

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

All Price Points

	2024				2025								
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Avg.
Active	1,132	1,037	1,056	1,150	1,296	1,262	1,079	1,365	1,444	1,534	1,626	1,591	1,298
UCB	177	145	141	166	150	173	133	209	200	236	216	196	179
Pending	195	151	163	179	168	168	157	197	241	219	201	172	184
Sold	324	319	291	266	315	292	305	291	369	411	397	377	330
Expired	50	43	25	32	23	25	70	27	18	16	51	46	36

Sales Price to List Price

2024				2025								
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
96.5%	95.8%	95.9%	96.5%	96.4%	97.0%	95.9%	95.8%	96.5%	96.6%	96.2%	96.1%	

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	2024				2025								
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Avg.
Active	342	326	365	367	391	355	280	354	354	388	449	465	370
UCB	60	61	46	61	49	69	42	64	69	75	71	62	61
Pending	71	60	53	66	64	51	45	77	77	74	68	58	64
Sold	135	123	131	106	130	122	120	91	151	145	146	142	129
Expired	112	12	8	13	12	7	25	9	7	7	21	9	20

Sales to List Price

2024				2025								
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
97.6%	98.1%	97.9%	98.1%	98.0%	98.2%	98.0%	97.6%	97.8%	98.5%	97.6%	96.1%	

Percent Change- Month Over Month

	2024				2025								
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
Active	-8.2%	-9.2%	1.8%	8.2%	11.3%	-2.7%	-17.0%	21.0%	5.5%	5.9%	5.7%	-2.2%	
UCB	1.1%	-22.1%	-2.8%	15.1%	-10.7%	13.3%	-30.1%	36.4%	-4.5%	15.3%	-9.3%	-10.2%	
Pending	-10.8%	-29.1%	7.4%	8.9%	-6.5%	0.0%	-7.0%	20.3%	18.3%	-10.0%	-9.0%	-16.9%	
Sold	-24.1%	-1.6%	-9.6%	-9.4%	15.6%	-7.9%	4.3%	-4.8%	21.1%	10.2%	-3.5%	-5.3%	
Expired	-20.0%	-16.3%	-72.0%	21.9%	-39.1%	8.0%	64.3%	-159.3%	-50.0%	-12.5%	68.6%	-10.9%	

Percentage of Homes Sold vs. Homes Listed

2024				2025								
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
28.6%	30.8%	27.6%	23.1%	24.3%	23.1%	28.3%	21.3%	25.6%	26.8%	24.4%	23.7%	

Percent Change- Month Over Month

	2024				2025								
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
Active	1.5%	-4.9%	10.7%	0.5%	6.1%	-10.1%	-26.8%	20.9%	0.0%	8.8%	13.6%	3.4%	
UCB	-18.3%	1.6%	-32.6%	24.6%	-24.5%	29.0%	-64.3%	34.4%	7.2%	8.0%	-5.6%	-14.5%	
Pending	2.8%	-18.3%	-13.2%	19.7%	-3.1%	-25.5%	-13.3%	41.6%	0.0%	-4.1%	-8.8%	-17.2%	
Sold	-18.5%	-9.8%	6.1%	-23.6%	18.5%	-6.6%	-1.7%	-31.9%	39.7%	-4.1%	0.7%	-2.8%	
Expired	89.3%	-833.3%	-50.0%	38.5%	-8.3%	-71.4%	72.0%	-177.8%	-28.6%	0.0%	66.7%	-133.3%	

Percentage of Homes Sold vs. Homes Listed

2024				2025								
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
39.5%	37.7%	35.9%	28.9%	33.2%	34.4%	42.9%	25.7%	42.7%	37.4%	32.5%	30.5%	

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

	2024							2025						
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Avg.	
Active	222	221	218	243	258	251	208	266	265	272	280	286	249	
UCB	47	31	51	47	38	40	28	37	46	61	48	51	44	
Pending	40	25	28	37	43	40	34	48	51	47	37	34	39	
Sold	69	78	67	68	81	74	80	78	93	98	106	74	81	
Expired	5	7	7	4	4	8	12	3	5	2	13	11	7	

Sales to List Price

2024							2025						
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May		
97.0%	96.9%	96.0%	96.4%	95.7%	96.6%	95.9%	96.4%	99.2%	96.5%	96.5%	96.1%		

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						
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Avg.
Active	153	143	133	144	174	172	142	184	218	245	244	226	182
UCB	26	23	13	25	25	17	22	40	33	34	38	33	27
Pending	23	14	31	24	21	20	21	25	34	39	35	20	26
Sold	36	47	36	37	43	48	33	41	52	64	64	68	47
Expired	5	2	7	7	1	6	8	3	-	2	8	8	5

Sales to List Price

2024							2025						
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May		
96.6%	95.9%	95.7%	95.8%	97.2%	96.9%	96.7%	96.2%	96.1%	96.8%	96.0%	96.4%		

Percent Change- Month Over Month

	2024							2025					
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
Active	-7.7%	-0.5%	-1.4%	10.3%	5.8%	-2.8%	-20.7%	21.8%	-0.4%	2.6%	2.9%	2.1%	
UCB	36.2%	-51.6%	39.2%	-8.5%	-23.7%	5.0%	-42.9%	24.3%	19.6%	24.6%	-27.1%	5.9%	
Pending	0.0%	-60.0%	10.7%	24.3%	14.0%	-7.5%	-17.6%	29.2%	5.9%	-8.5%	-27.0%	-8.8%	
Sold	-30.4%	11.5%	-16.4%	1.5%	16.0%	-9.5%	7.5%	-2.6%	16.1%	5.1%	7.5%	-43.2%	
Expired	-100.0%	28.6%	0.0%	-75.0%	0.0%	50.0%	33.3%	-300.0%	40.0%	-150.0%	84.6%	-18.2%	

