

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



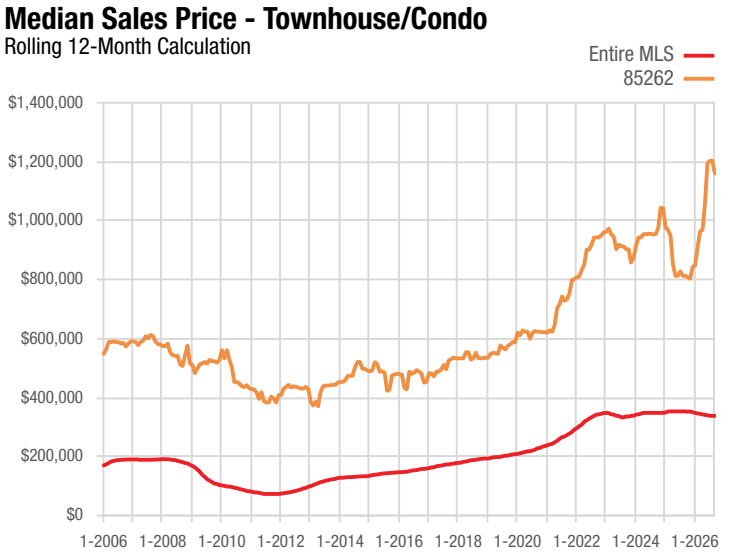
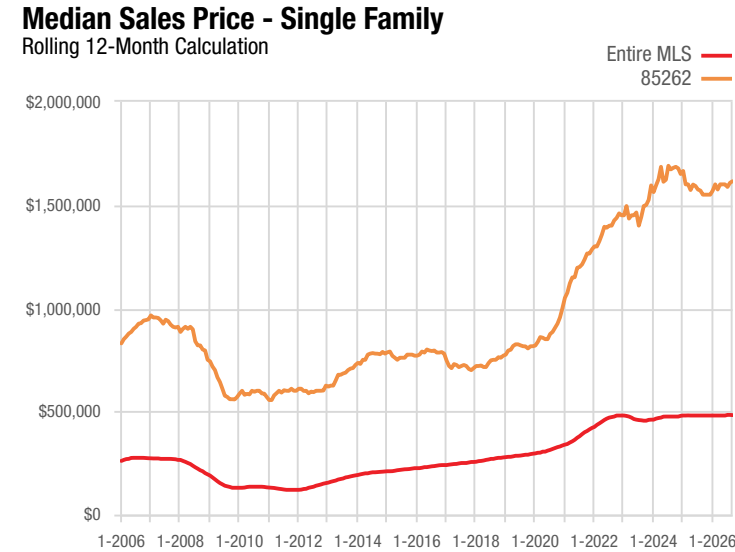
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Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	66	80	+ 21.2%	595	634	+ 6.6%
Pending Sales	33	21	- 36.4%	382	384	+ 0.5%
Closed Sales	42	36	- 14.3%	394	399	+ 1.3%
Days on Market Until Sale	119	114	- 4.2%	114	129	+ 13.2%
Median Sales Price*	\$1,575,000	\$1,507,500	- 4.3%	\$1,550,000	\$1,635,000	+ 5.5%
Average Sales Price*	\$2,375,931	\$1,765,183	- 25.7%	\$2,196,998	\$2,222,372	+ 1.2%
Percent of List Price Received*	96.6%	95.8%	- 0.8%	96.0%	95.8%	- 0.2%
Inventory of Homes for Sale	244	249	+ 2.0%	—	—	—
Months Supply of Inventory	5.8	6.1	+ 5.2%	—	—	—

Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	9	+ 80.0%	55	55	0.0%
Pending Sales	0	2	—	39	48	+ 23.1%
Closed Sales	2	3	+ 50.0%	44	54	+ 22.7%
Days on Market Until Sale	171	129	- 24.6%	127	144	+ 13.4%
Median Sales Price*	\$1,232,500	\$899,900	- 27.0%	\$777,500	\$1,061,625	+ 36.5%
Average Sales Price*	\$1,232,500	\$857,790	- 30.4%	\$946,711	\$1,309,591	+ 38.3%
Percent of List Price Received*	98.0%	96.7%	- 1.3%	97.1%	94.9%	- 2.3%
Inventory of Homes for Sale	29	24	- 17.2%	—	—	—
Months Supply of Inventory	5.2	4.4	- 15.4%	—	—	—

* 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.