

StreetMatrix

ARIZONA

MAY 2026

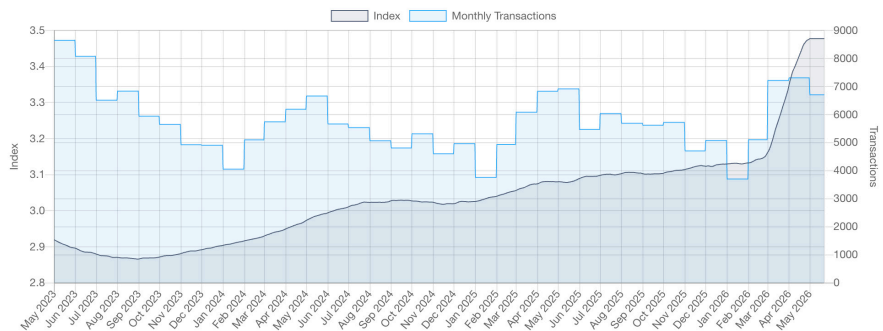
KEY MARKET TRENDS

- Statewide annual index growth has far exceeded that of the top ten cities
- Seven of the top ten cities saw year-over-year gains in transactions
- The market pace for all ten cities and the state was faster than the prior month

EXTERNAL INFLUENCES

- Mortgage rates have continued to rise, reaching eight-month highs
- Continued economic uncertainty has made the seasonal spring market boost underwhelming
- Inbound migration from adjacent higher-cost states like California continues to cool

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	12.84%	-3.01%
2 YEAR	16.31%	0.69%
3 YEAR	19.86%	-22.44%

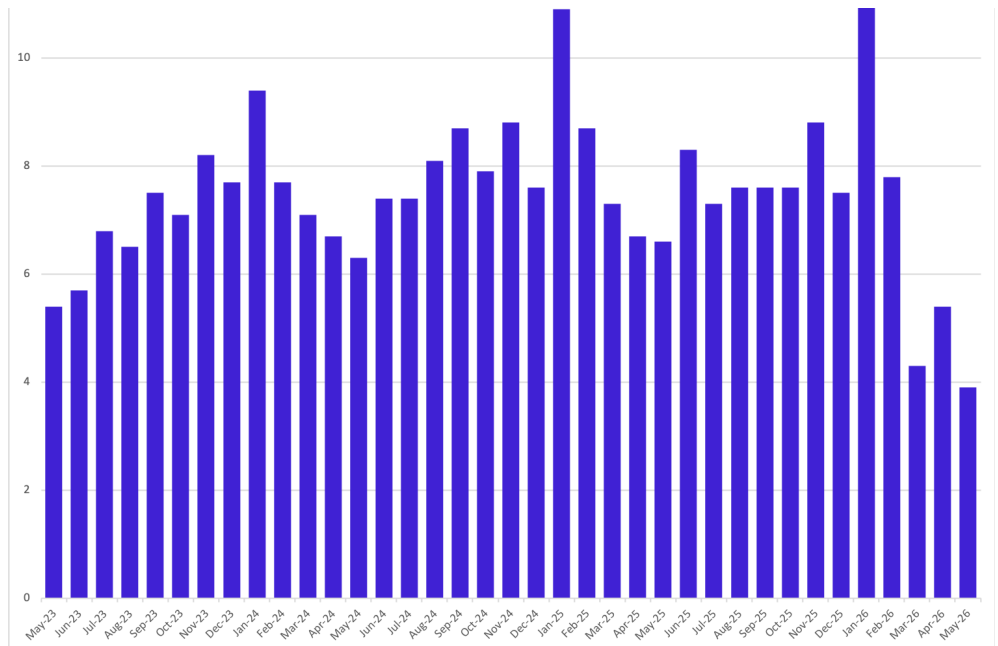
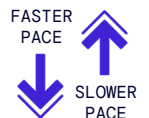


Top Cities by Population Size

City	Months of Supply
Phoenix	3.3
Tucson	3.7
Mesa	2.8
Gilbert	2.8
Chandler	2.5
Glendale	3.2
Scottsdale	3.8
Peoria	3.6
Tempe	2.9
Surprise	4.1

Months of Supply

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

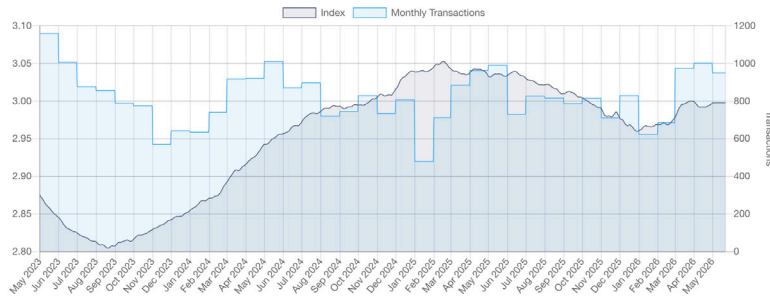


About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable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

