

# Local Market Update – August 2025

A Research Tool Provided by Phoenix REALTORS®



## Scottsdale

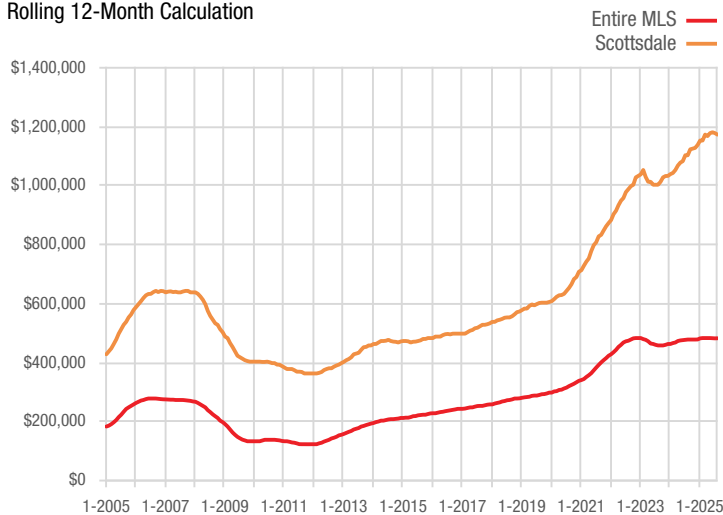
Single Family	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
<b>Key Metrics</b>						
New Listings	469	<b>357</b>	- 23.9%	4,052	<b>4,233</b>	+ 4.5%
Pending Sales	296	<b>180</b>	- 39.2%	2,717	<b>2,625</b>	- 3.4%
Closed Sales	292	<b>287</b>	- 1.7%	2,664	<b>2,737</b>	+ 2.7%
Days on Market Until Sale	79	<b>82</b>	+ 3.8%	75	<b>78</b>	+ 4.0%
Median Sales Price*	\$1,058,750	<b>\$1,017,500</b>	- 3.9%	\$1,142,500	<b>\$1,195,000</b>	+ 4.6%
Average Sales Price*	\$1,431,834	<b>\$1,357,188</b>	- 5.2%	\$1,539,732	<b>\$1,604,454</b>	+ 4.2%
Percent of List Price Received*	96.5%	<b>95.7%</b>	- 0.8%	97.2%	<b>96.5%</b>	- 0.7%
Inventory of Homes for Sale	1,203	<b>1,326</b>	+ 10.2%	—	—	—
Months Supply of Inventory	3.9	<b>4.2</b>	+ 7.7%	—	—	—

Townhouse/Condo	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
<b>Key Metrics</b>						
New Listings	249	<b>214</b>	- 14.1%	2,365	<b>2,535</b>	+ 7.2%
Pending Sales	124	<b>96</b>	- 22.6%	1,564	<b>1,482</b>	- 5.2%
Closed Sales	150	<b>149</b>	- 0.7%	1,566	<b>1,584</b>	+ 1.1%
Days on Market Until Sale	77	<b>97</b>	+ 26.0%	70	<b>82</b>	+ 17.1%
Median Sales Price*	\$474,500	<b>\$450,000</b>	- 5.2%	\$499,950	<b>\$500,000</b>	+ 0.0%
Average Sales Price*	\$586,215	<b>\$582,737</b>	- 0.6%	\$623,648	<b>\$706,900</b>	+ 13.3%
Percent of List Price Received*	97.4%	<b>96.9%</b>	- 0.5%	97.4%	<b>97.2%</b>	- 0.2%
Inventory of Homes for Sale	732	<b>837</b>	+ 14.3%	—	—	—
Months Supply of Inventory	4.0	<b>4.7</b>	+ 17.5%	—	—	—

\* 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.

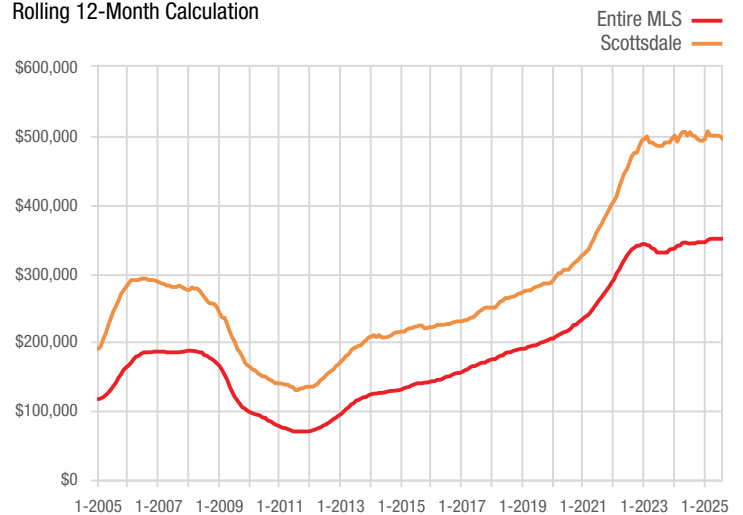
### Median Sales Price - Single Family

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.