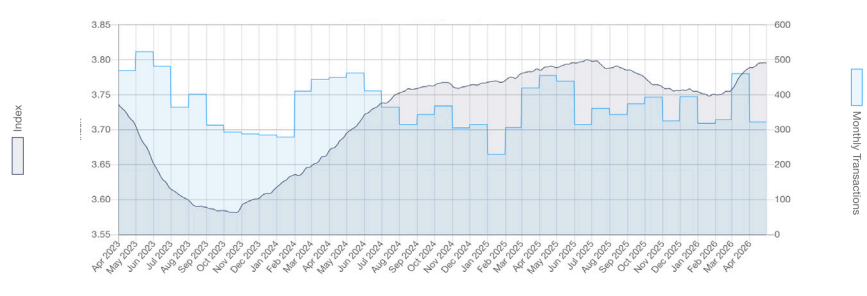
TUSCON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.30%	-30.35%
2 YEAR	3.13%	-35.78%
3 YEAR	6.44%	-36.84%



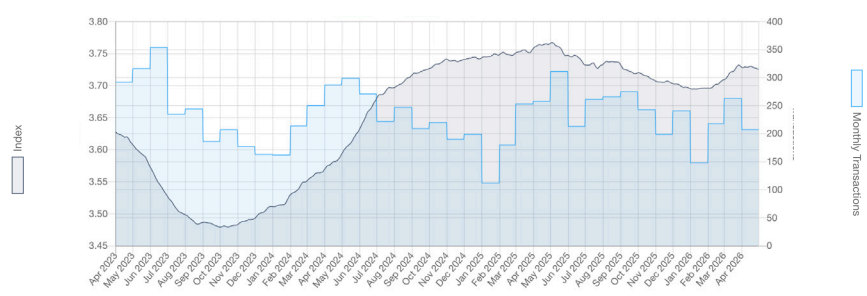
MESA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.17%	-29.23%
2 YEAR	2.75%	-28.29%
3 YEAR	2.40%	-31.34%



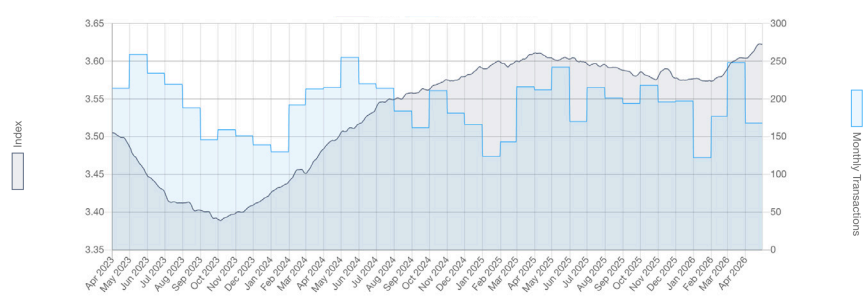
GILBERT

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.06%	-19.77%
2 YEAR	3.70%	-27.87%
3 YEAR	3.23%	-29.11%



CHANDLER

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.50%	-20.75%
2 YEAR	3.38%	-21.86%
3 YEAR	3.85%	-21.50%



Questions or comments?

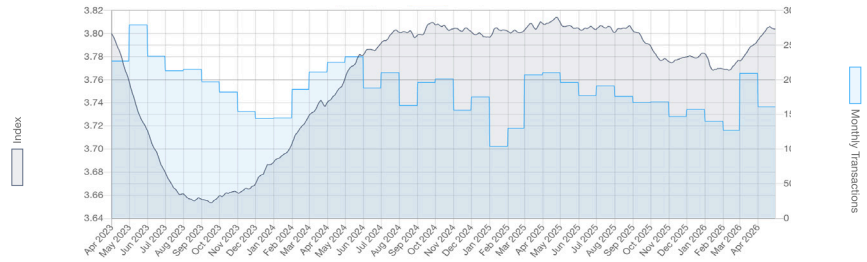
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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ARIZONA * Top Cities by population size

