

KEY MARKET TRENDS

- Four of the top 10 cities saw annual price gains, as inventory remains low
- San Francisco prices are surging, also beginning to influence Oakland prices
- Statewide year over year price trends continued to slide

EXTERNAL INFLUENCES

- Interest rate pressure from the energy sector intensified, pushing mortgage rates to an 11-month high
- Job creation stayed weak, as unemployment claims exceeded the national average
- Migration continued to cool, removing some housing demand

ARIZONA STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
11.54%	1.74%

2 YEAR CHANGE

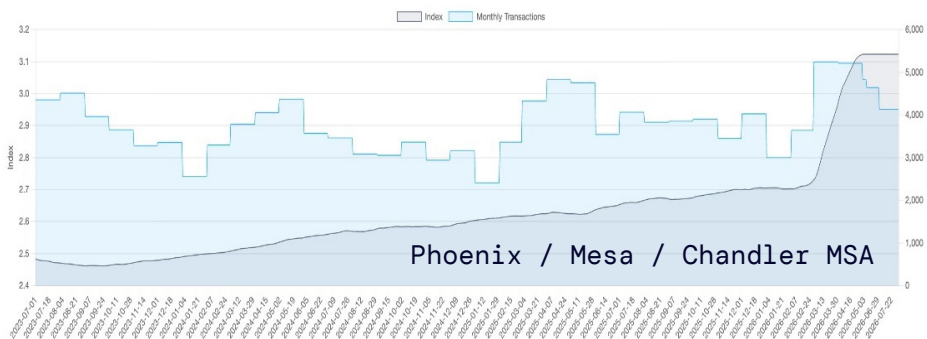
INDEX	TRANSACTIONS
14.46%	11.49%

3 YEAR CHANGE

INDEX	TRANSACTIONS
20.61%	-5.55%

METROPOLITAN STATISTICAL AREA

Metropolitan Statistical Area is a Census/OMB-defined region consisting of a population center and surrounding counties that are economically integrated with it, primarily through commuting ties. An MSA must include at least one urban area with 50,000 or more residents. The largest MSA that exists in the state has been presented below.



	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	17.15%	1.70%
2 YEAR	21.55%	19.38%
3 YEAR	26.41%	-5.08%



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. © 2026 StreetMatrix. All Worldwide Rights Reserved.

ARIZONA Top Cities by population size

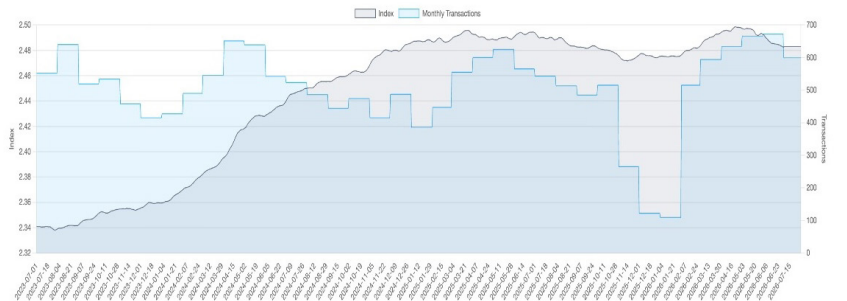
PHOENIX

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.21%	11.18%
2 YEAR	1.44%	2.58%
3 YEAR	7.36%	6.06%



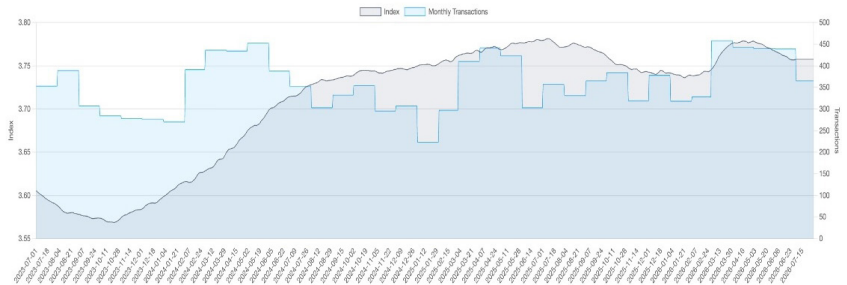
TUCSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.22%	10.31%
2 YEAR	1.35%	14.53%
3 YEAR	6.16%	8.51%



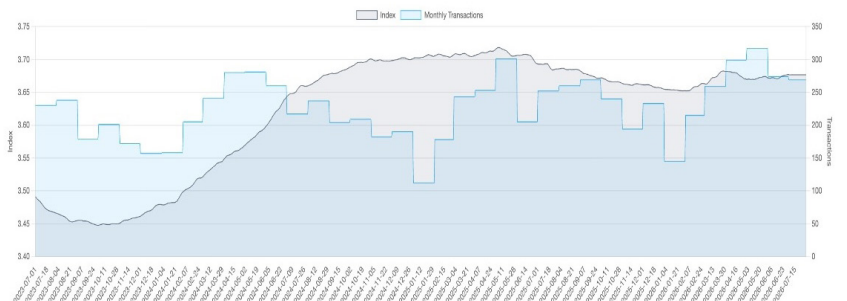
MESA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.38%	2.24%
2 YEAR	0.79%	3.69%
3 YEAR	4.71%	3.40%