ARIZONA Top Cities by population size

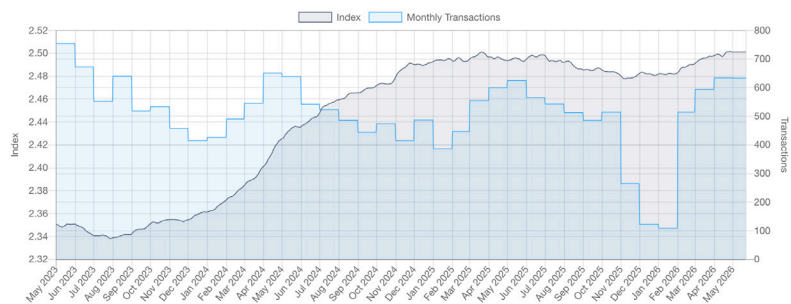
PHOENIX

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.25%	-4.15%
2 YEAR	1.46%	-6.14%
3 YEAR	5.08%	-18.13%



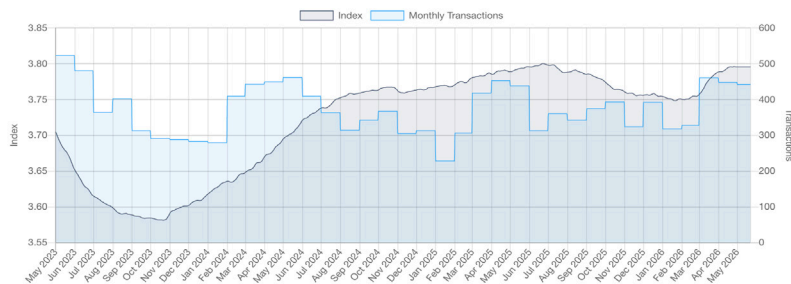
TUCSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.28%	1.28%
2 YEAR	2.66%	-0.94%
3 YEAR	6.40%	-16.05%



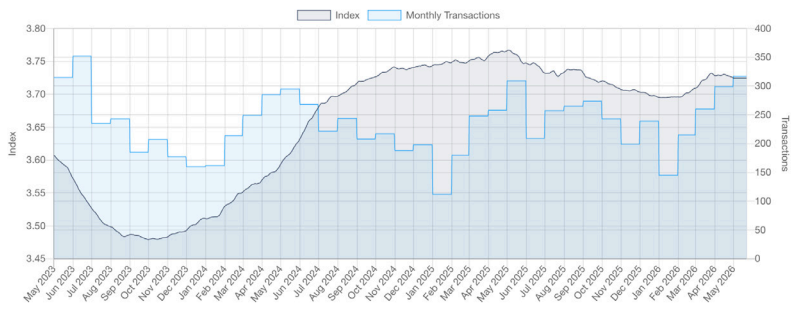
MESA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.05%	0.91%
2 YEAR	2.31%	-4.12%
3 YEAR	3.38%	-15.49%



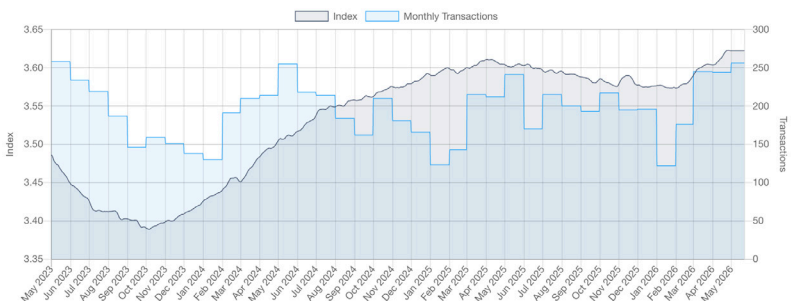
GILBERT

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.75%	2.59%
2 YEAR	2.92%	7.46%
3 YEAR	3.77%	0.63%



CHANDLER

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.48%	6.22%
2 YEAR	3.18%	0.39%
3 YEAR	4.66%	-0.78%



Questions or comments?

