Local Market Update – August 2026

A Research Tool Provided by Phoenix REALTORS®

PHOENIX REALTORS®

Scottsdale

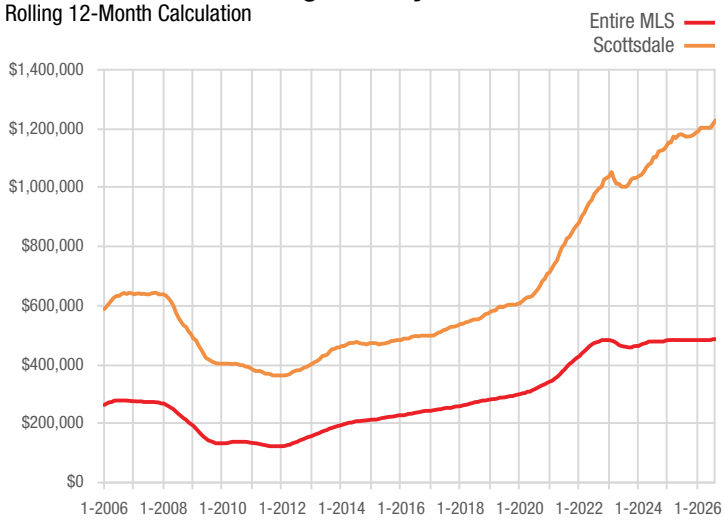
Single Family	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	410	**386**	- 5.9%	4,287	**4,168**	- 2.8%
Pending Sales	317	**201**	- 36.6%	2,786	**2,993**	+ 7.4%
Closed Sales	289	**278**	- 3.8%	2,738	**3,055**	+ 11.6%
Days on Market Until Sale	82	**84**	+ 2.4%	78	**83**	+ 6.4%
Median Sales Price*	$1,017,500	**$1,149,000**	+ 12.9%	$1,195,000	**$1,250,000**	+ 4.6%
Average Sales Price*	$1,361,412	**$1,589,759**	+ 16.8%	$1,604,669	**$1,709,112**	+ 6.5%
Percent of List Price Received*	95.7%	**96.3%**	+ 0.6%	96.5%	**96.6%**	+ 0.1%
Inventory of Homes for Sale	1,284	**1,156**	- 10.0%	—	**—**	—
Months Supply of Inventory	3.9	**3.2**	- 17.9%	—	**—**	—

Townhouse/Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	239	**261**	+ 9.2%	2,561	**2,429**	- 5.2%
Pending Sales	157	**108**	- 31.2%	1,546	**1,441**	- 6.8%
Closed Sales	148	**140**	- 5.4%	1,584	**1,510**	- 4.7%
Days on Market Until Sale	98	**111**	+ 13.3%	82	**94**	+ 14.6%
Median Sales Price*	$449,950	**$440,000**	- 2.2%	$500,000	**$497,000**	- 0.6%
Average Sales Price*	$580,087	**$617,392**	+ 6.4%	$706,758	**$724,147**	+ 2.5%
Percent of List Price Received*	96.9%	**96.1%**	- 0.8%	97.2%	**96.8%**	- 0.4%
Inventory of Homes for Sale	842	**896**	+ 6.4%	—	**—**	—
Months Supply of Inventory	4.6	**5.1**	+ 10.9%	—	**—**	—

* 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.

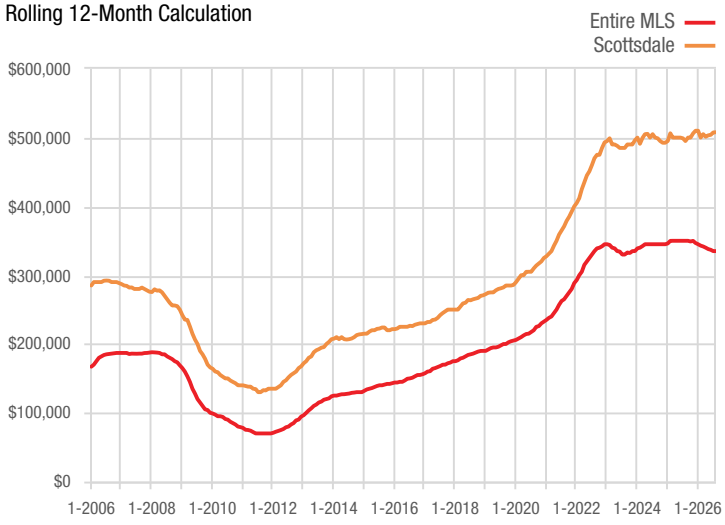
Median Sales Price - Single Family

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 September 3, 2026. All data comes from ARMLS | Report © 2026 ShowingTime Plus, LLC.