

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



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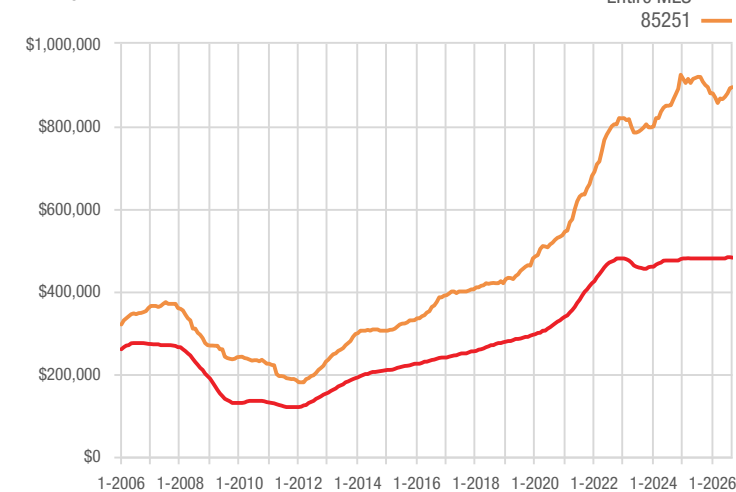
Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	37	45	+ 21.6%	323	312	- 3.4%
Pending Sales	15	14	- 6.7%	181	188	+ 3.9%
Closed Sales	14	19	+ 35.7%	186	186	0.0%
Days on Market Until Sale	49	67	+ 36.7%	65	84	+ 29.2%
Median Sales Price*	\$742,500	\$830,000	+ 11.8%	\$887,500	\$950,000	+ 7.0%
Average Sales Price*	\$1,047,305	\$1,357,832	+ 29.7%	\$1,557,057	\$1,828,477	+ 17.4%
Percent of List Price Received*	98.1%	96.7%	- 1.4%	96.6%	96.6%	0.0%
Inventory of Homes for Sale	105	98	- 6.7%	—	—	—
Months Supply of Inventory	5.3	4.8	- 9.4%	—	—	—

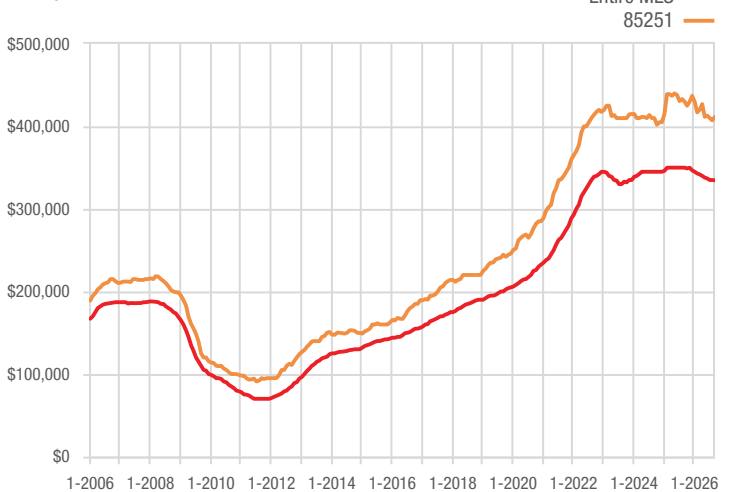
Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	103	96	- 6.8%	876	806	- 8.0%
Pending Sales	28	28	0.0%	400	415	+ 3.8%
Closed Sales	29	49	+ 69.0%	436	467	+ 7.1%
Days on Market Until Sale	126	114	- 9.5%	87	109	+ 25.3%
Median Sales Price*	\$315,000	\$425,000	+ 34.9%	\$430,590	\$405,000	- 5.9%
Average Sales Price*	\$487,776	\$587,230	+ 20.4%	\$785,956	\$775,518	- 1.3%
Percent of List Price Received*	95.3%	96.7%	+ 1.5%	96.9%	96.6%	- 0.3%
Inventory of Homes for Sale	340	332	- 2.4%	—	—	—
Months Supply of Inventory	7.6	7.2	- 5.3%	—	—	—

* 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.