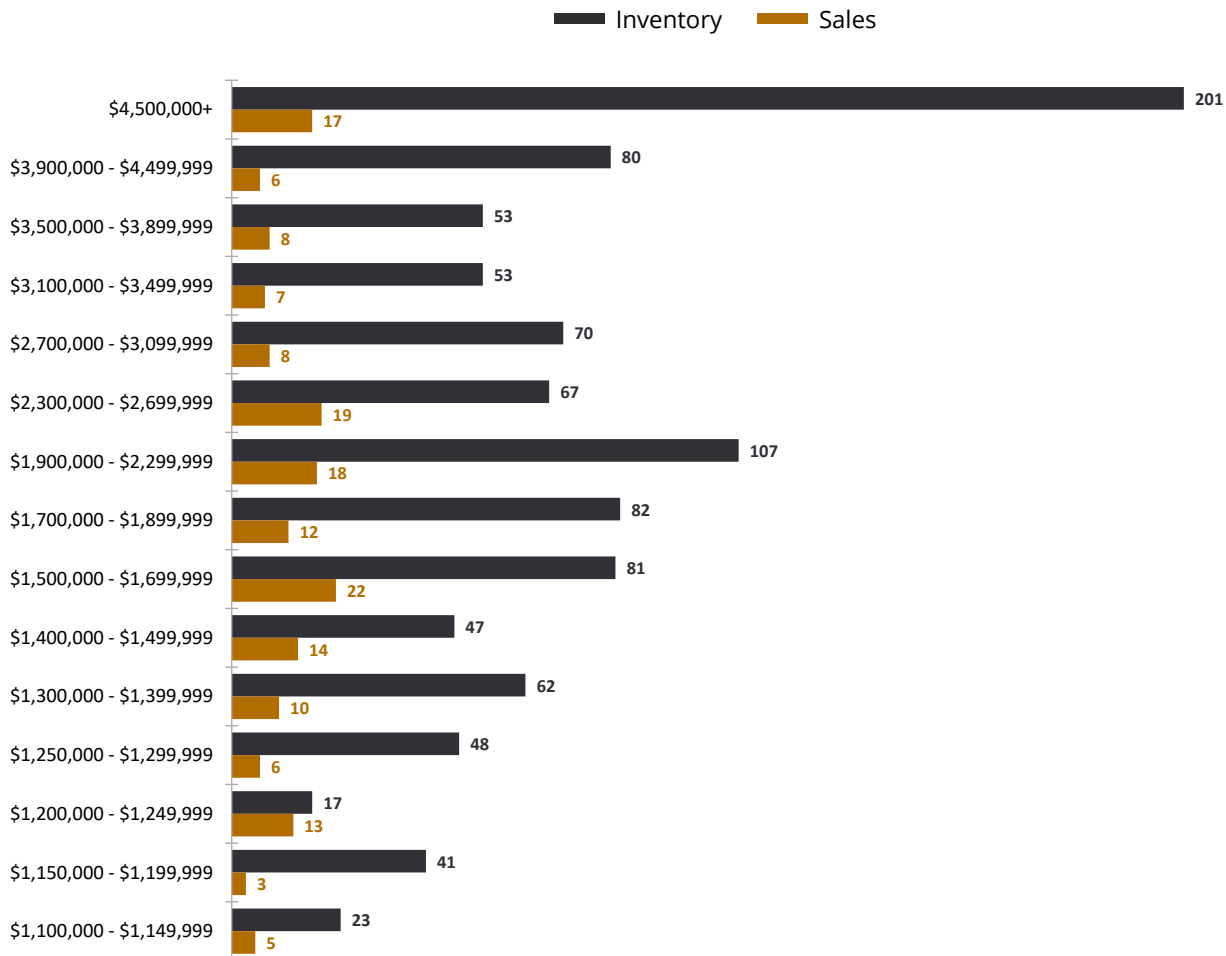




SCOTTSDALE
ARIZONA

LUXURY INVENTORY VS. SALES | JANUARY 2026

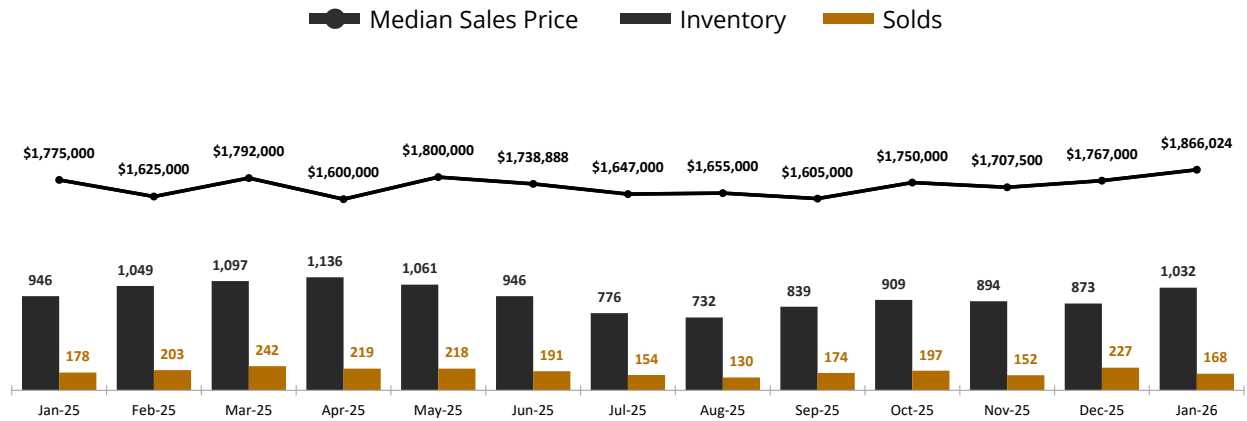
Total Inventory: 1,032 **Total Sales: 168** **Total Sales Ratio²: 16%** **Balanced Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,499	\$1,470,000	4	3	87	399	22%
3,500 - 4,499	\$2,325,000	4	4	35	249	14%
4,500 - 5,499	\$3,200,000	4	5	18	152	12%
5,500 - 6,499	\$4,150,000	5	6	16	107	15%
6,500 - 7,499	\$4,662,500	4	6	6	52	12%
7,500+	\$7,550,000	6	8	6	73	8%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025 Jan. 2026
946 **1,032**

VARIANCE: **9%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
178 **168**

VARIANCE: **-6%**

SALES PRICE

Jan. 2025 Jan. 2026
\$1.78m **\$1.87m**

