StreetMatrix

ARIZONA | SEPTEMBER 2026

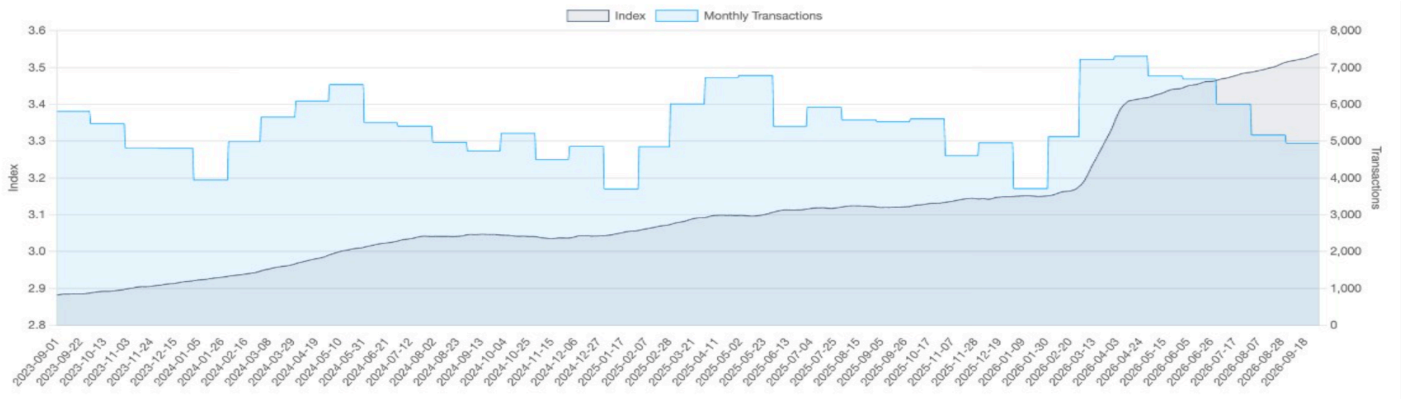
KEY MARKET TRENDS

- Statewide price gains continue to outpace the largest population centers
- Scottsdale has the highest housing prices and also had the most annual price growth for a top ten city
- Five of the top ten cities saw a larger annual decline in transactions than the statewide decline

EXTERNAL INFLUENCES

- Mortgage rates accelerated their upward growth as higher for longer remains the theme
- Climbing inventory levels and rising homeownership costs outside of principal and interest
- Cooling net in-migration and expanding remote-work pullback

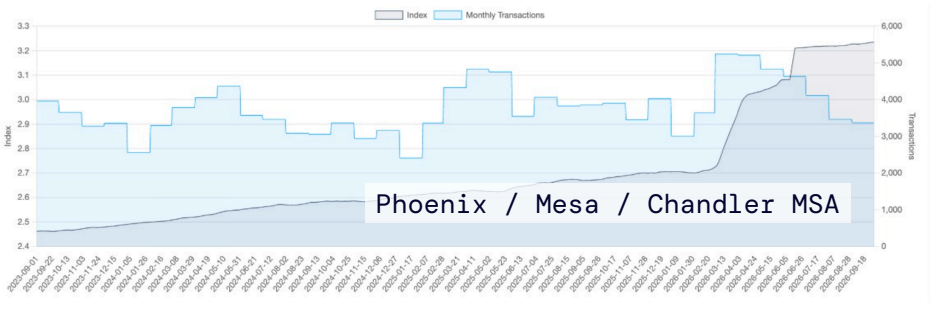
ARIZONA STATEWIDE



1 YEAR CHANGE		2 YEAR CHANGE		3 YEAR CHANGE	
INDEX	TRANSACTIONS	INDEX	TRANSACTIONS	INDEX	TRANSACTIONS
13.32%	-10.65%	16.19%	4.35%	22.54%	-14.98%

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.



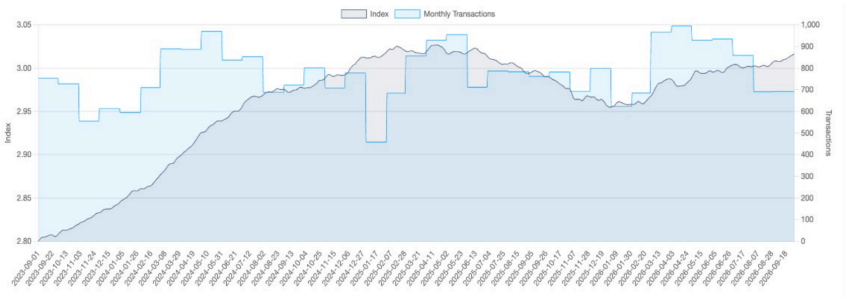
	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	20.99%	-12.66%
2 YEAR	25.22%	10.25%
3 YEAR	31.36%	-15.04%

