

# Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



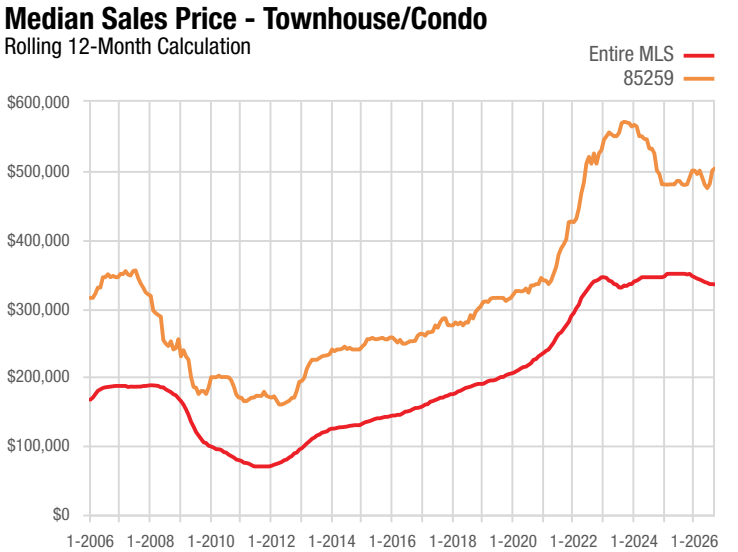
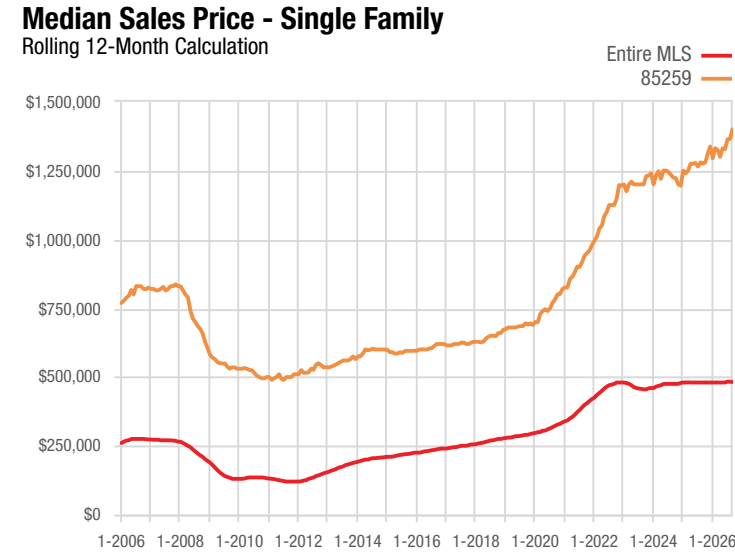
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Scottsdale

| Single Family                   | September   |             |          | Year to Date |             |          |
|---------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025        | 2026        | % Change | Thru 9-2025  | Thru 9-2026 | % Change |
| New Listings                    | 41          | 43          | + 4.9%   | 403          | 361         | - 10.4%  |
| Pending Sales                   | 27          | 15          | - 44.4%  | 292          | 266         | - 8.9%   |
| Closed Sales                    | 27          | 21          | - 22.2%  | 288          | 274         | - 4.9%   |
| Days on Market Until Sale       | 67          | 67          | 0.0%     | 71           | 75          | + 5.6%   |
| Median Sales Price*             | \$1,050,000 | \$1,130,000 | + 7.6%   | \$1,300,000  | \$1,397,500 | + 7.5%   |
| Average Sales Price*            | \$1,195,759 | \$1,483,198 | + 24.0%  | \$1,540,954  | \$1,599,472 | + 3.8%   |
| Percent of List Price Received* | 97.0%       | 97.3%       | + 0.3%   | 96.4%        | 96.5%       | + 0.1%   |
| Inventory of Homes for Sale     | 98          | 94          | - 4.1%   | —            | —           | —        |
| Months Supply of Inventory      | 3.2         | 3.3         | + 3.1%   | —            | —           | —        |

| Townhouse/Condo                 | September |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2025      | 2026      | % Change | Thru 9-2025  | Thru 9-2026 | % Change |
| New Listings                    | 15        | 8         | - 46.7%  | 93           | 70          | - 24.7%  |
| Pending Sales                   | 5         | 3         | - 40.0%  | 61           | 50          | - 18.0%  |
| Closed Sales                    | 5         | 6         | + 20.0%  | 60           | 55          | - 8.3%   |
| Days on Market Until Sale       | 114       | 121       | + 6.1%   | 77           | 107         | + 39.0%  |
| Median Sales Price*             | \$392,000 | \$507,500 | + 29.5%  | \$487,500    | \$494,000   | + 1.3%   |
| Average Sales Price*            | \$401,800 | \$696,500 | + 73.3%  | \$521,833    | \$546,207   | + 4.7%   |
| Percent of List Price Received* | 96.8%     | 95.6%     | - 1.2%   | 97.3%        | 97.1%       | - 0.2%   |
| Inventory of Homes for Sale     | 27        | 17        | - 37.0%  | —            | —           | —        |
| Months Supply of Inventory      | 4.3       | 3.0       | - 30.2%  | —            | —           | —        |

\* 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.