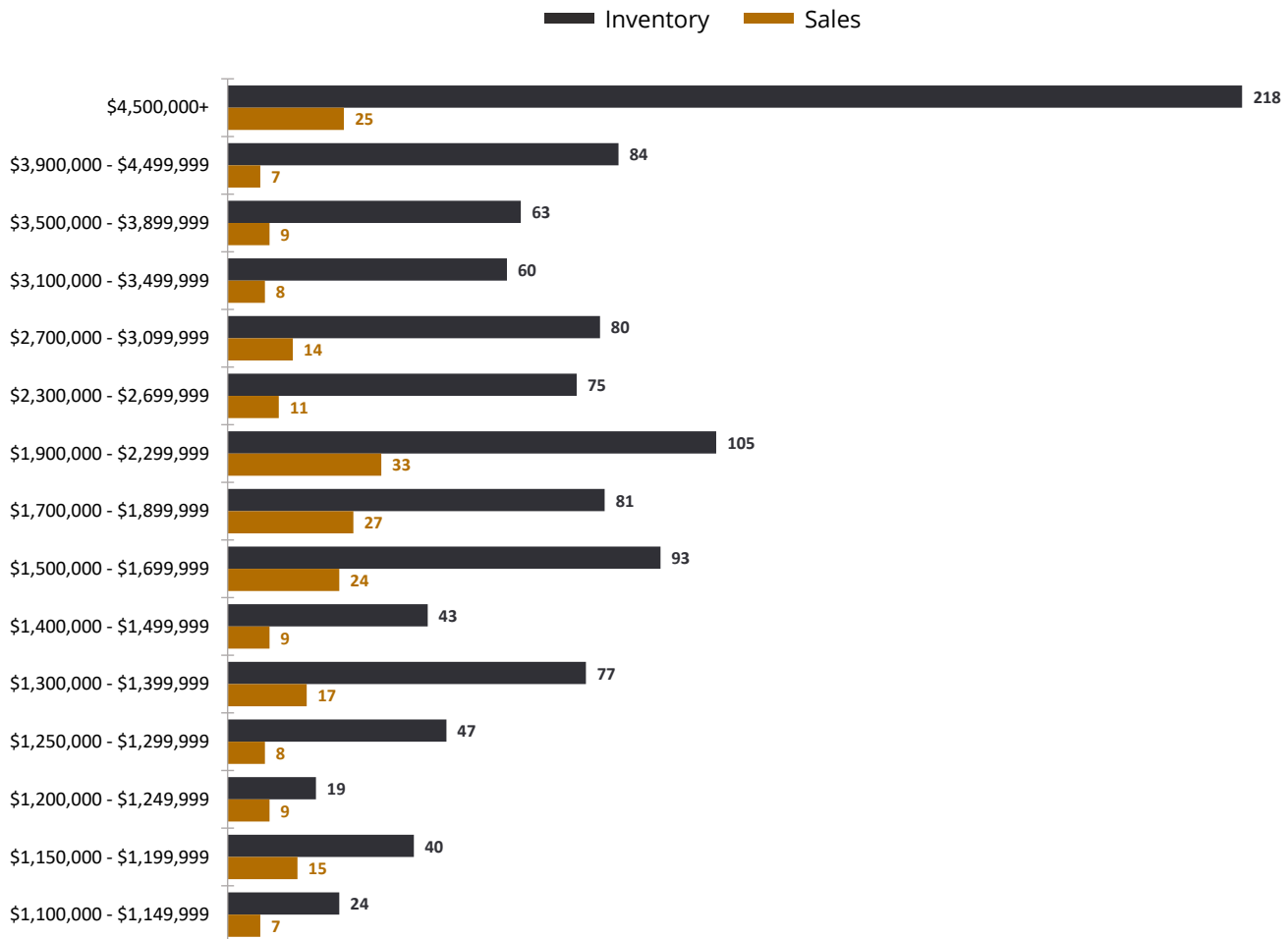




SCOTTSDALE  
ARIZONA

### LUXURY INVENTORY VS. SALES | FEBRUARY 2026

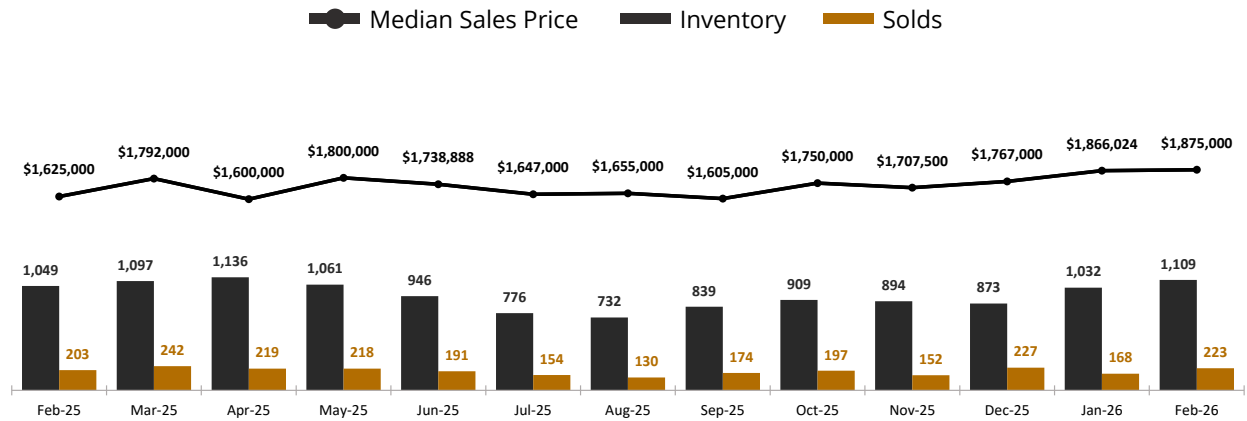
**Total Inventory: 1,109**    **Total Sales: 223**    **Total Sales Ratio<sup>2</sup>: 20%**    **Balanced Market**