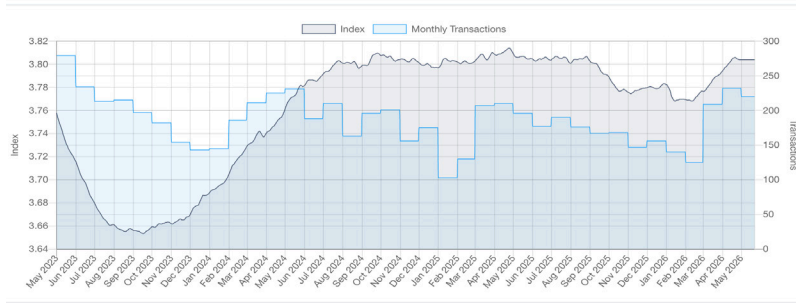
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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ARIZONA * Top Cities by population size

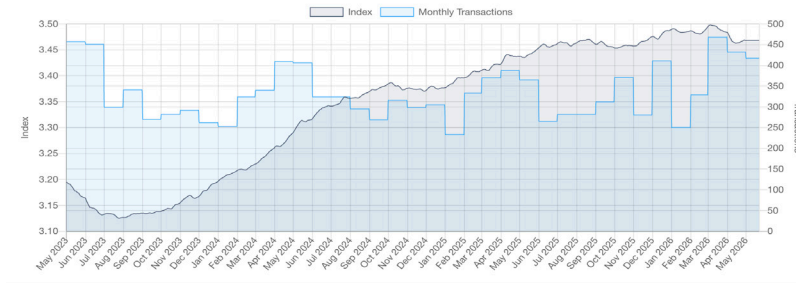
GLENDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.02%	12.24%
2 YEAR	0.66%	-4.76%
3 YEAR	2.12%	-21.15%



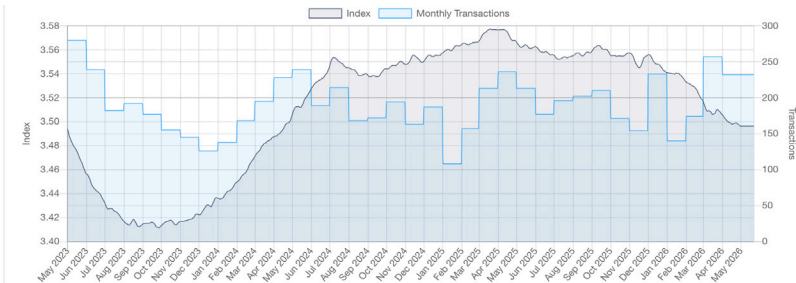
SCOTTSDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.69%	14.25%
2 YEAR	4.73%	2.71%
3 YEAR	9.36%	-8.75%



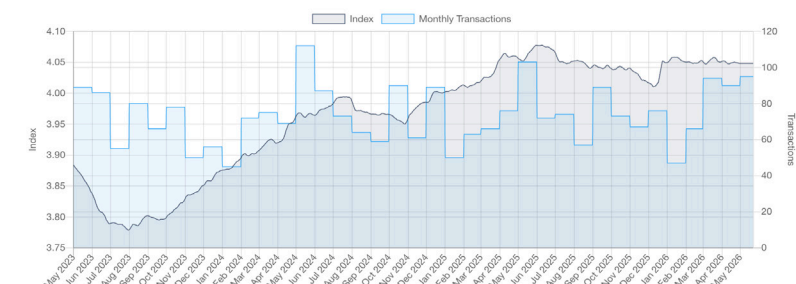
PEORIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-1.82%	8.92%
2 YEAR	-0.66%	-2.93%
3 YEAR	0.81%	-17.14%



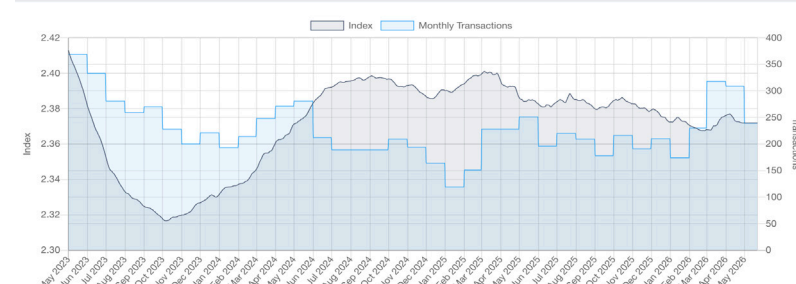
TEMPE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.52%	-7.77%
2 YEAR	2.05%	-15.18%
3 YEAR	5.00%	6.74%



SURPRISE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.55%	-4.78%
2 YEAR	-0.22%	-14.95%
3 YEAR	-0.90%	-35.23%



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