StreetMatrix

ARIZONA

JUNE 2026

KEY MARKET TRENDS

- Scottsdale was the only top-ten city to see price growth
- All top ten cities saw significant annual sales growth
- Statewide price gains were higher than in each of the top ten cities

EXTERNAL INFLUENCES

- Interest rate pressure from the Iran War continues to push mortgage rates higher
- Relatively strong job creation has kept sales elevated
- Migration continues as the dominant driver of housing demand

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	11.70%	22.33%
2 YEAR	14.91%	18.16%
3 YEAR	20.15%	-17.15%

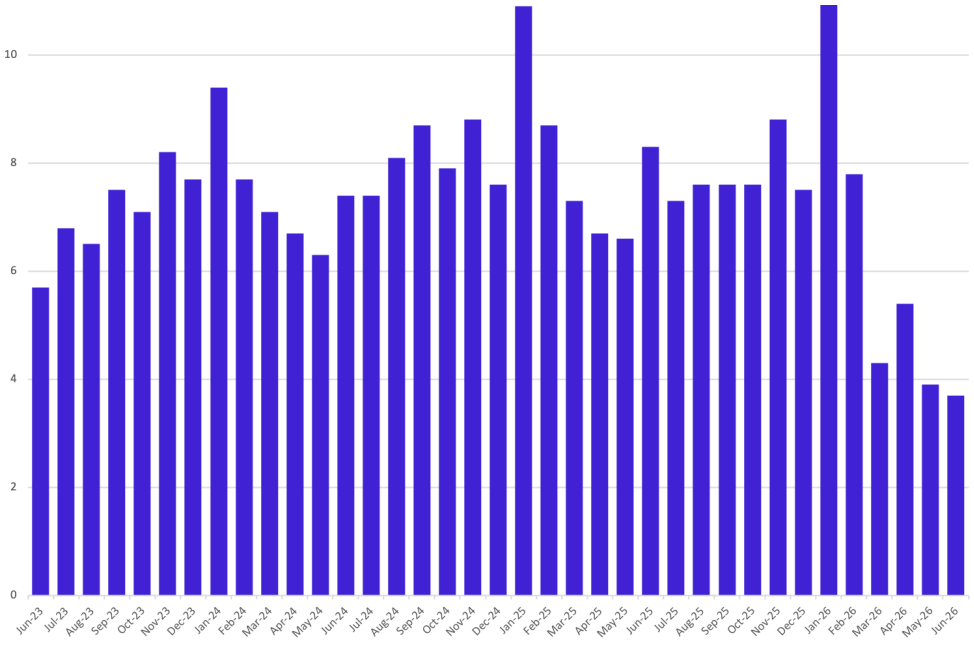
Top Cities by Population Size	
City	Months of Supply
Phoenix	3.1
Tuscon	3.5
Mesa	2.6
Gilbert	3.1
Chandler	2.8
Glendale	2.9
Scottsdale	3.2
Peoria	2.8
Tempe	3.0
Surprise	3.7

Months of Supply

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

FASTER PACE

SLOWER 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.

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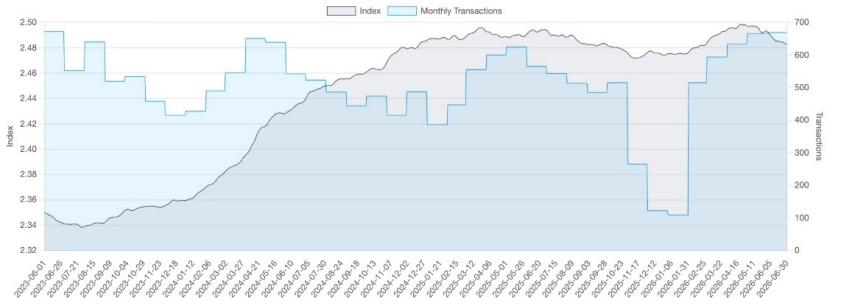
ARIZONA ❋ Top Cities
by population size

PHOENIX

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.10%	30.45%
2 YEAR	1.90%	9.31%
3 YEAR	6.93%	-5.37%

TUCSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.46%	18.41%
2 YEAR	1.79%	23.43%
3 YEAR	6.04%	-0.45%

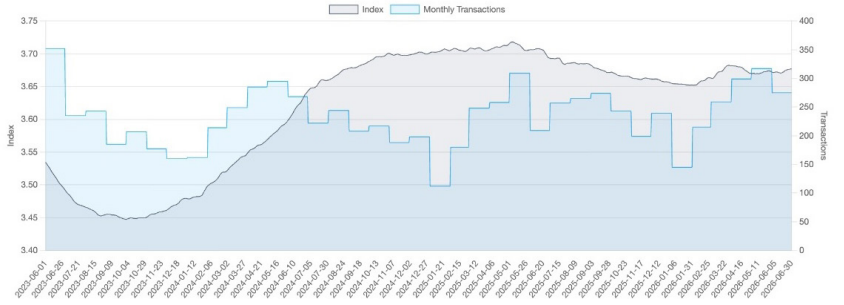


MESA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.58%	39.94%
2 YEAR	1.17%	7.09%
3 YEAR	4.18%	-8.75%

