Local Market Update – October 2026

A Research Tool Provided by Phoenix REALTORS®

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Scottsdale

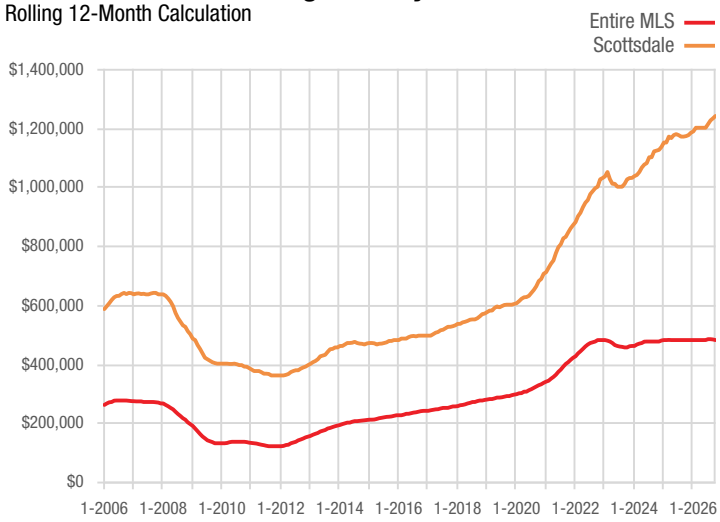
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	609	**523**	- 14.1%	5,424	**5,359**	- 1.2%
Pending Sales	368	**208**	- 43.5%	3,475	**3,616**	+ 4.1%
Closed Sales	373	**325**	- 12.9%	3,431	**3,707**	+ 8.0%
Days on Market Until Sale	82	**75**	- 8.5%	79	**82**	+ 3.8%
Median Sales Price*	$1,160,000	**$1,225,000**	+ 5.6%	$1,180,000	**$1,250,000**	+ 5.9%
Average Sales Price*	$1,514,575	**$1,618,450**	+ 6.9%	$1,588,646	**$1,694,704**	+ 6.7%
Percent of List Price Received*	96.9%	**96.8%**	- 0.1%	96.6%	**96.7%**	+ 0.1%
Inventory of Homes for Sale	1,479	**1,480**	+ 0.1%	—	—	—
Months Supply of Inventory	4.4	**4.2**	- 4.5%	—	—	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	358	**354**	- 1.1%	3,248	**3,139**	- 3.4%
Pending Sales	186	**89**	- 52.2%	1,877	**1,708**	- 9.0%
Closed Sales	157	**127**	- 19.1%	1,889	**1,790**	- 5.2%
Days on Market Until Sale	91	**78**	- 14.3%	83	**94**	+ 13.3%
Median Sales Price*	$465,000	**$485,000**	+ 4.3%	$500,000	**$495,000**	- 1.0%
Average Sales Price*	$575,153	**$650,526**	+ 13.1%	$687,975	**$714,568**	+ 3.9%
Percent of List Price Received*	96.7%	**96.6%**	- 0.1%	97.1%	**96.8%**	- 0.3%
Inventory of Homes for Sale	1,006	**1,127**	+ 12.0%	—	—	—
Months Supply of Inventory	5.5	**6.6**	+ 20.0%	—	—	—

* 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.

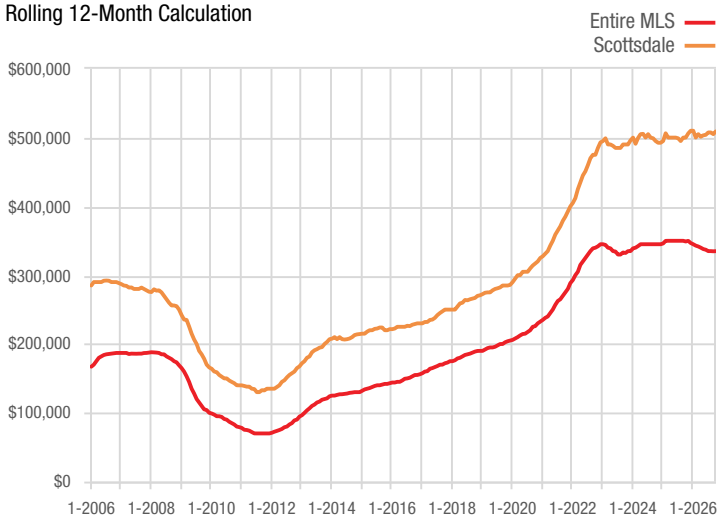
Median Sales Price - Single Family

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.