Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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85262

Scottsdale

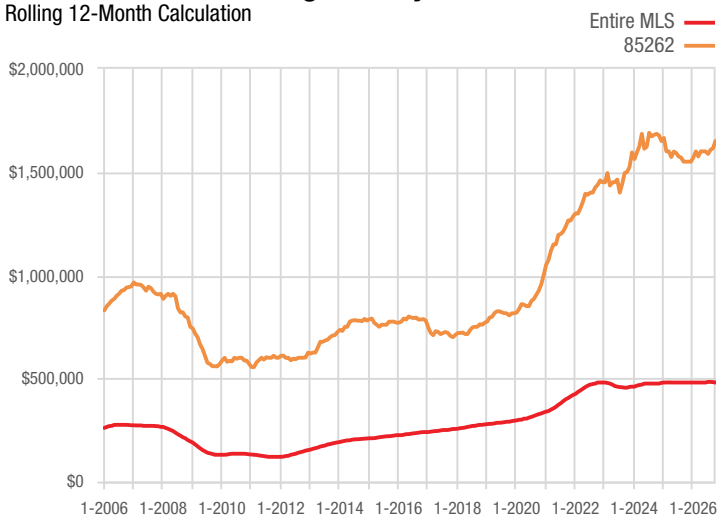
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	88	**85**	- 3.4%	683	**727**	+ 6.4%
Pending Sales	34	**20**	- 41.2%	416	**415**	- 0.2%
Closed Sales	37	**38**	+ 2.7%	431	**437**	+ 1.4%
Days on Market Until Sale	111	**154**	+ 38.7%	113	**132**	+ 16.8%
Median Sales Price*	$1,187,865	**$1,537,500**	+ 29.4%	$1,535,000	**$1,610,000**	+ 4.9%
Average Sales Price*	$1,561,711	**$2,186,888**	+ 40.0%	$2,142,334	**$2,219,287**	+ 3.6%
Percent of List Price Received*	96.7%	**96.0%**	- 0.7%	96.0%	**95.8%**	- 0.2%
Inventory of Homes for Sale	283	**289**	+ 2.1%	—	**—**	—
Months Supply of Inventory	6.8	**7.1**	+ 4.4%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**10**	- 23.1%	68	**67**	- 1.5%
Pending Sales	6	**3**	- 50.0%	45	**52**	+ 15.6%
Closed Sales	0	**4**	—	44	**58**	+ 31.8%
Days on Market Until Sale	—	**85**	—	127	**140**	+ 10.2%
Median Sales Price*	—	**$2,347,500**	—	$777,500	**$1,237,500**	+ 59.2%
Average Sales Price*	—	**$2,130,000**	—	$946,711	**$1,366,171**	+ 44.3%
Percent of List Price Received*	—	**93.2%**	—	97.1%	**94.7%**	- 2.5%
Inventory of Homes for Sale	35	**31**	- 11.4%	—	**—**	—
Months Supply of Inventory	6.3	**5.8**	- 7.9%	—	**—**	—

* 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.

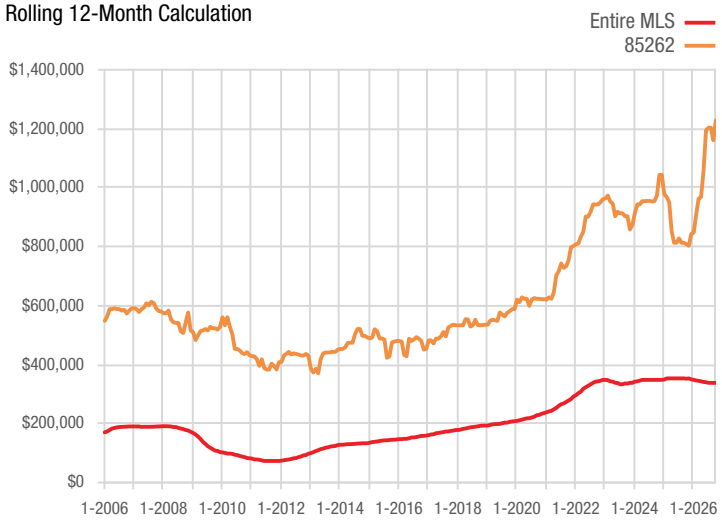
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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.

Current as of November 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.