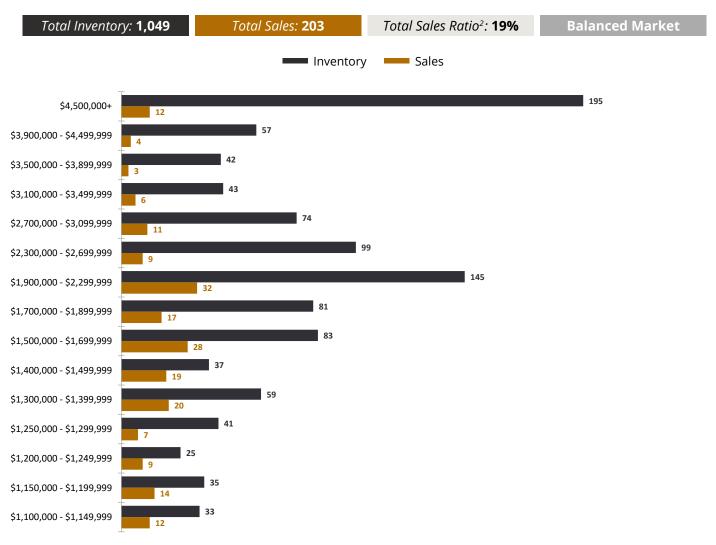


MARCH **2025**

SCOTTSDALE

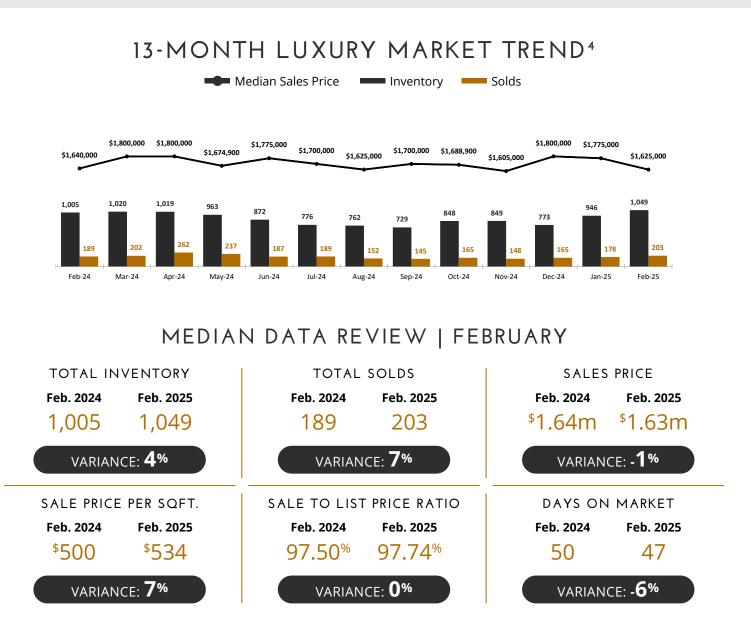
www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | FEBRUARY 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,499	\$1,400,000	4	3	115	407	28%
3,500 - 4,499	\$1,950,000	4	4	52	268	19%
4,500 - 5,499	\$2,812,500	5	5	22	163	13%
5,500 - 6,499	\$4,275,000	5	6	8	95	8%
6,500 - 7,499	\$4,562,575	5	6	2	50	4%
7,500+	\$5,386,000	6	8	4	66	6%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

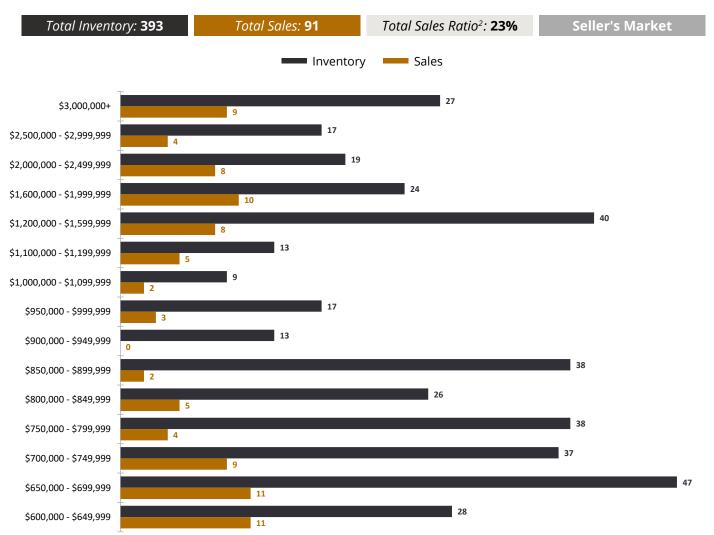


SCOTTSDALE MARKET SUMMARY | FEBRUARY 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **97.74% of list price** in February 2025.
- The most active price band is **\$1,400,000-\$1,499,999**, where the sales ratio is **51%**.
- The median luxury sales price for single-family homes is \$1,625,000.
- The median days on market for February 2025 was **47** days, down from **50** in February 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | FEBRUARY 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$710,000	2	2	11	93	12%
1,500 - 1,999	\$815,000	2	2	39	152	26%
2,000 - 2,499	\$1,369,500	3	3	16	84	19%
2,500 - 2,999	\$1,797,500	2	3	16	37	43%
3,000 - 3,499	\$3,145,660	3	4	4	14	29%
3,500+	\$4,794,626	3	4	5	13	38%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



SCOTTSDALE MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a Seller's Market with a 23% Sales Ratio.
- Homes sold for a median of **98.47% of list price** in February 2025.
- The most active price band is **\$1,600,000-\$1,999,999**, where the sales ratio is **42%**.
- The median luxury sales price for attached homes is **\$1,040,000**.
- The median days on market for February 2025 was **48** days, down from **51** in February 2024.