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	\$1,475,000	4	3	119	416	29%
3,500 - 4,499	\$2,142,500	4	4	48	273	18%
4,500 - 5,499	\$3,055,000	4	5	27	167	16%
5,500 - 6,499	\$4,435,000	5	6	12	118	10%
6,500 - 7,499	\$5,100,000	6	7	6	53	11%
7,500+	\$6,250,000	6	9	11	82	13%

<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® data reported previous month's sales exceeded current inventory.

### 13-MONTH LUXURY MARKET TREND<sup>4</sup>



### MEDIAN DATA REVIEW | FEBRUARY

#### TOTAL INVENTORY

Feb. 2025	Feb. 2026
1,049	1,109

VARIANCE: **6%**

#### TOTAL SOLDS

Feb. 2025	Feb. 2026
203	223

VARIANCE: **10%**

#### SALES PRICE

Feb. 2025	Feb. 2026
\$1.63m	\$1.88m

VARIANCE: **15%**

#### SALE PRICE PER SQFT.

Feb. 2025	Feb. 2026
\$534	\$562

VARIANCE: **5%**

#### SALE TO LIST PRICE RATIO

Feb. 2025	Feb. 2026
97.74%	97.42%

VARIANCE: **0%**

#### DAYS ON MARKET

Feb. 2025	Feb. 2026
47	45

VARIANCE: **-4%**

## SCOTTSDALE MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Balanced Market** with a **20% Sales Ratio**.
- Homes sold for a median of **97.42% of list price** in February 2026.
- The most active price band is **\$1,200,000-\$1,249,999**, where the sales ratio is **47%**.
- The median luxury sales price for single-family homes is **\$1,875,000**.
- The median days on market for February 2026 was **45** days, down from **47** in February 2025.

<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.

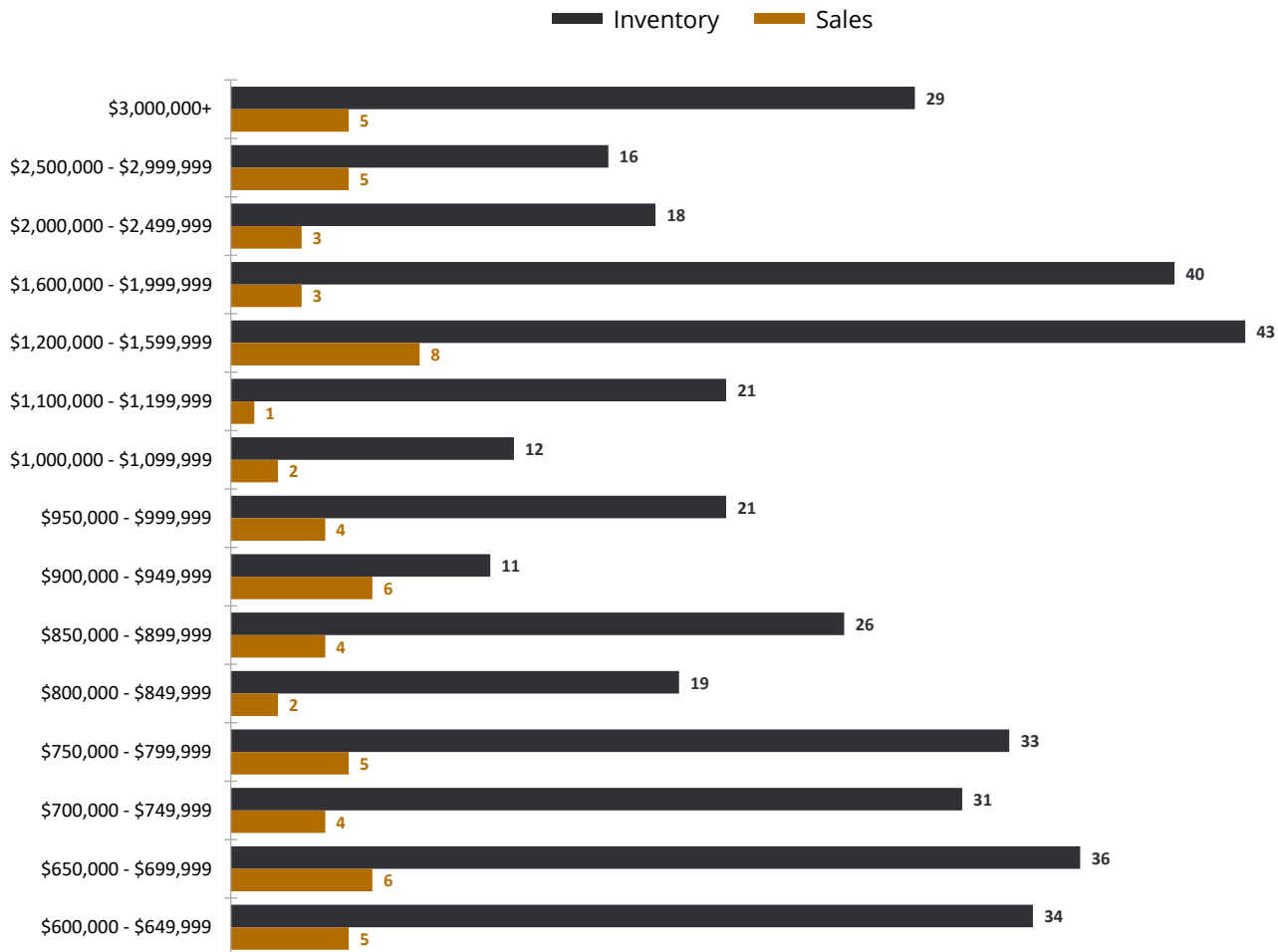
## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **390**

