StreetMatrix

ARIZONA | OCTOBER 2026

KEY MARKET TRENDS

- Scottsdale continued to experience the highest price growth among the top ten cities
- Seven of the top ten cities saw annual price growth
- Statewide price gains continue to outpace the largest population centers

EXTERNAL INFLUENCES

- Mortgage rates remained high because of sticky inflation and bond-market volatility
- Contracts remained low as the Midterms provided another layer of uncertainty
- Listing inventory drifted higher despite rate lock-in restraining seller mobility

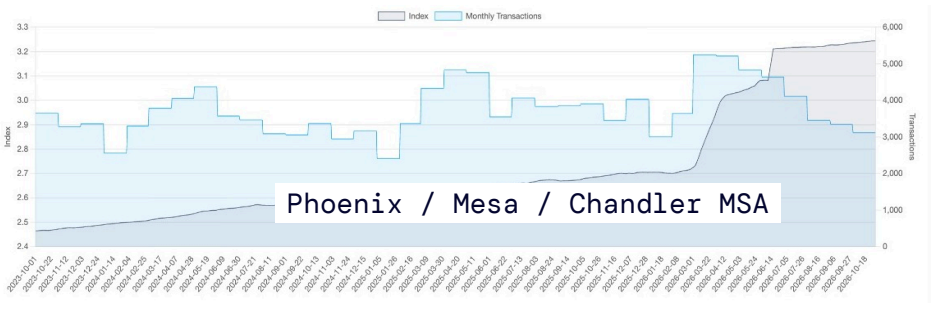
ARIZONA STATEWIDE



1 YEAR CHANGE		2 YEAR CHANGE		3 YEAR CHANGE	
INDEX	TRANSACTIONS	INDEX	TRANSACTIONS	INDEX	TRANSACTIONS
14.11%	-18.48%	17.57%	-12.34%	23.41%	-16.55%

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	20.63%	-20.10%
2 YEAR	25.47%	-7.31%
3 YEAR	31.27%	-14.65%

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	1.96%	-12.53%
2 YEAR	1.55%	-14.61%
3 YEAR	7.59%	-5.91%



TUCSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.45%	-24.08%
2 YEAR	0.80%	-17.51%
3 YEAR	5.63%	-26.78%



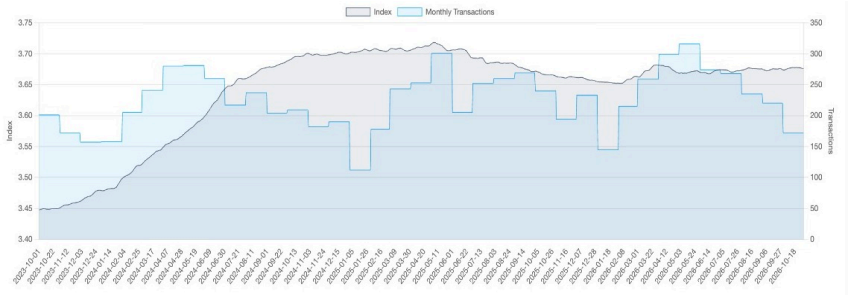
MESA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.12%	-28.39%
2 YEAR	0.23%	-22.32%
3 YEAR	5.01%	-3.17%



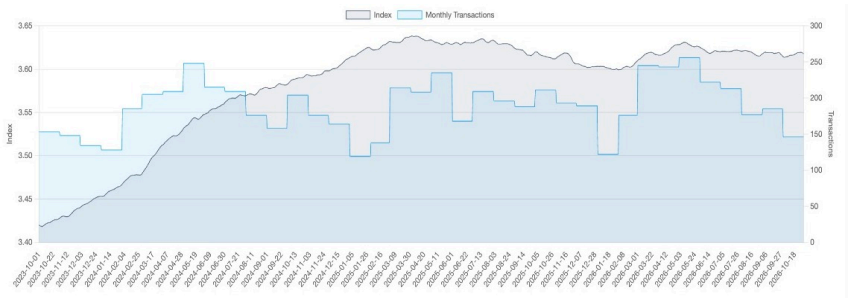
GILBERT

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.33%	-28.33%
2 YEAR	-0.67%	-17.70%
3 YEAR	6.54%	-14.43%