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

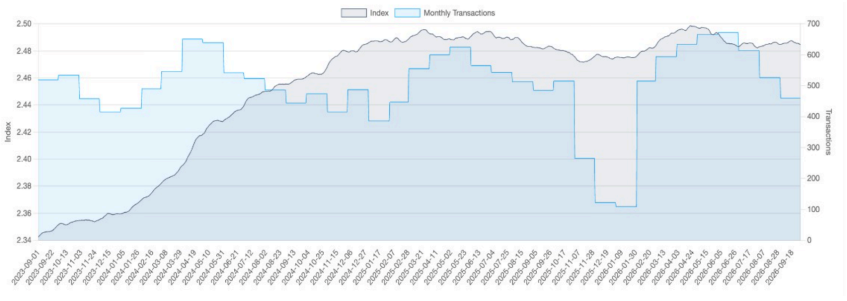
PHOENIX

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.90%	-9.19%
2 YEAR	1.33%	-4.16%
3 YEAR	7.44%	-8.22%



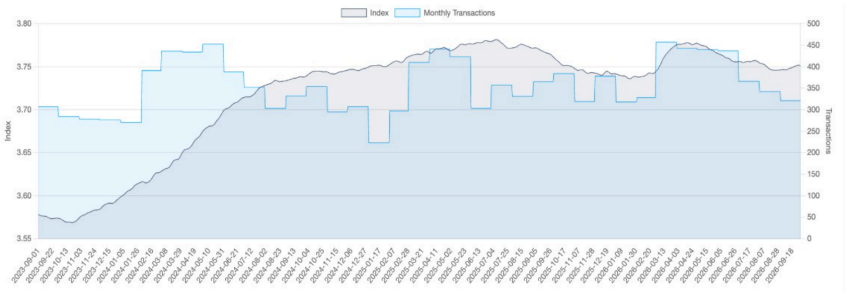
TUCSON

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.10%	-5.15%
2 YEAR	0.98%	3.60%
3 YEAR	5.68%	-11.37%



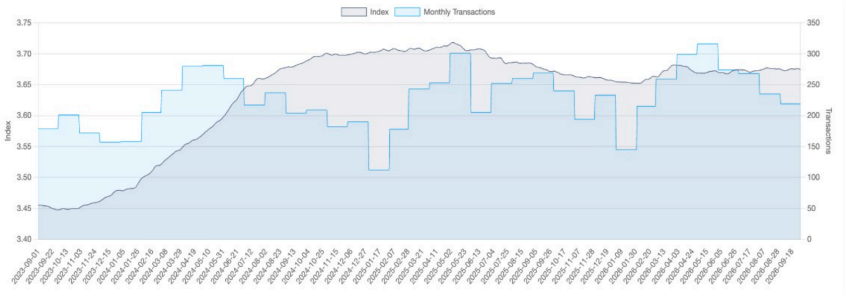
MESA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.27%	-12.05%
2 YEAR	0.33%	-3.31%
3 YEAR	4.97%	4.56%



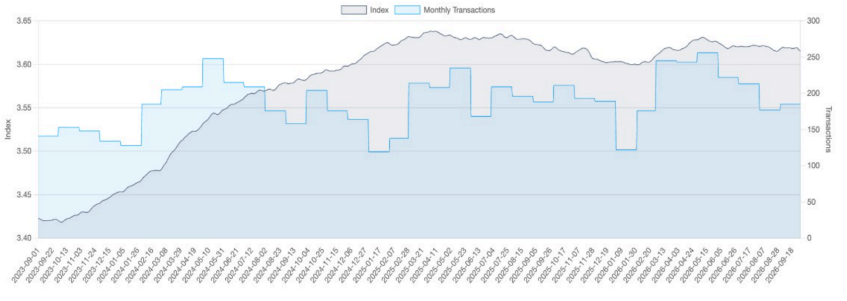
GILBERT

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.07%	-18.59%
2 YEAR	-0.37%	7.35%
3 YEAR	6.58%	22.35%



CHANDLER

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.11%	-1.60%
2 YEAR	0.92%	17.09%
3 YEAR	5.70%	31.21%



