

Local Market Update – May 2026

A Research Tool Provided by Phoenix REALTORS®



Scottsdale

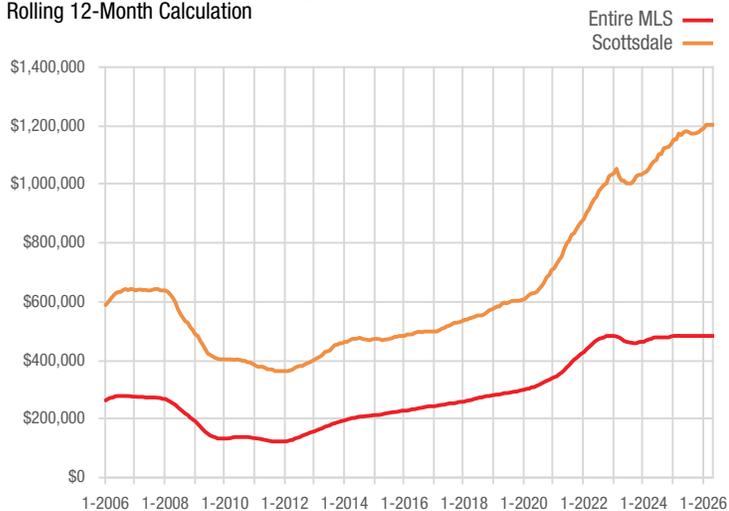
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	518	394	- 23.9%	3,113	3,021	- 3.0%
Pending Sales	327	228	- 30.3%	1,887	2,002	+ 6.1%
Closed Sales	373	433	+ 16.1%	1,832	2,020	+ 10.3%
Days on Market Until Sale	75	83	+ 10.7%	76	82	+ 7.9%
Median Sales Price*	\$1,297,500	\$1,208,000	- 6.9%	\$1,239,500	\$1,265,000	+ 2.1%
Average Sales Price*	\$1,683,940	\$1,691,342	+ 0.4%	\$1,652,372	\$1,738,390	+ 5.2%
Percent of List Price Received*	96.4%	96.5%	+ 0.1%	96.9%	96.7%	- 0.2%
Inventory of Homes for Sale	1,735	1,657	- 4.5%	—	—	—
Months Supply of Inventory	5.3	4.7	- 11.3%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	302	275	- 8.9%	1,911	1,701	- 11.0%
Pending Sales	184	119	- 35.3%	1,096	956	- 12.8%
Closed Sales	202	218	+ 7.9%	1,108	1,025	- 7.5%
Days on Market Until Sale	79	106	+ 34.2%	78	91	+ 16.7%
Median Sales Price*	\$492,500	\$494,250	+ 0.4%	\$529,000	\$515,000	- 2.6%
Average Sales Price*	\$710,985	\$696,190	- 2.1%	\$741,314	\$764,807	+ 3.2%
Percent of List Price Received*	96.7%	96.9%	+ 0.2%	97.3%	97.0%	- 0.3%
Inventory of Homes for Sale	1,100	1,140	+ 3.6%	—	—	—
Months Supply of Inventory	6.0	6.6	+ 10.0%	—	—	—

* 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.

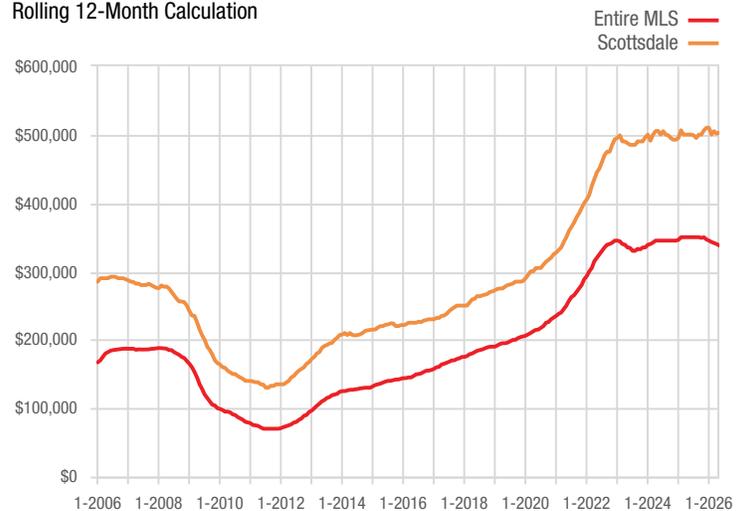
Median Sales Price - Single Family

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.