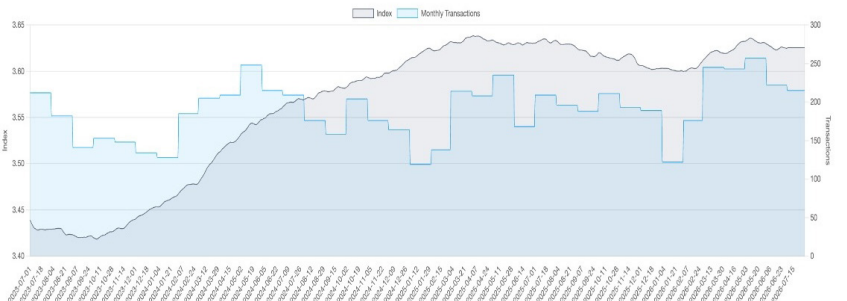
GILBERT

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.24%	6.758%
2 YEAR	0.46%	23.96%
3 YEAR	6.07%	16.96%



CHANDLER

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.22%	2.87%
2 YEAR	1.57%	2.87%
3 YEAR	5.73%	1.42%



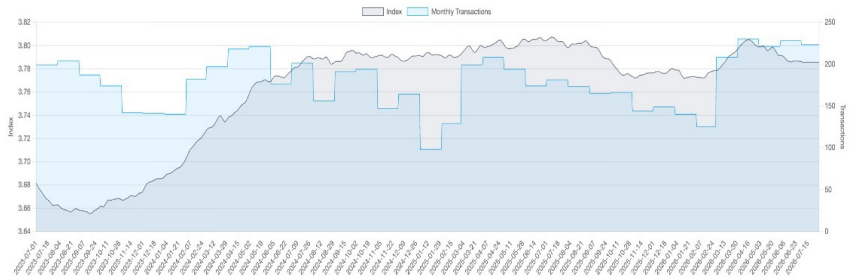
Questions or comments?

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

GLENDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.33%	23.20%
2 YEAR	0.09%	10.95%
3 YEAR	3.35%	12.06%



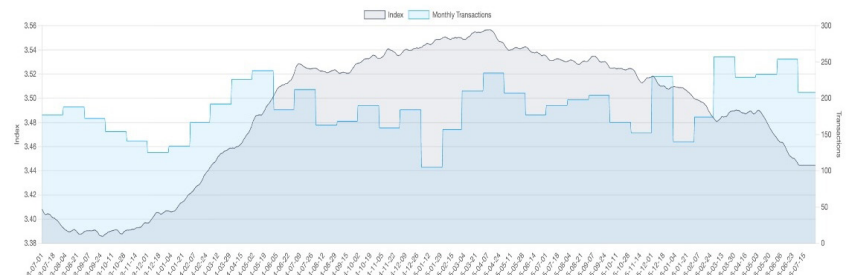
SCOTTSDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	6.38%	13.28%
2 YEAR	10.48%	0.66%
3 YEAR	17.19%	4.42%



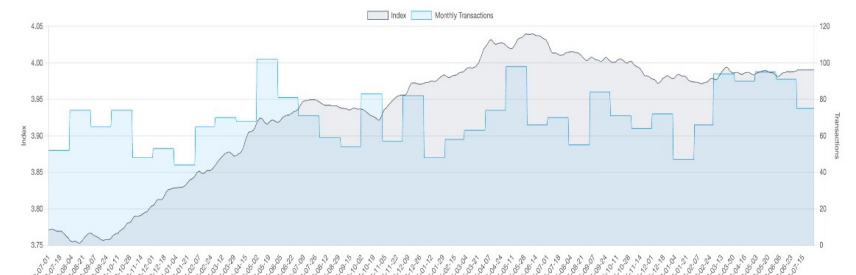
PEORIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.43%	9.47%
2 YEAR	-2.28%	-1.89%
3 YEAR	1.52%	17.51%



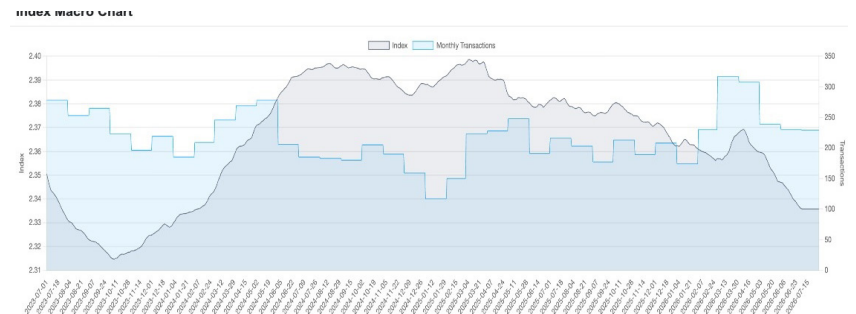
TEMPE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.60%	7.14%
2 YEAR	1.10%	5.63%
3 YEAR	6.19%	44.23%



SURPRISE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.81%	6.02%
2 YEAR	-2.48%	23.78%
3 YEAR	0.19%	-17.63%



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