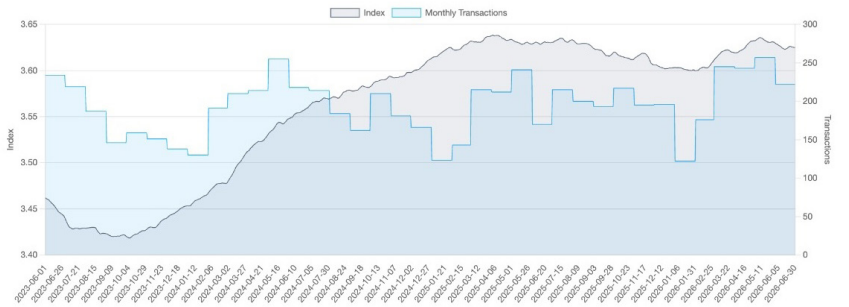
GILBERT

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.45%	31.58%
2 YEAR	0.96%	2.61%
3 YEAR	5.28%	-21.88%



CHANDLER

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.16%	30.59%
2 YEAR	1.80%	1.83%
3 YEAR	5.36%	-5.13%



Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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ARIZONA ❋ Top Cities
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GLENDALE

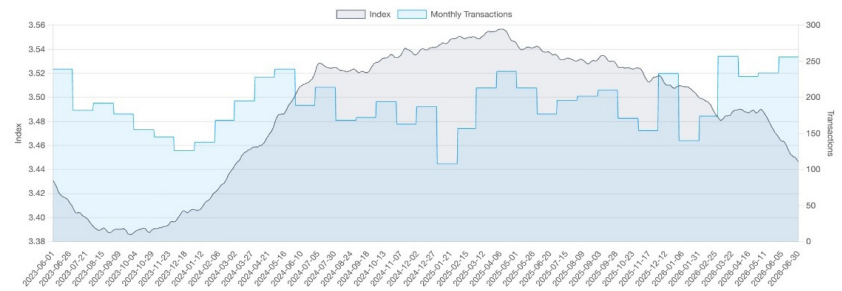
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.46%	29.38%
2 YEAR	0.21%	21.81%
3 YEAR	2.81%	-2.14%

SCOTTSDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	6.63%	55.09%
2 YEAR	10.84%	26.85%
3 YEAR	16.74%	-8.87%

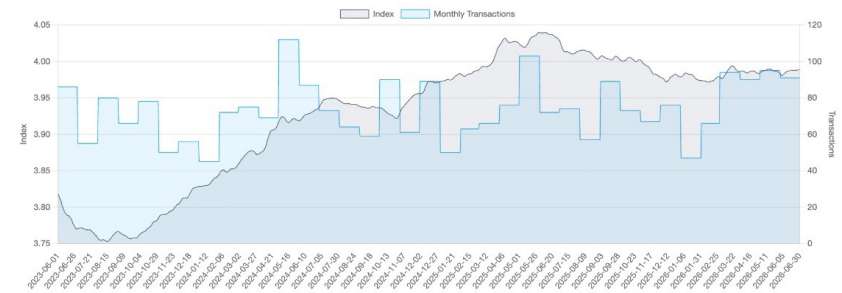
PEORIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.51%	44.63%
2 YEAR	-2.09%	35.45%
3 YEAR	1.09%	7.11%



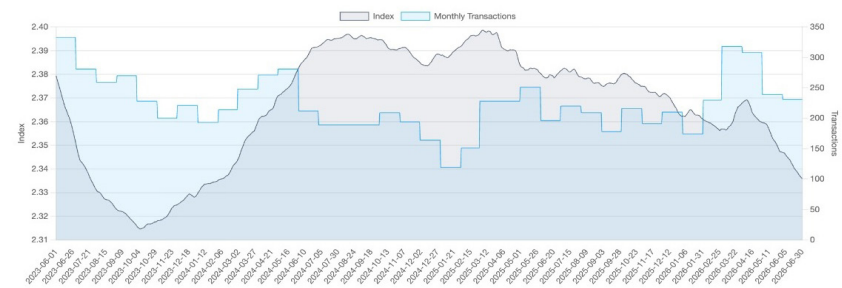
TEMPE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.01%	26.39%
2 YEAR	1.34%	4.60%
3 YEAR	5.80%	5.81%



SURPRISE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.91%	17.86%
2 YEAR	-2.33%	8.96%
3 YEAR	-0.68%	-30.63%



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