Local Market Update – October 2025A Research Tool Provided by Phoenix REALTORS®



Scottsdale

Single Family		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	557	557	0.0%	5,154	5,371	+ 4.2%	
Pending Sales	298	215	- 27.9%	3,313	3,305	- 0.2%	
Closed Sales	315	371	+ 17.8%	3,246	3,430	+ 5.7%	
Days on Market Until Sale	76	82	+ 7.9%	76	79	+ 3.9%	
Median Sales Price*	\$1,125,000	\$1,160,000	+ 3.1%	\$1,140,000	\$1,180,000	+ 3.5%	
Average Sales Price*	\$1,458,606	\$1,517,902	+ 4.1%	\$1,534,184	\$1,589,159	+ 3.6%	
Percent of List Price Received*	96.8%	96.9%	+ 0.1%	97.1%	96.6%	- 0.5%	
Inventory of Homes for Sale	1,445	1,559	+ 7.9%		_	_	
Months Supply of Inventory	4.6	4.8	+ 4.3%		_	_	

Townhouse/Condo		October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change	
New Listings	290	340	+ 17.2%	2,962	3,232	+ 9.1%	
Pending Sales	177	114	- 35.6%	1,914	1,803	- 5.8%	
Closed Sales	163	157	- 3.7%	1,856	1,890	+ 1.8%	
Days on Market Until Sale	74	91	+ 23.0%	71	83	+ 16.9%	
Median Sales Price*	\$468,000	\$465,000	- 0.6%	\$490,000	\$500,000	+ 2.0%	
Average Sales Price*	\$563,578	\$575,153	+ 2.1%	\$613,975	\$688,193	+ 12.1%	
Percent of List Price Received*	97.5%	96.7%	- 0.8%	97.4%	97.1%	- 0.3%	
Inventory of Homes for Sale	832	1,039	+ 24.9%		_	_	
Months Supply of Inventory	4.5	5.9	+ 31.1%		_	_	

^{*} 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.