Percentage of Homes Sold vs. Homes Listed

2024							2025						
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May		
31.1%	35.3%	30.7%	28.0%	31.4%	29.5%	38.5%	29.3%	35.1%	36.0%	37.9%	25.9%		

Percent Change- Month Over Month

	2024						2025						
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	
Active	-9.8%	-7.0%	-7.5%	7.6%	17.2%	-1.2%	-21.1%	22.8%	15.6%	11.0%	-0.4%	-8.0%	
UCB	7.7%	-13.0%	-76.9%	48.0%	0.0%	-47.1%	22.7%	45.0%	-21.2%	2.9%	10.5%	-15.2%	
Pending	-13.0%	-64.3%	54.8%	-29.2%	-14.3%	-5.0%	4.8%	16.0%	26.5%	12.8%	-11.4%	-75.0%	
Sold	-83.3%	23.4%	-30.6%	2.7%	14.0%	10.4%	-45.5%	19.5%	21.2%	18.8%	0.0%	5.9%	
Expired	-100.0%	-150.0%	71.4%	0.0%	-600.0%	83.3%	25.0%	-166.7%	#DIV/0!	100.0%	75.0%	0.0%	

Percentage of Homes Sold vs. Homes Listed

2024							2025						
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May		
23.5%	32.9%	27.1%	25.7%	24.7%	27.9%	23.2%	22.3%	23.9%	26.1%	26.2%	30.1%		

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

	Numbers											
	2024						2025					
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
Active	165	140	141	159	190	199	179	236	259	262	269	255
UCB	27	19	16	15	22	21	24	36	25	29	28	24
Pending	35	30	31	33	23	27	29	19	29	33	35	30
Sold	48	34	33	31	34	31	37	44	46	44	40	47
Expired	13	10	1	3	1	1	12	3	2	3	6	9

Sales to List Price

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

Percent Change- Month Over Month

	2024						2025					
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
	-23.0%	-17.9%	0.7%	11.3%	16.3%	4.5%	-11.2%	24.2%	8.9%	1.1%	2.6%	-5.5%
Active	-23.0%	-17.9%	0.7%	11.3%	16.3%	4.5%	-11.2%	24.2%	8.9%	1.1%	2.6%	-5.5%
UCB	11.1%	-42.1%	-18.8%	-6.7%	31.8%	-4.8%	12.5%	33.3%	-44.0%	13.8%	-3.6%	0.0%
Pending	-34.3%	-16.7%	3.2%	6.1%	-43.5%	14.8%	6.9%	-52.6%	34.5%	12.1%	5.7%	-9.4%
Sold	-12.5%	-41.2%	-3.0%	-6.5%	8.8%	-9.7%	16.2%	15.9%	4.3%	-4.5%	-10.0%	14.9%
Expired	23.1%	-30.0%	-900.0%	66.7%	-200.0%	0.0%	91.7%	-300.0%	-50.0%	33.3%	50.0%	33.3%

Percentage of Homes Sold vs. Homes Listed

2024						2025					
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
29.1%	24.3%	23.4%	19.5%	17.9%	15.6%	20.7%	18.6%	17.8%	16.8%	14.9%	18.4%

\$3,000,000+

	Numbers											
	2024						2025					
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
Active	250	209	198	237	283	285	270	325	348	367	384	359
UCB	17	11	14	18	16	26	17	32	27	37	31	22
Pending	26	23	22	19	17	30	28	28	50	26	26	27
Sold	36	36	24	24	27	17	35	37	27	60	41	46
Expired	12	12	2	5	5	3	13	9	4	2	3	9

Sales to List Price

2024						2025					
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
95.3%	94.0%	95.0%	96.4%	96.1%	97.5%	95.3%	94.6%	93.9%	96.4%	95.5%	96.2%

Percent Change- Month Over Month

	2024						2025					
	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
	-11.2%	-19.6%	-5.6%	16.5%	16.3%	0.7%	-5.6%	16.9%	6.6%	5.2%	4.4%	-7.0%
Active	-11.2%	-19.6%	-5.6%	16.5%	16.3%	0.7%	-5.6%	16.9%	6.6%	5.2%	4.4%	-7.0%
UCB	-52.9%	-54.5%	21.4%	22.2%	-12.5%	38.5%	-52.9%	46.9%	-18.5%	27.0%	-19.4%	-40.9%
Pending	-30.8%	-13.0%	-4.5%	-15.8%	-11.8%	43.3%	-7.1%	0.0%	44.0%	-92.3%	0.0%	7.1%
Sold	11.1%	0.0%	-50.0%	0.0%	11.1%	-58.8%	51.4%	5.4%	-37.0%	55.0%	-46.3%	10.9%
Expired	-50.0%	0.0%	-500.0%	60.0%	0.0%	-66.7%	76.9%	-44.4%	-125.0%	-100.0%	33.3%	66.7%

Percentage of Homes Sold vs. Homes Listed

2024						2025					
Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May
14.4%	17.2%	12.1%	10.1%	9.5%	6.0%	13.0%	11.4%	7.8%	16.3%	10.7%	12.8%

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