

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



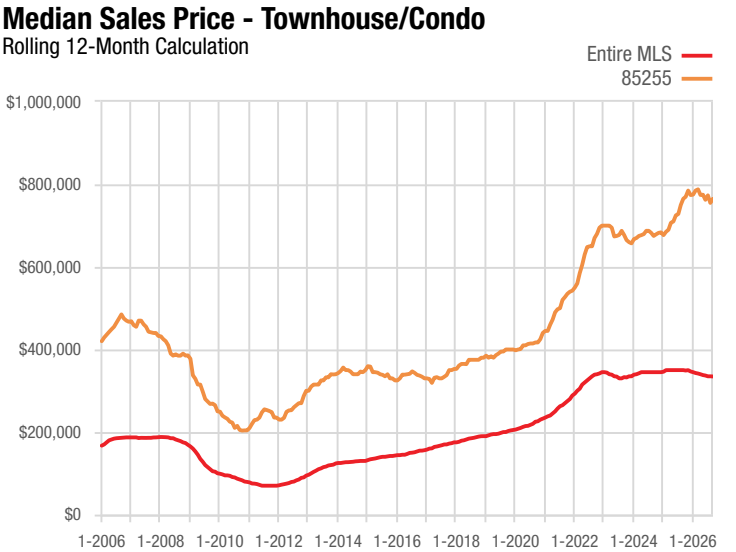
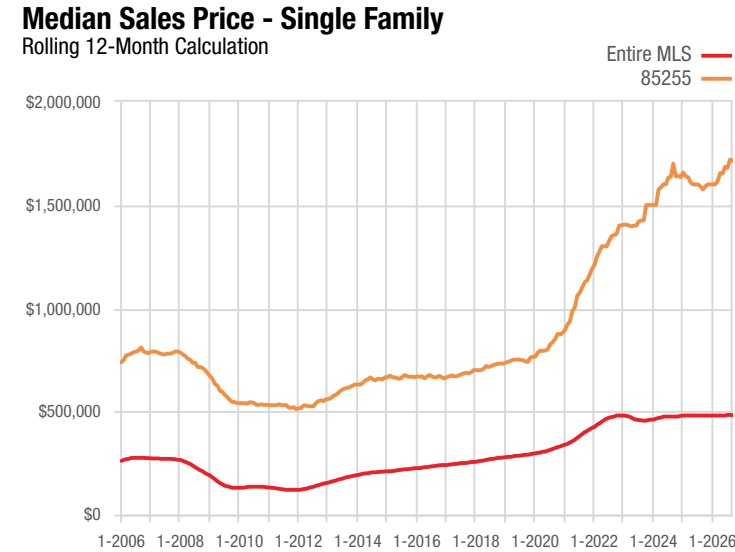
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Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	114	100	- 12.3%	950	930	- 2.1%
Pending Sales	72	37	- 48.6%	625	693	+ 10.9%
Closed Sales	57	65	+ 14.0%	616	725	+ 17.7%
Days on Market Until Sale	109	83	- 23.9%	84	84	0.0%
Median Sales Price*	\$1,610,000	\$1,650,000	+ 2.5%	\$1,587,500	\$1,730,000	+ 9.0%
Average Sales Price*	\$2,014,490	\$2,351,857	+ 16.7%	\$2,122,659	\$2,352,988	+ 10.9%
Percent of List Price Received*	95.5%	97.1%	+ 1.7%	95.8%	96.2%	+ 0.4%
Inventory of Homes for Sale	282	242	- 14.2%	—	—	—
Months Supply of Inventory	4.2	3.2	- 23.8%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	36	40	+ 11.1%	344	385	+ 11.9%
Pending Sales	22	9	- 59.1%	209	201	- 3.8%
Closed Sales	21	16	- 23.8%	211	188	- 10.9%
Days on Market Until Sale	112	111	- 0.9%	85	89	+ 4.7%
Median Sales Price*	\$745,000	\$850,000	+ 14.1%	\$775,000	\$771,700	- 0.4%
Average Sales Price*	\$880,030	\$1,494,031	+ 69.8%	\$1,056,170	\$1,076,019	+ 1.9%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	97.9%	97.1%	- 0.8%
Inventory of Homes for Sale	112	129	+ 15.2%	—	—	—
Months Supply of Inventory	5.4	5.1	- 5.6%	—	—	—

* 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.



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.