Local Market Update – July 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Scottsdale

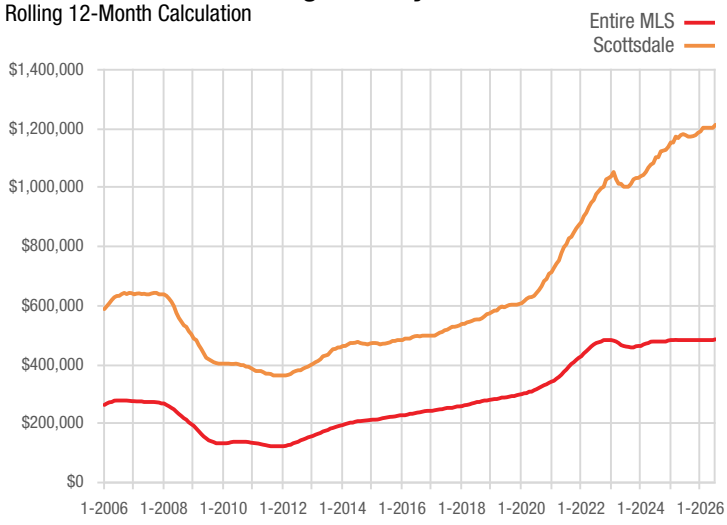
Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	340	**315**	- 7.4%	3,877	**3,753**	- 3.2%
Pending Sales	296	**157**	- 47.0%	2,469	**2,672**	+ 8.2%
Closed Sales	289	**327**	+ 13.1%	2,449	**2,779**	+ 13.5%
Days on Market Until Sale	86	**90**	+ 4.7%	77	**83**	+ 7.8%
Median Sales Price*	$1,130,000	**$1,250,000**	+ 10.6%	$1,205,500	**$1,255,000**	+ 4.1%
Average Sales Price*	$1,455,428	**$1,664,777**	+ 14.4%	$1,633,387	**$1,719,960**	+ 5.3%
Percent of List Price Received*	96.2%	**96.4%**	+ 0.2%	96.6%	**96.7%**	+ 0.1%
Inventory of Homes for Sale	1,371	**1,214**	- 11.5%	—	**—**	—
Months Supply of Inventory	4.2	**3.4**	- 19.0%	—	**—**	—

Townhouse/Condo	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	212	**204**	- 3.8%	2,322	**2,154**	- 7.2%
Pending Sales	129	**77**	- 40.3%	1,389	**1,272**	- 8.4%
Closed Sales	145	**153**	+ 5.5%	1,436	**1,370**	- 4.6%
Days on Market Until Sale	88	**101**	+ 14.8%	80	**92**	+ 15.0%
Median Sales Price*	$445,000	**$470,500**	+ 5.7%	$510,000	**$500,000**	- 2.0%
Average Sales Price*	$602,945	**$599,648**	- 0.5%	$719,813	**$735,064**	+ 2.1%
Percent of List Price Received*	97.4%	**96.8%**	- 0.6%	97.2%	**96.9%**	- 0.3%
Inventory of Homes for Sale	884	**900**	+ 1.8%	—	**—**	—
Months Supply of Inventory	4.9	**5.1**	+ 4.1%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

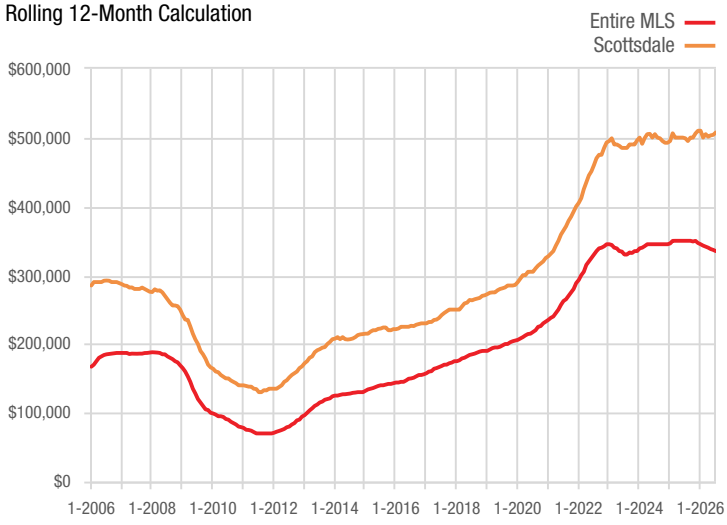
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of August 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.