

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

All Price Points

	2025												2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.		
Active	1,534	1,626	1,591	1,479	1,227	1,142	1,238	1,363	1,291	1,217	1,465	1,549	1,394		
UCB	236	216	196	142	166	167	178	193	229	134	251	273	198		
Pending	219	201	172	180	170	183	177	175	202	146	220	277	194		
Sold	411	397	377	329	293	287	326	372	284	407	274	385	345		
Expired	16	51	46	65	45	36	28	34	38	48	35	20	39		

Sales Price to List Price

	2025												2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	96.6%	96.2%	96.1%	94.4%	95.8%	95.1%	95.8%	96.5%	96.9%	96.0%	96.6%	96.4%		

Percent Change- Month Over Month

	2025												2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
Active	5.9%	5.7%	-2.2%	-7.6%	-20.5%	-7.4%	7.8%	9.2%	-5.6%	-6.1%	16.9%	5.4%		
UCB	15.3%	-9.3%	-10.2%	-38.0%	14.5%	0.6%	6.2%	7.8%	15.7%	-70.9%	46.6%	8.1%		
Pending	-10.0%	-9.0%	-16.9%	4.4%	-5.9%	7.1%	-3.4%	-1.1%	13.4%	-38.4%	33.6%	20.6%		
Sold	10.2%	-3.5%	-5.3%	-14.6%	-12.3%	-2.1%	12.0%	12.4%	-31.0%	30.2%	-48.5%	28.8%		
Expired	-12.5%	68.6%	-10.9%	29.2%	-44.4%	-25.0%	-28.6%	17.6%	10.5%	20.8%	-37.1%	-75.0%		

Percentage of Homes Sold vs. Homes Listed

	2025												2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	26.8%	24.4%	23.7%	22.2%	23.9%	25.1%	26.3%	27.3%	22.0%	33.4%	18.7%	24.9%		

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	2025												2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.		
Active	388	449	465	478	402	368	344	369	349	317	366	378	389		
UCB	75	71	62	53	68	63	70	71	78	38	85	81	68		
Pending	74	68	58	62	63	65	69	68	61	34	81	91	66		
Sold	145	146	142	116	121	137	133	155	120	154	86	140	133		
Expired	7	21	9	13	20	13	15	10	10	22	10	5	13		

Sales to List Price

	2025												2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	98.5%	97.6%	96.1%	96.7%	97.4%	96.6%	97.3%	97.5%	97.4%	97.2%	97.0%	98.1%		

Percent Change- Month Over Month

	2025												2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
Active	8.8%	13.6%	3.4%	2.7%	-18.9%	-9.2%	-7.0%	6.8%	-5.7%	-10.1%	13.4%	3.2%		
UCB	8.0%	-5.6%	-14.5%	-17.0%	22.1%	-7.9%	10.0%	1.4%	9.0%	-105.3%	55.3%	-4.9%		
Pending	-4.1%	-8.8%	-17.2%	6.5%	1.6%	3.1%	5.8%	-1.5%	-11.5%	-79.4%	58.0%	11.0%		
Sold	-4.1%	0.7%	-2.8%	-22.4%	4.1%	11.7%	-3.0%	14.2%	-29.2%	22.1%	-79.1%	38.6%		
Expired	0.0%	66.7%	-133.3%	30.8%	35.0%	-53.8%	13.3%	-50.0%	0.0%	54.5%	-120.0%	-100.0%		

Percentage of Homes Sold vs. Homes Listed

	2025												2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	37.4%	32.5%	30.5%	24.3%	30.1%	37.2%	38.7%	42.0%	34.4%	48.6%	23.5%	37.0%		

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

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.
Active	272	280	286	273	230	202	229	237	230	219	290	297	254
UCB	61	48	51	35	30	43	40	53	53	27	51	69	47
Pending	47	37	34	52	43	51	31	32	41	35	42	66	43
Sold	98	106	74	82	78	57	94	80	68	97	67	86	82
Expired	2	13	11	9	5	5	4	5	6	8	8	5	7

Sales to List Price

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	96.5%	96.5%	96.1%	95.7%	96.3%	94.2%	96.8%	96.7%	96.4%	96.3%	96.8%	96.8%

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

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.
Active	245	244	226	207	159	148	171	179	158	154	195	207	191
UCB	34	38	33	20	30	20	23	36	42	27	40	40	32
Pending	39	35	20	21	21	22	24	19	32	21	32	36	27
Sold	64	64	68	49	35	50	36	50	38	63	40	61	52
Expired	2	8	8	18	11	9	1	7	7	8	6	2	7

Sales to List Price

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	96.8%	96.0%	96.4%	95.6%	95.7%	96.4%	95.4%	96.9%	96.1%	95.5%	96.7%	97.4%

Percent Change- Month Over Month

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
Active	2.6%	2.9%	2.1%	-4.8%	-18.7%	-13.9%	11.8%	3.4%	-3.0%	-5.0%	24.5%	2.4%	
UCB	24.6%	-27.1%	5.9%	-45.7%	-16.7%	30.2%	-7.5%	24.5%	0.0%	-96.3%	47.1%	26.1%	
Pending	-8.5%	-27.0%	-8.8%	34.6%	-20.9%	15.7%	-64.5%	3.1%	22.0%	-17.1%	16.7%	36.4%	
Sold	5.1%	7.5%	-43.2%	9.8%	-5.1%	-36.8%	39.4%	-17.5%	-17.6%	29.9%	-44.8%	22.1%	
Expired	-150.0%	84.6%	-18.2%	-22.2%	-80.0%	0.0%	-25.0%	20.0%	16.7%	25.0%	0.0%	-60.0%	