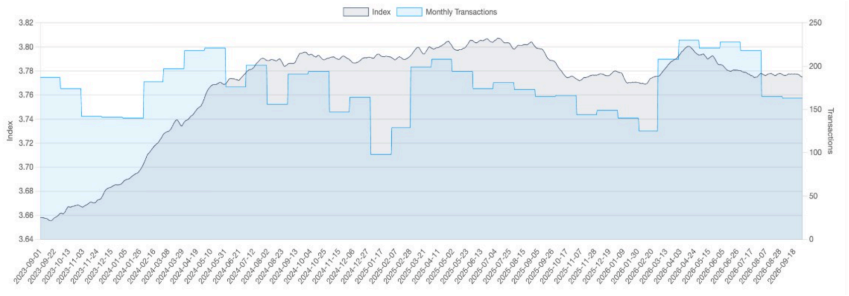
Questions or comments?
Contact report author, Jonathan Miller, at jmiller@streetmatrix.net.
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ARIZONA ❋ Top Cities
by population size

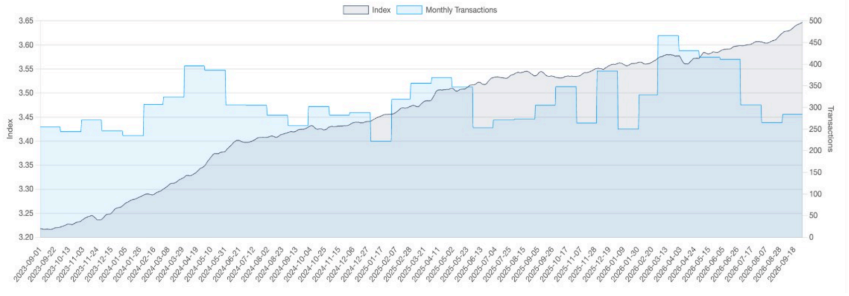
GLENDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.32%	-1.21%
2 YEAR	-0.49%	-14.66%
3 YEAR	3.11%	-12.83%



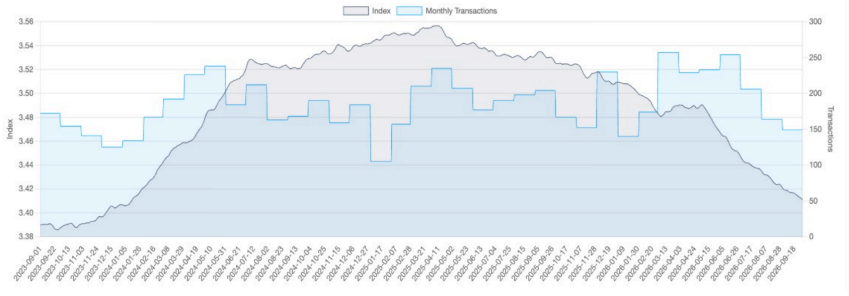
SCOTTSDALE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	3.22%	-6.89%
2 YEAR	6.36%	10.08%
3 YEAR	13.22%	11.37%



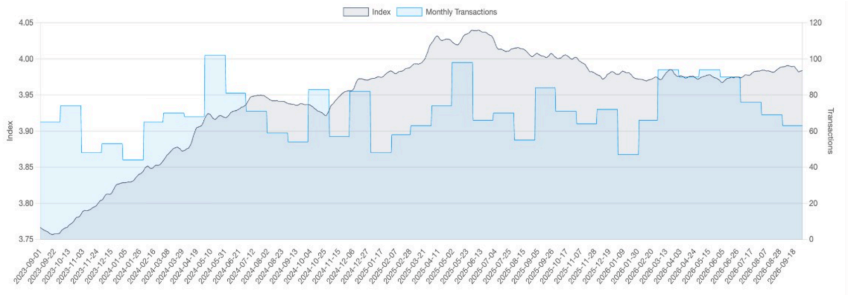
PEORIA

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-3.25%	-26.96%
2 YEAR	-3.33%	-11.31%
3 YEAR	0.71%	-13.37%



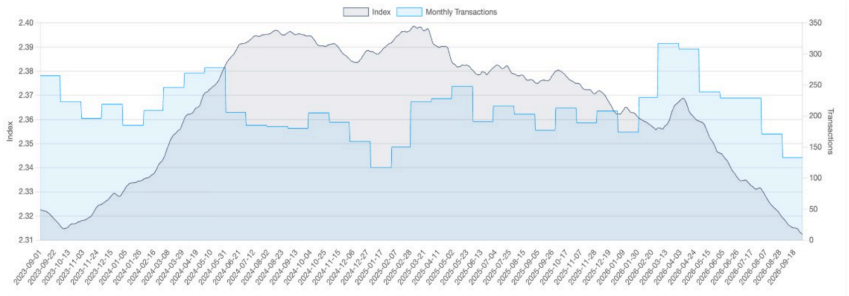
TEMPE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.47%	-25.00%
2 YEAR	1.19%	16.67%
3 YEAR	5.98%	-3.08%



SURPRISE

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-2.83%	-24.66%
2 YEAR	-3.43%	-26.11%
3 YEAR	-0.16%	-49.81%



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