CHANDLER

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.15%	-30.81%
2 YEAR	0.67%	-28.43%
3 YEAR	5.55%	-4.58%



Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
For details on how this report was created, please see our report methodology.
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ARIZONA ✻ Top Cities
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GLENDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.08%	-12.65%
2 YEAR	-0.38%	-25.26%
3 YEAR	2.98%	-16.67%



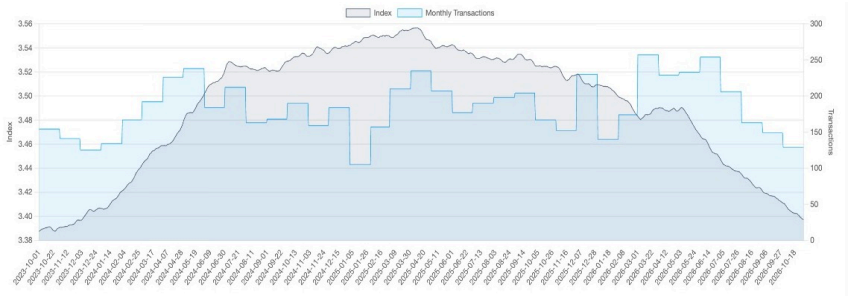
SCOTTSDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.12%	-12.36%
2 YEAR	7.32%	0.99%
3 YEAR	13.80%	25.00%



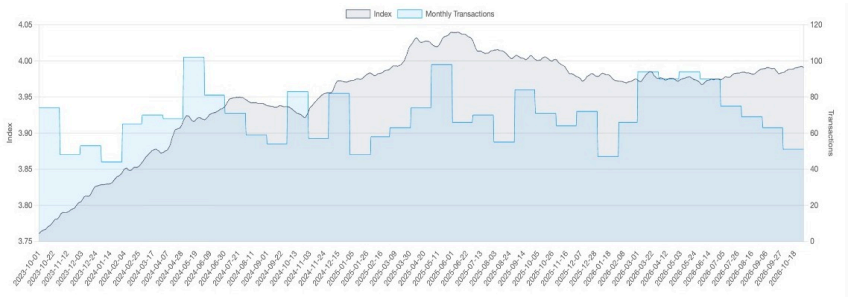
PEORIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.61%	-22.75%
2 YEAR	-3.85%	-32.11%
3 YEAR	0.20%	-16.23%



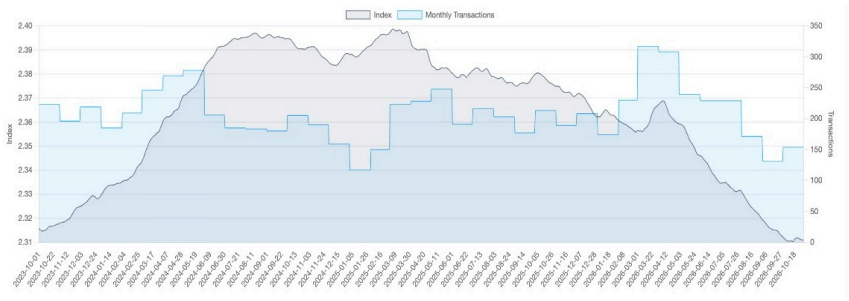
TEMPE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.30%	-27.17%
2 YEAR	1.58%	-38.55%
3 YEAR	5.44%	-31.08%



SURPRISE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.71%	-27.70%
2 YEAR	-3.35%	-24.88%
3 YEAR	-0.31%	-30.94%



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