

ALL DATA - Trend Analysis - Scottsdale Single-Family Homes - Resale

All Price Points

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Active	1,225	1,132	1,037	1,056	1,150	1,296	1,262	1,079	1,365	1,444	1,534	1,626	1,267
UCB	175	177	145	141	166	150	173	133	209	200	236	216	177
Pending	216	195	151	163	179	168	168	157	197	241	219	201	188
Sold	402	324	319	291	266	315	292	305	291	369	411	397	332
Expired	60	50	43	25	32	23	25	70	27	18	16	51	37

Sales Price to List Price

2025												
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
96.6%	96.5%	95.8%	95.9%	96.5%	96.4%	97.0%	95.9%	95.8%	96.5%	96.6%	96.2%	

<\$999,999

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Active	337	342	326	365	367	391	355	280	354	354	388	449	359
UCB	71	60	61	46	61	49	69	42	64	69	75	71	62
Pending	69	71	60	53	66	64	51	45	77	77	74	68	65
Sold	160	135	123	131	106	130	122	120	91	151	145	146	130
Expired	12	112	12	8	13	12	7	25	9	7	7	21	20

Sales to List Price

2025												
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
98.7%	97.6%	98.1%	97.9%	98.1%	98.0%	98.2%	98.0%	97.6%	97.8%	98.5%	97.6%	

Percent Change- Month Over Month

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
Active	-2.5%	-8.2%	-9.2%	1.8%	8.2%	11.3%	-2.7%	-17.0%	21.0%	5.5%	5.9%	5.7%	
UCB	-20.6%	1.1%	-22.1%	-2.8%	15.1%	-10.7%	13.3%	-30.1%	36.4%	-4.5%	15.3%	-9.3%	
Pending	-19.0%	-10.8%	-29.1%	7.4%	8.9%	-6.5%	0.0%	-7.0%	20.3%	18.3%	-10.0%	-9.0%	
Sold	-4.0%	-24.1%	-1.6%	-9.6%	-9.4%	15.6%	-7.9%	4.3%	-4.8%	21.1%	10.2%	-3.5%	
Expired	30.0%	-20.0%	-16.3%	-72.0%	21.9%	-39.1%	8.0%	64.3%	-159.3%	-50.0%	-12.5%	68.6%	

Percentage of Homes Sold vs. Homes Listed

2025												
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
32.8%	28.6%	30.8%	27.6%	23.1%	24.3%	23.1%	28.3%	21.3%	25.6%	26.8%	24.4%	

Percent Change- Month Over Month

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
Active	1.5%	1.5%	-4.9%	10.7%	0.5%	6.1%	-10.1%	-26.8%	20.9%	0.0%	8.8%	13.6%	
UCB	-21.1%	-18.3%	1.6%	-32.6%	24.6%	-24.5%	29.0%	-64.3%	34.4%	7.2%	8.0%	-5.6%	
Pending	-26.1%	2.8%	-18.3%	-13.2%	19.7%	-3.1%	-25.5%	-13.3%	41.6%	0.0%	-4.1%	-8.8%	
Sold	3.8%	-18.5%	-9.8%	6.1%	-23.6%	18.5%	-6.6%	-1.7%	-31.9%	39.7%	-4.1%	0.7%	
Expired	-8.3%	89.3%	-833.3%	-50.0%	38.5%	-8.3%	-71.4%	72.0%	-177.8%	-28.6%	0.0%	66.7%	

Percentage of Homes Sold vs. Homes Listed

2025												
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
47.5%	39.5%	37.7%	35.9%	28.9%	33.2%	34.4%	42.9%	25.7%	42.7%	37.4%	32.5%	

\$1,000,000 - \$1,499,999

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Active	239	222	221	218	243	258	251	208	266	265	272	280	245
UCB	30	47	31	51	47	38	40	28	37	46	61	48	42
Pending	40	40	25	28	37	43	40	34	48	51	47	37	39
Sold	90	69	78	67	68	81	74	80	78	93	98	106	82
Expired	10	5	7	7	4	4	8	12	3	5	2	13	7

Sales to List Price

2024				2025								
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
96.8%	97.0%	96.9%	96.0%	96.4%	95.7%	96.6%	95.9%	96.4%	99.2%	96.5%	96.5%	

All data provided by the Arizona Regional Multiple Listing System. Numbers subject to change.

Trend Analysis - Scottsdale Single-Family Homes - Resale

\$1,500,000 - \$1,999,999

Numbers

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Active	168	153	143	133	144	174	172	142	184	218	245	244	177
UCB	24	26	23	13	25	25	17	22	40	33	34	38	27
Pending	26	23	14	31	24	21	20	21	25	34	39	35	26
Sold	66	36	47	36	37	43	48	33	41	52	64	64	47
Expired	10	5	2	7	7	1	6	8	3	-	2	8	5

Sales to List Price

2024				2025								
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
96.4%	96.6%	95.9%	95.7%	95.8%	97.2%	96.9%	96.7%	96.2%	96.1%	96.8%	96.8%	

Percent Change- Month Over Month

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
Active	1.3%	-7.7%	-0.5%	-1.4%	10.3%	5.8%	-2.8%	-20.7%	21.8%	-0.4%	2.6%	2.9%	
UCB	-13.3%	36.2%	-51.6%	39.2%	-8.5%	-23.7%	5.0%	-42.9%	24.3%	19.6%	24.6%	-27.1%	
Pending	-42.5%	0.0%	-60.0%	10.7%	24.3%	14.0%	-7.5%	-17.6%	29.2%	5.9%	-8.5%	-27.0%	
Sold	-15.6%	-30.4%	11.5%	-16.4%	1.5%	16.0%	-9.5%	7.5%	-2.6%	16.1%	5.1%	7.5%	
Expired	20.0%	-100.0%	28.6%	0.0%	-75.0%	0.0%	50.0%	33.3%	-300.0%	40.0%	-150.0%	84.6%	

