

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



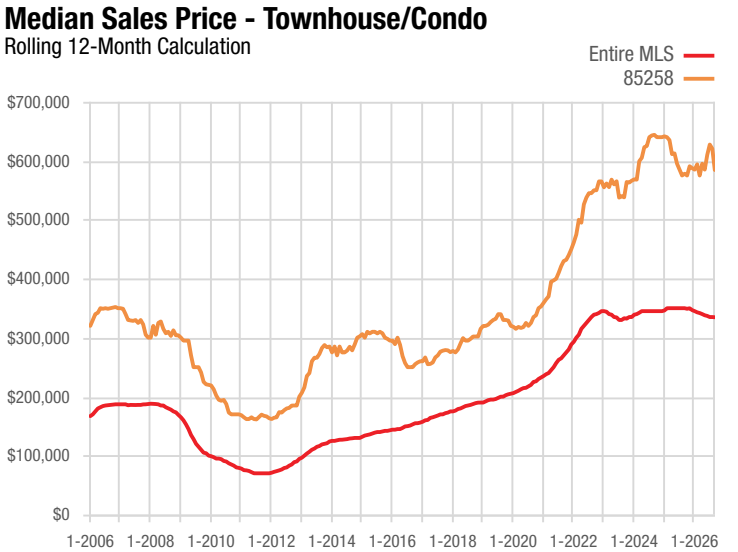
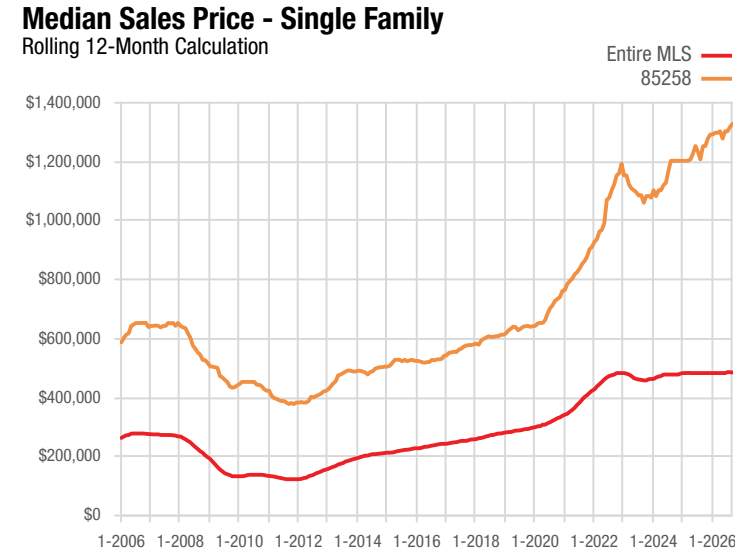
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Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	44	37	- 15.9%	390	394	+ 1.0%
Pending Sales	21	21	0.0%	259	303	+ 17.0%
Closed Sales	26	20	- 23.1%	259	297	+ 14.7%
Days on Market Until Sale	65	77	+ 18.5%	67	63	- 6.0%
Median Sales Price*	\$1,262,500	\$1,307,500	+ 3.6%	\$1,271,975	\$1,348,000	+ 6.0%
Average Sales Price*	\$1,410,669	\$1,739,350	+ 23.3%	\$1,439,367	\$1,544,288	+ 7.3%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	96.8%	96.8%	0.0%
Inventory of Homes for Sale	87	88	+ 1.1%	—	—	—
Months Supply of Inventory	3.1	2.7	- 12.9%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	45	39	- 13.3%	463	395	- 14.7%
Pending Sales	23	7	- 69.6%	302	239	- 20.9%
Closed Sales	25	25	0.0%	304	261	- 14.1%
Days on Market Until Sale	68	113	+ 66.2%	79	81	+ 2.5%
Median Sales Price*	\$575,000	\$403,000	- 29.9%	\$554,500	\$550,000	- 0.8%
Average Sales Price*	\$670,320	\$550,000	- 17.9%	\$655,563	\$691,646	+ 5.5%
Percent of List Price Received*	96.9%	95.4%	- 1.5%	96.9%	96.4%	- 0.5%
Inventory of Homes for Sale	105	130	+ 23.8%	—	—	—
Months Supply of Inventory	3.3	5.0	+ 51.5%	—	—	—

* 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.