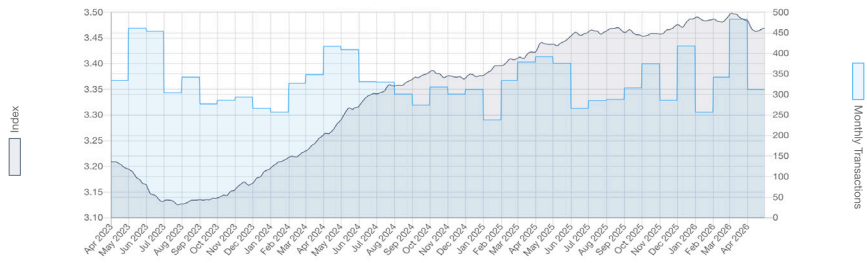
GLENDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.16%	-23.33%
2 YEAR	1.16%	-28.44%
3 YEAR	1.17%	-29.07%



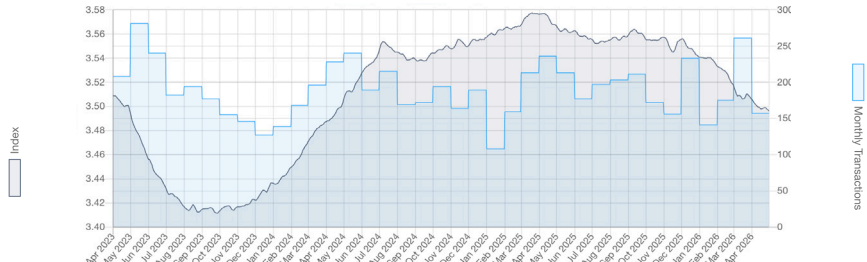
SCOTTSDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.90%	-20.41%
2 YEAR	5.44%	-25.18%
3 YEAR	8.56%	-6.59%



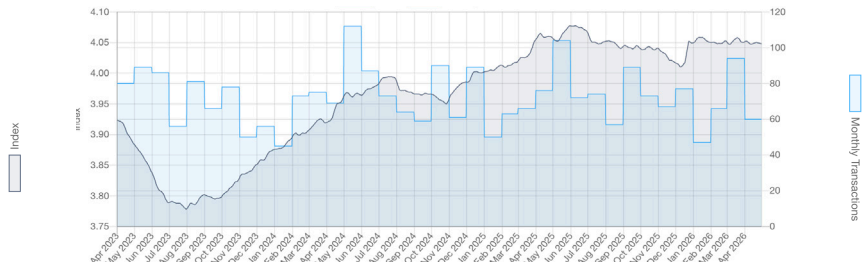
PEORIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.99%	-33.47%
2 YEAR	-0.24%	-31.14%
3 YEAR	-0.01%	-24.52%



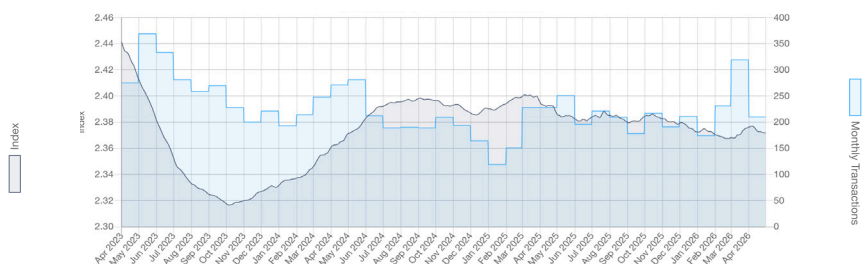
TEMPE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.23%	-21.05%
2 YEAR	2.19%	-13.04%
3 YEAR	4.20%	-25.00%



SURPRISE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.62%	-7.89%
2 YEAR	0.04%	-22.51%
3 YEAR	-1.75%	-23.64%



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