VARIANCE: **5%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$552 **\$546**

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
96.84% **96.98%**

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
62 **72**

VARIANCE: **16%**

SCOTTSDALE MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **96.98% of list price** in January 2026.
- The most active price band is **\$1,200,000-\$1,249,999**, where the sales ratio is **76%**.
- The median luxury sales price for single-family homes is **\$1,866,024**.
- The median days on market for January 2026 was **72** days, up from **62** in January 2025.

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.

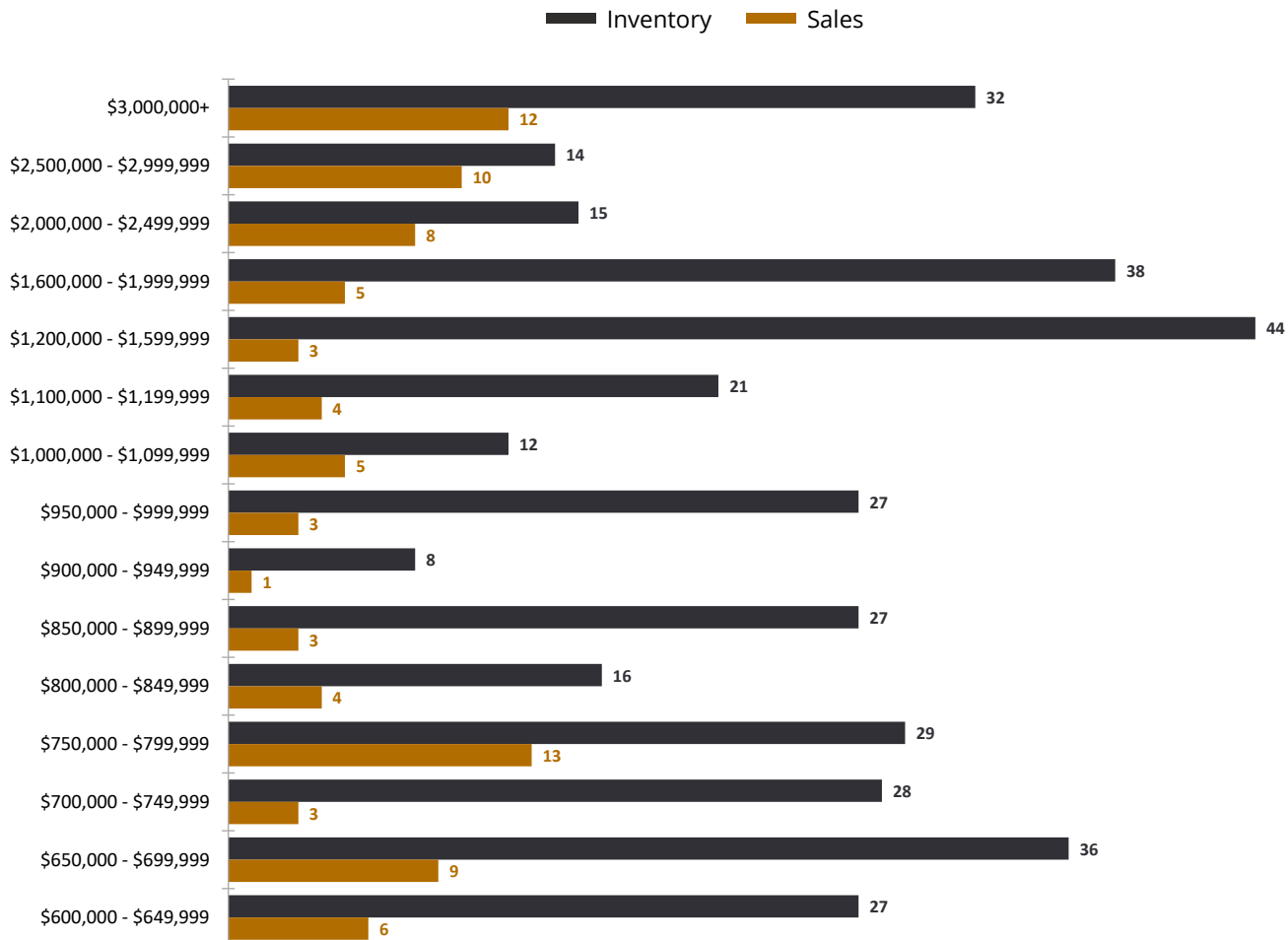
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **374**