Total Sales: **63**

Total Sales Ratio<sup>2</sup>: **16%**

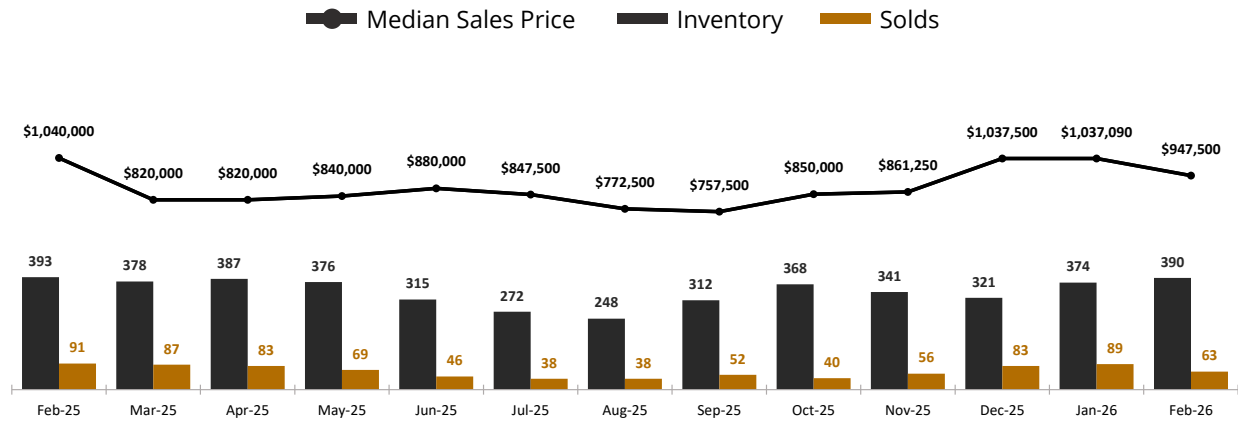
Balanced Market



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	\$711,500	2	2	4	81	5%
1,500 - 1,999	\$767,000	2	2	21	111	19%
2,000 - 2,499	\$956,250	3	3	22	116	19%
2,500 - 2,999	\$1,306,000	3	3	10	44	23%
3,000 - 3,499	\$3,005,000	3	4	4	21	19%
3,500+	\$3,172,500	4	4	2	17	12%

<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® data reported previous month's sales exceeded current inventory.

## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2025      Feb. 2026  
**393**      **390**

VARIANCE: **-1%**

### TOTAL SOLDS

Feb. 2025      Feb. 2026  
**91**      **63**

VARIANCE: **-31%**

### SALES PRICE

Feb. 2025      Feb. 2026  
**\$1.04m**      **\$948k**

VARIANCE: **-9%**

### SALE PRICE PER SQFT.

Feb. 2025      Feb. 2026  
**\$504**      **\$514**

VARIANCE: **2%**

### SALE TO LIST PRICE RATIO

Feb. 2025      Feb. 2026  
**98.47%**      **97.38%**

VARIANCE: **-1%**

### DAYS ON MARKET

Feb. 2025      Feb. 2026  
**48**      **44**

VARIANCE: **-8%**

## SCOTTSDALE MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **97.38% of list price** in February 2026.
- The most active price band is **\$900,000-\$949,999**, where the sales ratio is **55%**.
- The median luxury sales price for attached homes is **\$947,500**.
- The median days on market for February 2026 was **44** days, down from **48** in February 2025.

<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.