

# Local Market Update – May 2025

A Research Tool Provided by Phoenix REALTORS®

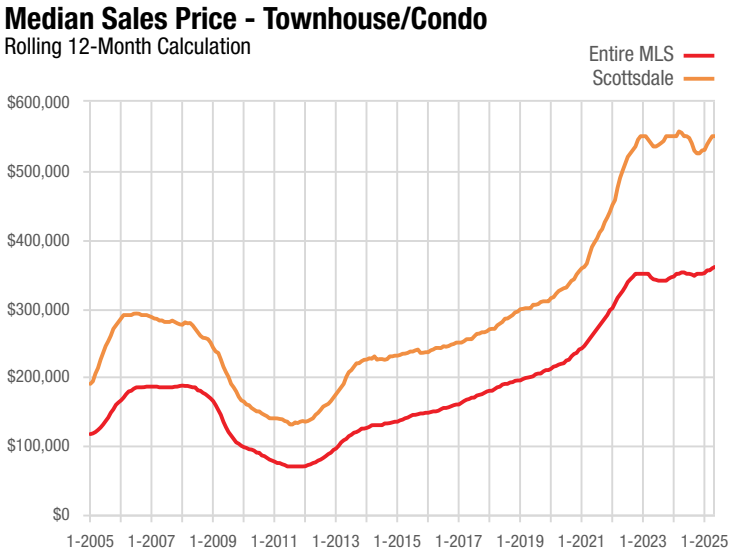
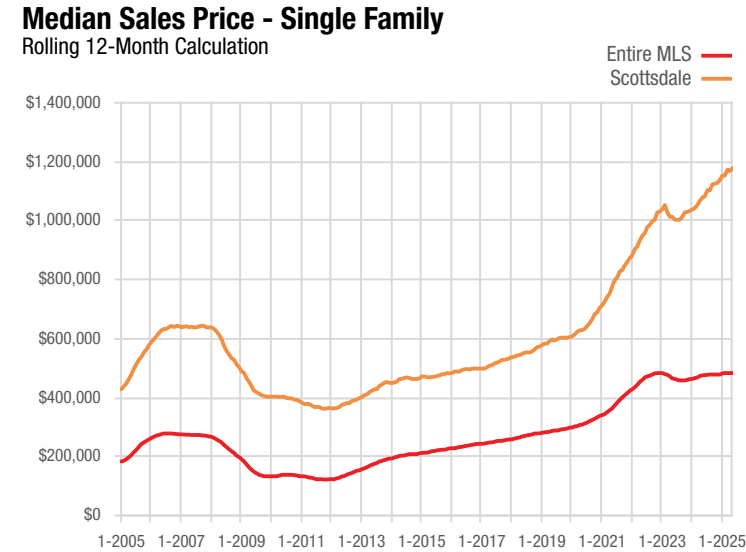


## Scottsdale

Single Family	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	499	469	- 6.0%	2,826	3,065	+ 8.5%
Pending Sales	314	184	- 41.4%	1,852	1,715	- 7.4%
Closed Sales	404	373	- 7.7%	1,733	1,834	+ 5.8%
Days on Market Until Sale	73	75	+ 2.7%	72	76	+ 5.6%
Median Sales Price*	\$1,196,000	\$1,297,500	+ 8.5%	\$1,150,000	\$1,239,000	+ 7.7%
Average Sales Price*	\$1,527,421	\$1,683,250	+ 10.2%	\$1,534,033	\$1,651,582	+ 7.7%
Percent of List Price Received*	97.2%	96.4%	- 0.8%	97.4%	96.9%	- 0.5%
Inventory of Homes for Sale	1,405	1,821	+ 29.6%	—	—	—
Months Supply of Inventory	4.5	5.8	+ 28.9%	—	—	—

Townhouse/Condo	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	236	263	+ 11.4%	1,373	1,413	+ 2.9%
Pending Sales	175	104	- 40.6%	948	693	- 26.9%
Closed Sales	206	167	- 18.9%	900	699	- 22.3%
Days on Market Until Sale	69	83	+ 20.3%	65	77	+ 18.5%
Median Sales Price*	\$510,000	\$515,000	+ 1.0%	\$538,750	\$595,000	+ 10.4%
Average Sales Price*	\$647,959	\$703,801	+ 8.6%	\$660,209	\$700,147	+ 6.0%
Percent of List Price Received*	97.6%	96.5%	- 1.1%	97.6%	97.1%	- 0.5%
Inventory of Homes for Sale	576	901	+ 56.4%	—	—	—
Months Supply of Inventory	3.7	7.2	+ 94.6%	—	—	—

\* 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.