Total Sales: **89**

Total Sales Ratio²: **24%**

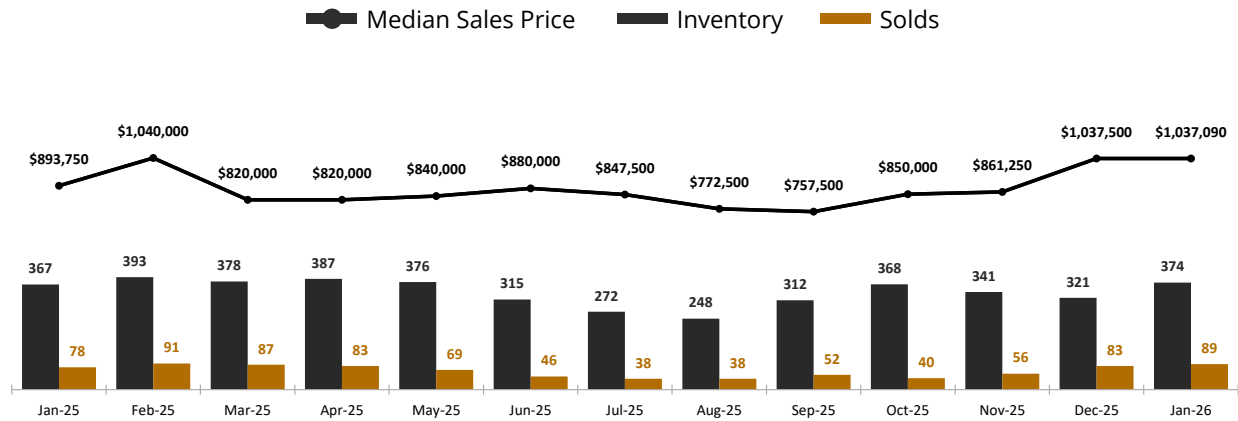
Seller's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$772,500	2	2	8	79	10%
1,500 - 1,999	\$795,000	2	2	27	108	25%
2,000 - 2,499	\$1,150,000	2	3	31	100	31%
2,500 - 2,999	\$2,125,000	3	3	14	47	30%
3,000 - 3,499	\$4,607,658	3	4	7	20	35%
3,500+	\$2,143,750	3	4	2	20	10%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025 Jan. 2026
367 **374**

VARIANCE: **2%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
78 **89**

VARIANCE: **14%**

SALES PRICE

Jan. 2025 Jan. 2026
\$894k **\$1.04m**

VARIANCE: **16%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$523 **\$556**

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
97.81% **98.46%**

VARIANCE: **1%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
52 **48**

VARIANCE: **-8%**

SCOTTSDALE MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Seller's Market** with a **24% Sales Ratio**.
- Homes sold for a median of **98.46% of list price** in January 2026.
- The most active price band is **\$2,500,000-\$2,999,999**, where the sales ratio is **71%**.
- The median luxury sales price for attached homes is **\$1,037,090**.
- The median days on market for January 2026 was **48** days, down from **52** in January 2025.

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.