

Local Market Update – February 2025

A Research Tool Provided by Phoenix REALTORS®



Scottsdale

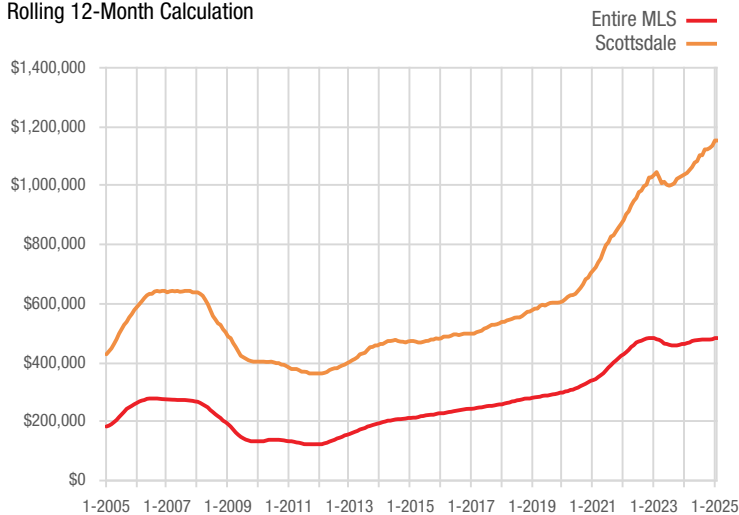
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	539	528	- 2.0%	1,227	1,283	+ 4.6%
Pending Sales	373	247	- 33.8%	750	611	- 18.5%
Closed Sales	326	370	+ 13.5%	573	663	+ 15.7%
Days on Market Until Sale	68	72	+ 5.9%	71	77	+ 8.5%
Median Sales Price*	\$1,155,250	\$1,167,500	+ 1.1%	\$1,075,000	\$1,225,000	+ 14.0%
Average Sales Price*	\$1,464,426	\$1,473,531	+ 0.6%	\$1,433,360	\$1,600,296	+ 11.6%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	97.5%	97.1%	- 0.4%
Inventory of Homes for Sale	1,414	1,676	+ 18.5%	—	—	—
Months Supply of Inventory	4.3	5.3	+ 23.3%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	333	360	+ 8.1%	717	797	+ 11.2%
Pending Sales	218	134	- 38.5%	434	359	- 17.3%
Closed Sales	195	222	+ 13.8%	337	395	+ 17.2%
Days on Market Until Sale	66	83	+ 25.8%	67	81	+ 20.9%
Median Sales Price*	\$460,000	\$595,000	+ 29.3%	\$490,000	\$595,000	+ 21.4%
Average Sales Price*	\$661,688	\$918,547	+ 38.8%	\$648,279	\$875,407	+ 35.0%
Percent of List Price Received*	97.7%	97.6%	- 0.1%	97.4%	97.6%	+ 0.2%
Inventory of Homes for Sale	783	1,096	+ 40.0%	—	—	—
Months Supply of Inventory	3.9	6.1	+ 56.4%	—	—	—

* 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.

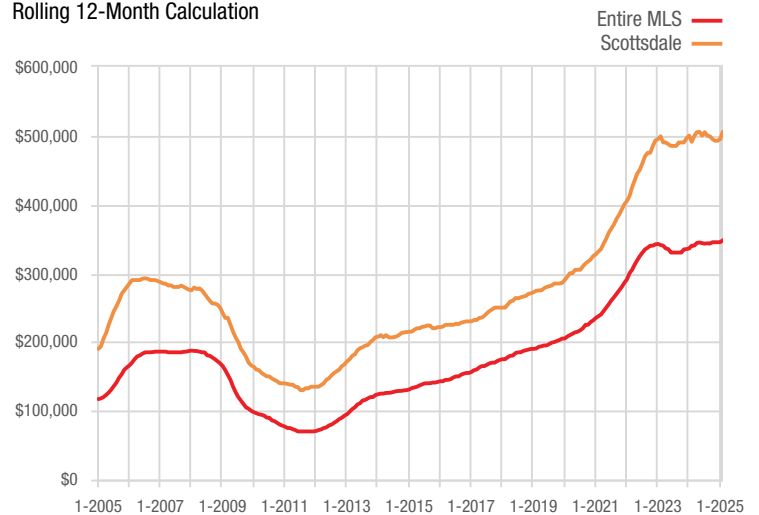
Median Sales Price - Single Family

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.