

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



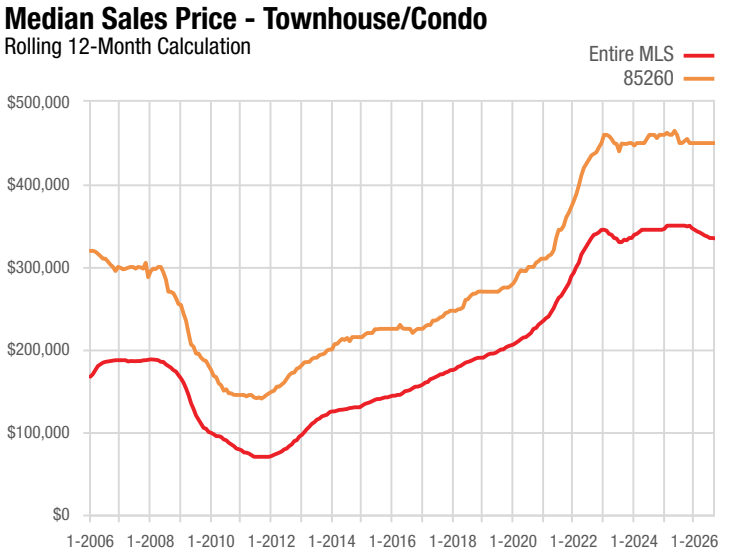
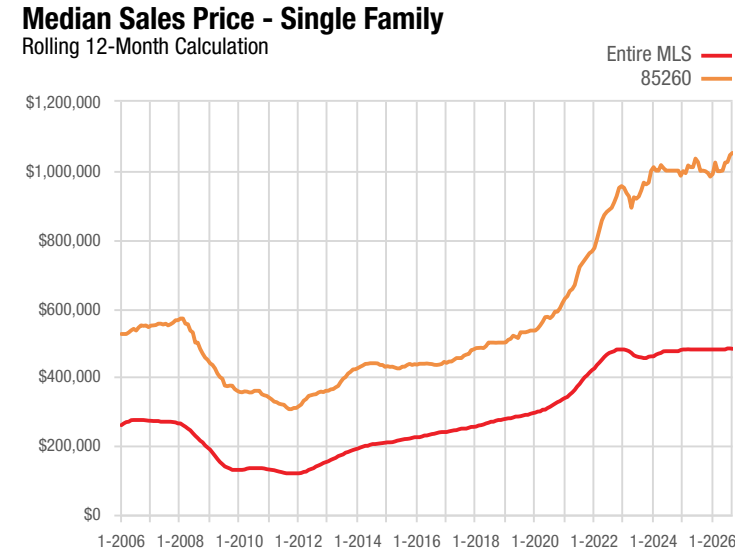
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Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	47	41	- 12.8%	449	430	- 4.2%
Pending Sales	38	10	- 73.7%	299	298	- 0.3%
Closed Sales	40	41	+ 2.5%	279	315	+ 12.9%
Days on Market Until Sale	79	70	- 11.4%	69	66	- 4.3%
Median Sales Price*	\$1,047,000	\$1,150,000	+ 9.8%	\$1,000,000	\$1,075,000	+ 7.5%
Average Sales Price*	\$1,673,306	\$1,717,329	+ 2.6%	\$1,404,189	\$1,500,894	+ 6.9%
Percent of List Price Received*	96.8%	97.6%	+ 0.8%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale	95	101	+ 6.3%	—	—	—
Months Supply of Inventory	3.1	3.2	+ 3.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	33	31	- 6.1%	314	314	0.0%
Pending Sales	26	14	- 46.2%	219	203	- 7.3%
Closed Sales	16	16	0.0%	210	206	- 1.9%
Days on Market Until Sale	84	111	+ 32.1%	79	84	+ 6.3%
Median Sales Price*	\$445,000	\$492,500	+ 10.7%	\$452,500	\$451,250	- 0.3%
Average Sales Price*	\$450,281	\$538,964	+ 19.7%	\$476,796	\$478,718	+ 0.4%
Percent of List Price Received*	97.5%	97.6%	+ 0.1%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	79	90	+ 13.9%	—	—	—
Months Supply of Inventory	3.4	4.3	+ 26.5%	—	—	—

* 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.