Percentage of Homes Sold vs. Homes Listed

2024				2025								
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
37.7%	31.1%	35.3%	30.7%	28.0%	31.4%	29.5%	38.5%	29.3%	35.1%	36.0%	37.9%	

Percent Change- Month Over Month

	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
Active	7.7%	-9.8%	-7.0%	-7.5%	7.6%	17.2%	-1.2%	-21.1%	22.8%	15.6%	11.0%	-0.4%	
UCB	-66.7%	7.7%	-13.0%	-76.9%	48.0%	0.0%	-47.1%	22.7%	45.0%	-21.2%	2.9%	10.5%	
Pending	-23.1%	-13.0%	-64.3%	54.8%	-29.2%	-14.3%	-5.0%	4.8%	16.0%	26.5%	12.8%	-11.4%	
Sold	21.2%	-83.3%	23.4%	-30.6%	2.7%	14.0%	10.4%	-45.5%	19.5%	21.2%	18.8%	0.0%	
Expired	0.0%	-100.0%	-150.0%	71.4%	0.0%	-600.0%	83.3%	25.0%	-166.7%	#DIV/0!	100.0%	75.0%	

Percentage of Homes Sold vs. Homes Listed

2024				2025								
May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
39.3%	23.5%	32.9%	27.1%	25.7%	24.7%	27.9%	23.2%	22.3%	23.9%	26.1%	26.2%	

\$2,000,000 - \$2,999,999

	Numbers												
	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Active	203	165	140	141	159	190	199	179	236	259	262	269	200
UCB	24	27	19	16	15	22	21	24	36	25	29	28	24
Pending	47	35	30	31	33	23	27	29	19	29	33	35	31
Sold	54	48	34	33	31	34	31	37	44	46	44	40	40
Expired	10	13	10	1	3	1	1	12	3	2	3	6	5

Sales to List Price												
	2024				2025							
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
	96.0%	96.9%	95.1%	94.7%	95.6%	95.1%	95.6%	94.3%	95.8%	95.6%	95.4%	95.7%

\$3,000,000+

	Numbers												
	2024				2025								
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Avg.
Active	278	250	209	198	237	283	285	270	325	348	367	384	286
UCB	26	17	11	14	18	16	26	17	32	27	37	31	23
Pending	34	26	23	22	19	17	30	28	28	50	26	26	27
Sold	32	36	36	24	24	27	17	35	37	27	60	41	33
Expired	18	12	12	2	5	5	3	13	9	4	2	3	7

Sales to List Price												
	2024				2025							
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
	95.4%	95.3%	94.0%	95.0%	96.4%	96.1%	97.5%	95.3%	94.6%	93.9%	96.4%	96.4%

All data provided by the Arizona Regional Multiple Listing System. Numbers subject to change.

Percent Change- Month Over Month												
	2024				2025							
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Active	-4.4%	-23.0%	-17.9%	0.7%	11.3%	16.3%	4.5%	-11.2%	24.2%	8.9%	1.1%	2.6%
UCB	-33.3%	11.1%	-42.1%	-18.8%	-6.7%	31.8%	-4.8%	12.5%	33.3%	-44.0%	13.8%	-3.6%
Pending	-6.4%	-34.3%	-16.7%	3.2%	6.1%	-43.5%	14.8%	6.9%	-52.6%	34.5%	12.1%	5.7%
Sold	-5.6%	-12.5%	-41.2%	-3.0%	-6.5%	8.8%	-9.7%	16.2%	15.9%	4.3%	-4.5%	-10.0%
Expired	50.0%	23.1%	-30.0%	-900.0%	66.7%	-200.0%	0.0%	91.7%	-300.0%	-50.0%	33.3%	50.0%

Percentage of Homes Sold vs. Homes Listed												
	2024				2025							
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
	26.6%	29.1%	24.3%	23.4%	19.5%	17.9%	15.6%	20.7%	18.6%	17.8%	16.8%	14.9%

Percent Change- Month Over Month												
	2024				2025							
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Active	-15.5%	-11.2%	-19.6%	-5.6%	16.5%	16.3%	0.7%	-5.6%	16.9%	6.6%	5.2%	4.4%
UCB	26.9%	-52.9%	-54.5%	21.4%	22.2%	-12.5%	38.5%	-52.9%	46.9%	-18.5%	27.0%	-19.4%
Pending	8.8%	-30.8%	-13.0%	-4.5%	-15.8%	-11.8%	43.3%	-7.1%	0.0%	44.0%	-92.3%	0.0%
Sold	-59.4%	11.1%	0.0%	-50.0%	0.0%	11.1%	-58.8%	51.4%	5.4%	-37.0%	55.0%	-46.3%
Expired	66.7%	-50.0%	0.0%	-500.0%	60.0%	0.0%	-66.7%	76.9%	-44.4%	-125.0%	-100.0%	33.3%

Percentage of Homes Sold vs. Homes Listed												
	2024				2025							
	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
	11.5%	14.4%	17.2%	12.1%	10.1%	9.5%	6.0%	13.0%	11.4%	7.8%	16.3%	10.7%