

Local Market Update – September 2026

A Research Tool Provided by Phoenix REALTORS®



85266

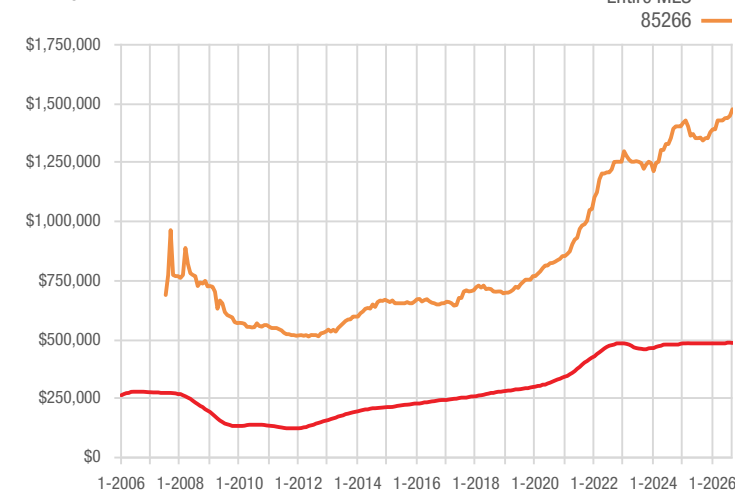
Scottsdale

Single Family	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	42	53	+ 26.2%	372	353	- 5.1%
Pending Sales	19	11	- 42.1%	246	255	+ 3.7%
Closed Sales	23	24	+ 4.3%	258	267	+ 3.5%
Days on Market Until Sale	119	93	- 21.8%	88	101	+ 14.8%
Median Sales Price*	\$1,295,000	\$1,605,000	+ 23.9%	\$1,350,000	\$1,435,000	+ 6.3%
Average Sales Price*	\$1,512,869	\$1,902,401	+ 25.7%	\$1,580,000	\$1,720,917	+ 8.9%
Percent of List Price Received*	96.1%	95.5%	- 0.6%	96.7%	96.8%	+ 0.1%
Inventory of Homes for Sale	116	120	+ 3.4%	—	—	—
Months Supply of Inventory	4.5	4.2	- 6.7%	—	—	—

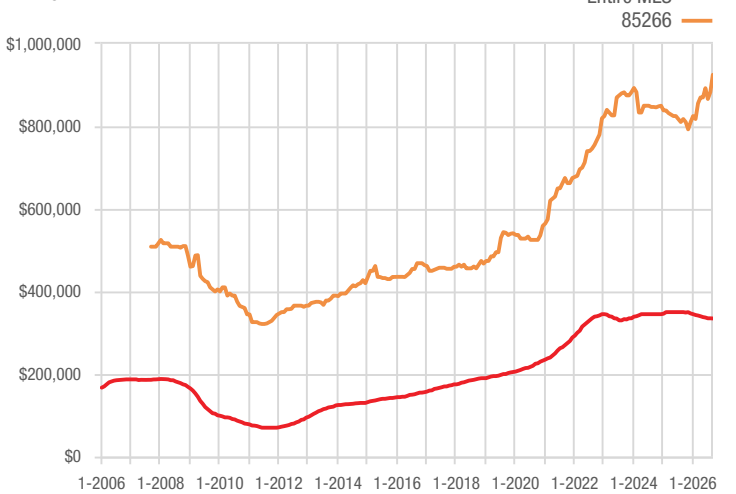
Townhouse/Condo	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	3	+ 50.0%	26	30	+ 15.4%
Pending Sales	1	1	0.0%	23	19	- 17.4%
Closed Sales	3	1	- 66.7%	25	17	- 32.0%
Days on Market Until Sale	64	167	+ 160.9%	91	95	+ 4.4%
Median Sales Price*	\$849,000	\$1,055,000	+ 24.3%	\$775,000	\$915,000	+ 18.1%
Average Sales Price*	\$803,833	\$1,055,000	+ 31.2%	\$734,680	\$921,824	+ 25.5%
Percent of List Price Received*	97.8%	93.8%	- 4.1%	97.4%	97.0%	- 0.4%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	3.3	4.4	+ 33.3%	—	—	—

* 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.