

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



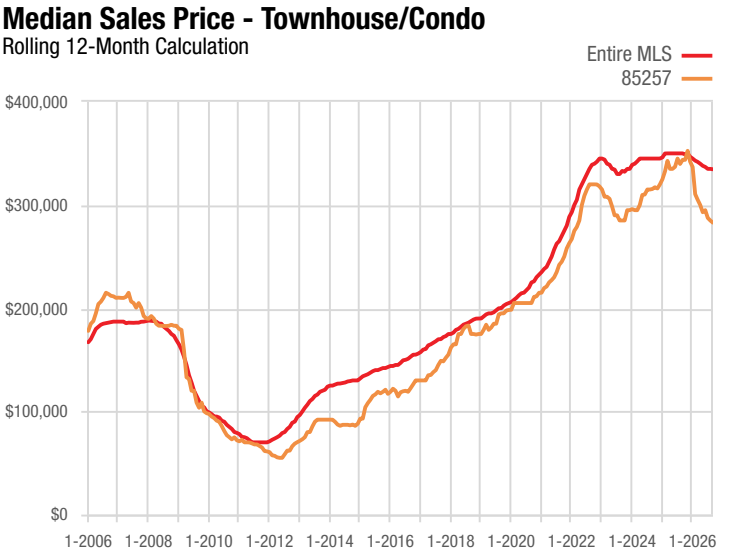
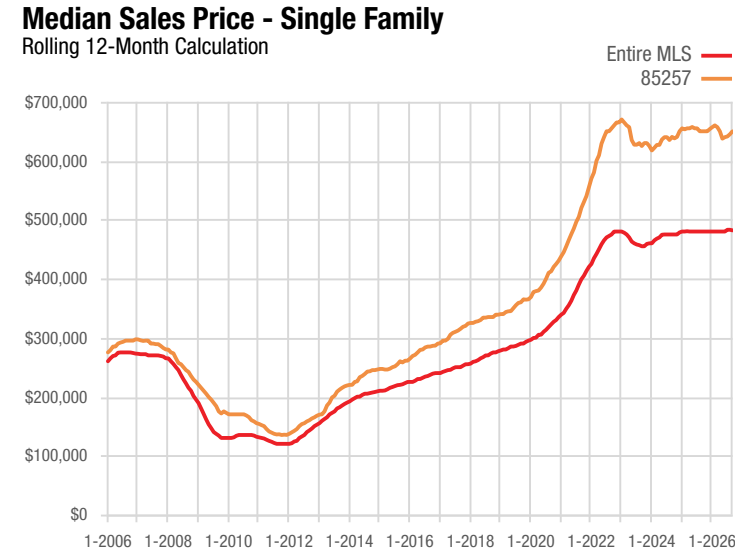
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Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	40	50	+ 25.0%	340	387	+ 13.8%
Pending Sales	23	10	- 56.5%	196	247	+ 26.0%
Closed Sales	25	27	+ 8.0%	184	254	+ 38.0%
Days on Market Until Sale	88	77	- 12.5%	71	78	+ 9.9%
Median Sales Price*	\$610,000	\$680,000	+ 11.5%	\$637,500	\$636,000	- 0.2%
Average Sales Price*	\$699,201	\$729,448	+ 4.3%	\$690,655	\$679,208	- 1.7%
Percent of List Price Received*	97.2%	98.8%	+ 1.6%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	97	118	+ 21.6%	—	—	—
Months Supply of Inventory	4.6	4.4	- 4.3%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	19	10	- 47.4%	181	185	+ 2.2%
Pending Sales	11	5	- 54.5%	100	89	- 11.0%
Closed Sales	11	12	+ 9.1%	95	92	- 3.2%
Days on Market Until Sale	108	81	- 25.0%	87	91	+ 4.6%
Median Sales Price*	\$355,000	\$294,995	- 16.9%	\$345,000	\$268,250	- 22.2%
Average Sales Price*	\$433,857	\$314,999	- 27.4%	\$392,710	\$315,948	- 19.5%
Percent of List Price Received*	96.9%	95.2%	- 1.8%	96.8%	96.2%	- 0.6%
Inventory of Homes for Sale	57	86	+ 50.9%	—	—	—
Months Supply of Inventory	5.6	9.2	+ 64.3%	—	—	—

* 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.



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.