Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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85255

Scottsdale

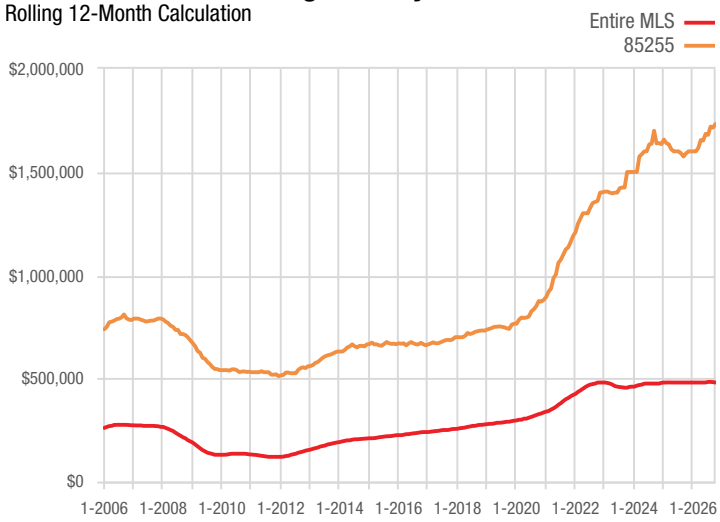
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	130	**86**	- 33.8%	1,080	**1,030**	- 4.6%
Pending Sales	67	**35**	- 47.8%	692	**750**	+ 8.4%
Closed Sales	84	**65**	- 22.6%	700	**790**	+ 12.9%
Days on Market Until Sale	80	**81**	+ 1.3%	84	**84**	0.0%
Median Sales Price*	$1,550,000	**$1,820,000**	+ 17.4%	$1,582,500	**$1,732,500**	+ 9.5%
Average Sales Price*	$1,877,899	**$2,201,600**	+ 17.2%	$2,093,288	**$2,340,532**	+ 11.8%
Percent of List Price Received*	97.2%	**96.3%**	- 0.9%	96.0%	**96.2%**	+ 0.2%
Inventory of Homes for Sale	330	**267**	- 19.1%	—	**—**	—
Months Supply of Inventory	4.9	**3.6**	- 26.5%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	48	**38**	- 20.8%	392	**426**	+ 8.7%
Pending Sales	31	**13**	- 58.1%	240	**217**	- 9.6%
Closed Sales	18	**20**	+ 11.1%	229	**207**	- 9.6%
Days on Market Until Sale	72	**68**	- 5.6%	84	**87**	+ 3.6%
Median Sales Price*	$722,500	**$821,250**	+ 13.7%	$775,000	**$775,000**	0.0%
Average Sales Price*	$932,648	**$822,654**	- 11.8%	$1,046,461	**$1,052,593**	+ 0.6%
Percent of List Price Received*	98.3%	**98.3%**	0.0%	97.9%	**97.2%**	- 0.7%
Inventory of Homes for Sale	113	**140**	+ 23.9%	—	**—**	—
Months Supply of Inventory	5.1	**5.8**	+ 13.7%	—	**—**	—

* 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.

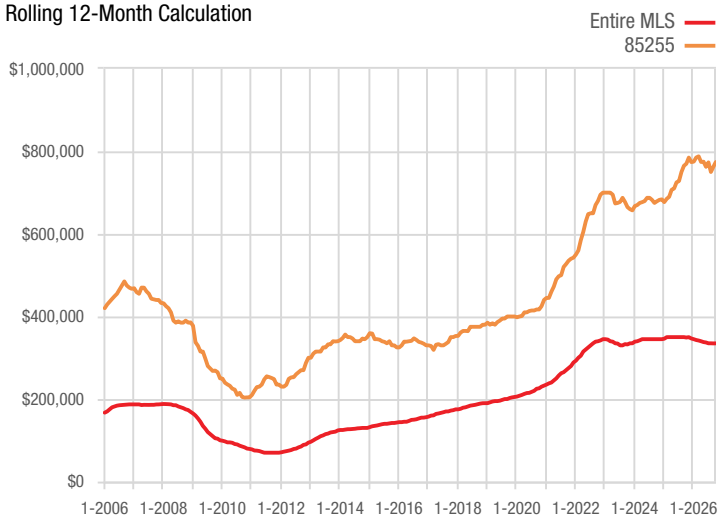
Median Sales Price - Single Family

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.