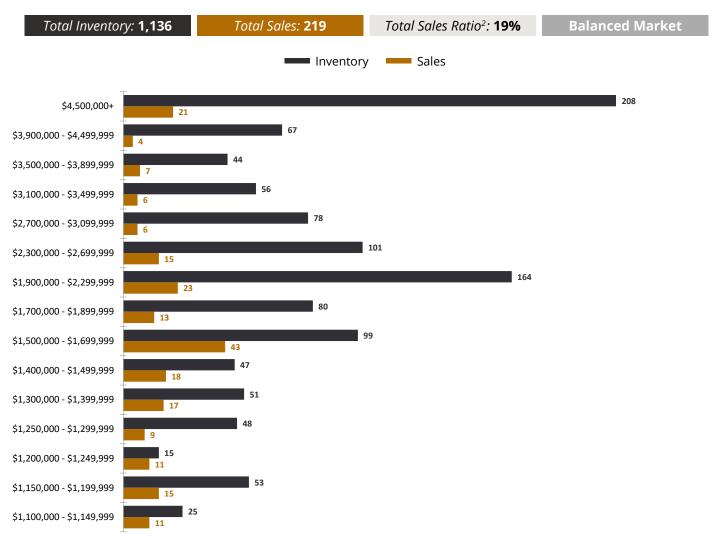


# MAY 2025

# SCOTTSDALE

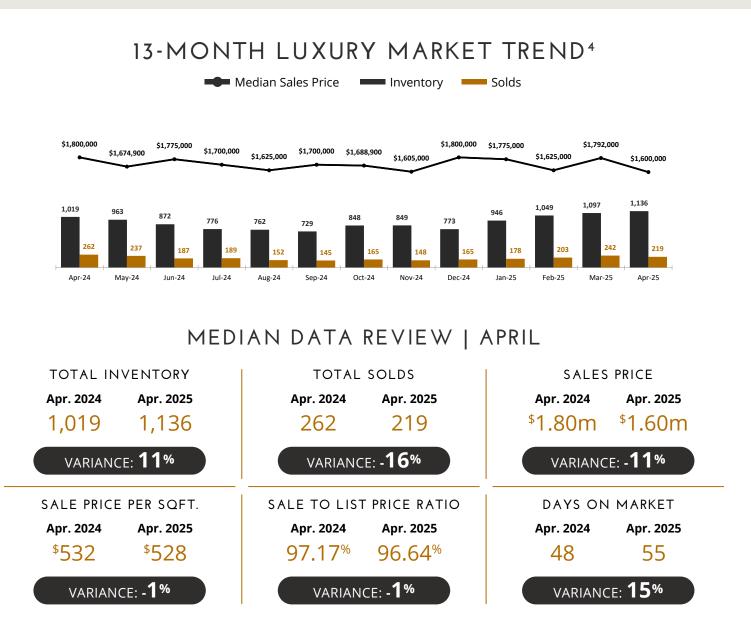
www.LuxuryHomeMarketing.com

LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,499	\$1,410,000	4	3	113	457	25%
3,500 - 4,499	\$1,700,000	4	4	64	270	24%
4,500 - 5,499	\$3,450,000	4	5	17	171	10%
5,500 - 6,499	\$4,995,000	5	6	15	100	15%
6,500 - 7,499	\$3,150,000	4	7	5	55	9%
7,500+	\$8,500,000	6	7	5	83	6%

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

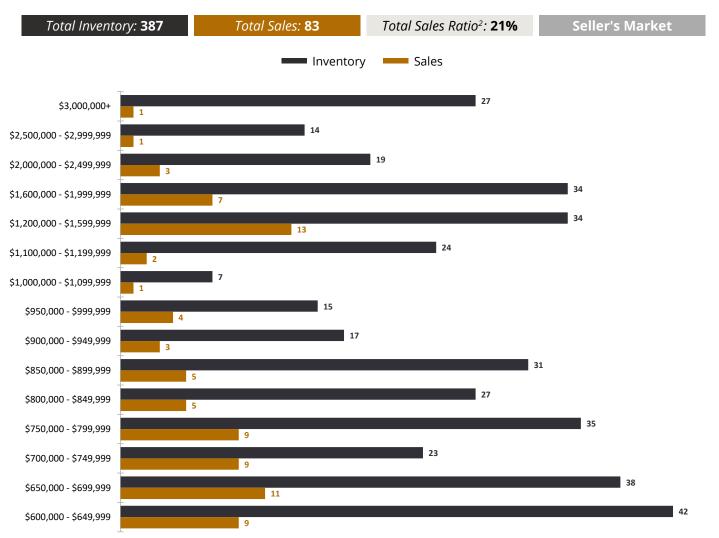


### SCOTTSDALE MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with a **19% Sales Ratio**.
- Homes sold for a median of **96.64% of list price** in April 2025.
- The most active price band is **\$1,200,000-\$1,249,999**, where the sales ratio is **73%**.
- The median luxury sales price for single-family homes is \$1,600,000.
- The median days on market for April 2025 was 55 days, up from 48 in April 2024.

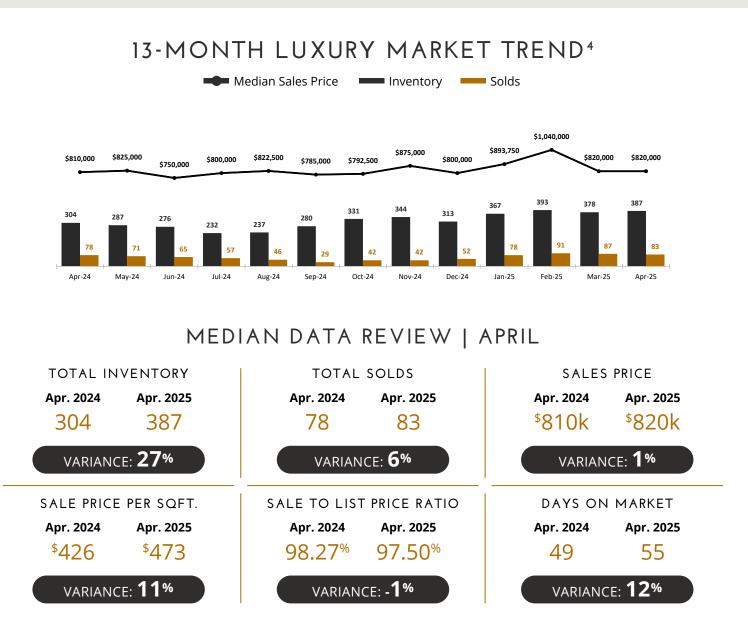
<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

## LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$712,500	2	2	14	90	16%
1,500 - 1,999	\$740,000	3	2	31	139	22%
2,000 - 2,499	\$962,500	3	3	26	86	30%
2,500 - 2,999	\$1,800,000	3	4	9	39	23%
3,000 - 3,499	\$1,127,500	3	4	2	18	11%
3,500+	\$1,545,000	6	6	1	15	7%

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



### SCOTTSDALE MARKET SUMMARY | APRIL 2025

- The attached luxury market is a Seller's Market with a 21% Sales Ratio.
- Homes sold for a median of **97.50% of list price** in April 2025.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **39%**.
- The median luxury sales price for attached homes is **\$820,000**.
- The median days on market for April 2025 was **55** days, up from **49** in April 2024.

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