Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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85266

Scottsdale

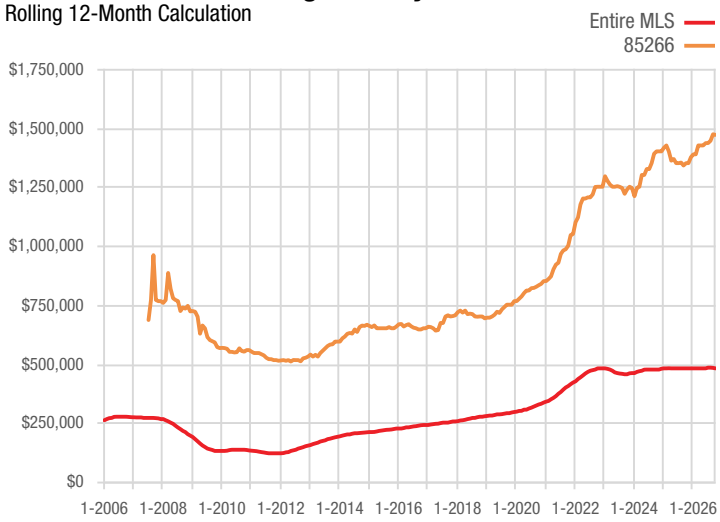
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	60	**41**	- 31.7%	432	**403**	- 6.7%
Pending Sales	33	**9**	- 72.7%	279	**269**	- 3.6%
Closed Sales	20	**17**	- 15.0%	278	**284**	+ 2.2%
Days on Market Until Sale	84	**77**	- 8.3%	88	**99**	+ 12.5%
Median Sales Price*	$1,492,500	**$1,650,000**	+ 10.6%	$1,350,000	**$1,440,000**	+ 6.7%
Average Sales Price*	$1,795,745	**$1,753,206**	- 2.4%	$1,595,521	**$1,722,850**	+ 8.0%
Percent of List Price Received*	96.0%	**96.1%**	+ 0.1%	96.7%	**96.8%**	+ 0.1%
Inventory of Homes for Sale	139	**144**	+ 3.6%	—	**—**	—
Months Supply of Inventory	5.1	**5.4**	+ 5.9%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**5**	+ 25.0%	30	**36**	+ 20.0%
Pending Sales	1	**2**	+ 100.0%	24	**21**	- 12.5%
Closed Sales	0	**3**	—	25	**20**	- 20.0%
Days on Market Until Sale	—	**111**	—	91	**97**	+ 6.6%
Median Sales Price*	—	**$815,000**	—	$775,000	**$899,000**	+ 16.0%
Average Sales Price*	—	**$763,333**	—	$734,680	**$898,050**	+ 22.2%
Percent of List Price Received*	—	**99.6%**	—	97.4%	**97.4%**	0.0%
Inventory of Homes for Sale	10	**12**	+ 20.0%	—	**—**	—
Months Supply of Inventory	4.2	**6.3**	+ 50.0%	—	**—**	—

* 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.

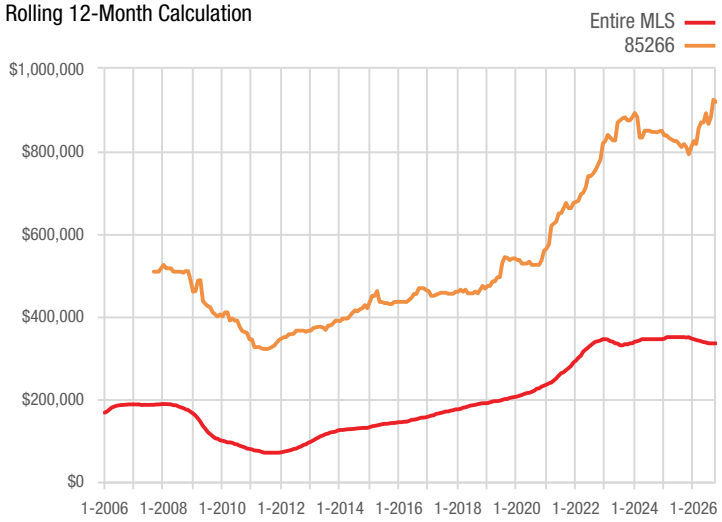
Median Sales Price - Single Family

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 November 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.