Percentage of Homes Sold vs. Homes Listed

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	36.0%	37.9%	25.9%	30.0%	33.9%	28.2%	41.0%	33.8%	29.6%	44.3%	23.1%	29.0%

Percent Change- Month Over Month

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
Active	11.0%	-0.4%	-8.0%	-9.2%	-30.2%	-7.4%	13.5%	4.5%	-13.3%	-2.6%	21.0%	5.8%	
UCB	2.9%	10.5%	-15.2%	-65.0%	33.3%	-50.0%	13.0%	36.1%	14.3%	-55.6%	32.5%	0.0%	
Pending	12.8%	-11.4%	-75.0%	4.8%	0.0%	4.5%	8.3%	-26.3%	40.6%	-52.4%	34.4%	11.1%	
Sold	18.8%	0.0%	5.9%	-38.8%	-40.0%	30.0%	-38.9%	28.0%	-31.6%	39.7%	-57.5%	34.4%	
Expired	100.0%	75.0%	0.0%	55.6%	-63.6%	-22.2%	-800.0%	85.7%	0.0%	12.5%	-33.3%	-200.0%	

Percentage of Homes Sold vs. Homes Listed

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	26.1%	26.2%	30.1%	23.7%	22.0%	33.8%	21.1%	27.9%	24.1%	40.9%	20.5%	29.5%

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

Numbers

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.
Active	262	269	255	221	179	176	207	238	209	187	216	227	221
UCB	29	28	28	19	23	20	26	22	31	20	34	41	27
Pending	33	35	32	20	19	24	29	27	32	23	28	50	29
Sold	44	40	47	49	32	22	30	51	39	57	41	43	41
Expired	3	6	9	11	2	5	3	5	9	5	7	4	6

Percent Change- Month Over Month

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Sep.	Nov.	Dec.	Jan.	Feb.	
Active	1.1%	2.6%	-5.5%	-15.4%	-23.5%	-1.7%	15.0%	13.0%	-13.9%	-11.8%	13.4%	4.8%	
UCB	13.8%	-3.6%	0.0%	-47.4%	17.4%	-15.0%	23.1%	-18.2%	29.0%	-55.0%	41.2%	17.1%	
Pending	12.1%	5.7%	-9.4%	-60.0%	-5.3%	20.8%	17.2%	-7.4%	15.6%	-39.1%	17.9%	44.0%	
Sold	-4.5%	-10.0%	14.9%	4.1%	-53.1%	-45.5%	26.7%	41.2%	-30.8%	31.6%	-39.0%	4.7%	
Expired	33.3%	50.0%	33.3%	18.2%	-450.0%	60.0%	-66.7%	40.0%	44.4%	-80.0%	28.6%	-75.0%	

Sales to List Price

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	95.4%	95.7%	94.3%	95.3%	93.4%	94.2%	95.0%	96.5%	95.9%	95.0%	95.7%	96.2%

Percentage of Homes Sold vs. Homes Listed

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	16.8%	14.9%	18.4%	22.2%	17.9%	12.5%	14.5%	21.4%	18.7%	30.5%	19.0%	18.9%

\$3,000,000+

Numbers

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.
Active	367	384	359	299	258	248	288	339	345	340	398	440	339
UCB	37	31	22	15	15	21	19	12	25	22	40	42	25
Pending	26	26	28	25	23	21	24	29	36	33	38	34	29
Sold	60	41	46	33	27	21	33	36	19	36	40	55	37
Expired	2	3	9	14	7	4	5	7	6	5	4	4	6

Percent Change- Month Over Month

	2025										2026		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
Active	5.2%	4.4%	-7.0%	-20.1%	-15.9%	-4.0%	13.9%	15.0%	1.7%	-1.5%	14.6%	9.5%	
UCB	27.0%	-19.4%	-40.9%	-46.7%	0.0%	28.6%	-10.5%	-58.3%	52.0%	-13.6%	45.0%	4.8%	
Pending	-92.3%	0.0%	7.1%	-12.0%	-8.7%	-9.5%	12.5%	17.2%	19.4%	-9.1%	13.2%	-11.8%	
Sold	55.0%	-46.3%	10.9%	-39.4%	-22.2%	-28.6%	36.4%	8.3%	-89.5%	47.2%	10.0%	27.3%	
Expired	-100.0%	33.3%	66.7%	35.7%	-100.0%	-75.0%	20.0%	28.6%	-16.7%	-20.0%	-25.0%	0.0%	

Sales to List Price

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	96.4%	95.5%	96.2%	91.4%	95.7%	93.7%	94.7%	95.3%	97.0%	96.1%	96.8%	95.3%

Percentage of Homes Sold vs. Homes Listed

	2025										2026	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	16.3%	10.7%	12.8%	11.0%	10.5%	8.5%	11.5%	10.6%	5.5%	10.6%	10.1%	12.5%

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