

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

All Price Points

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Avg.	
Active	1,626	1,591	1,479	1,227	1,142	1,238	1,363	1,291	1,217	1,465	1,549	1,578	1,397	
UCB	216	196	142	166	167	178	193	229	134	251	273	269	201	
Pending	201	172	180	170	183	177	175	202	146	220	277	239	195	
Sold	397	377	329	293	287	326	372	284	407	274	385	497	352	
Expired	51	46	65	45	36	28	34	38	48	35	20	39	40	

Sales Price to List Price

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
	96.2%	96.1%	94.4%	95.8%	95.1%	95.8%	96.5%	96.9%	96.0%	96.6%	96.4%	96.3%		

<\$999,999

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Avg.	
Active	449	465	478	402	368	344	369	349	317	366	378	374	388	
UCB	71	62	53	68	63	70	71	78	38	85	81	101	70	
Pending	68	58	62	63	65	69	68	61	34	81	91	72	66	
Sold	146	142	116	121	137	133	155	120	154	86	140	165	135	
Expired	21	9	13	20	13	15	10	10	22	10	5	16	14	

Sales to List Price

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
	97.6%	96.1%	96.7%	97.4%	96.6%	97.3%	97.5%	97.4%	97.2%	97.0%	98.1%	97.9%		

Percent Change- Month Over Month

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
Active	5.7%	-2.2%	-7.6%	-20.5%	-7.4%	7.8%	9.2%	-5.6%	-6.1%	16.9%	5.4%	1.8%		
UCB	-9.3%	-10.2%	-38.0%	14.5%	0.6%	6.2%	7.8%	15.7%	-70.9%	46.6%	8.1%	-1.5%		
Pending	-9.0%	-16.9%	4.4%	-5.9%	7.1%	-3.4%	-1.1%	13.4%	-38.4%	33.6%	20.6%	-15.9%		
Sold	-3.5%	-5.3%	-14.6%	-12.3%	-2.1%	12.0%	12.4%	-31.0%	30.2%	-48.5%	28.8%	22.5%		
Expired	68.6%	-10.9%	29.2%	-44.4%	-25.0%	-28.6%	17.6%	10.5%	20.8%	-37.1%	-75.0%	48.7%		

Percentage of Homes Sold vs. Homes Listed

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
	24.4%	23.7%	22.2%	23.9%	25.1%	26.3%	27.3%	22.0%	33.4%	18.7%	24.9%	31.5%		

Percent Change- Month Over Month

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
Active	13.6%	3.4%	2.7%	-18.9%	-9.2%	-7.0%	6.8%	-5.7%	-10.1%	13.4%	3.2%	-1.1%		
UCB	-5.6%	-14.5%	-17.0%	22.1%	-7.9%	10.0%	1.4%	9.0%	-105.3%	55.3%	-4.9%	19.8%		
Pending	-8.8%	-17.2%	6.5%	1.6%	3.1%	5.8%	-1.5%	-11.5%	-79.4%	58.0%	11.0%	-26.4%		
Sold	0.7%	-2.8%	-22.4%	4.1%	11.7%	-3.0%	14.2%	-29.2%	22.1%	-79.1%	38.6%	15.2%		
Expired	66.7%	-133.3%	30.8%	35.0%	-53.8%	13.3%	-50.0%	0.0%	54.5%	-120.0%	-100.0%	68.8%		

Percentage of Homes Sold vs. Homes Listed

	2025					2026								
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		
	32.5%	30.5%	24.3%	30.1%	37.2%	38.7%	42.0%	34.4%	48.6%	23.5%	37.0%	44.1%		

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

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Avg.
Active	280	286	273	230	202	229	237	230	219	290	297	310	257
UCB	48	51	35	30	43	40	53	53	27	51	69	57	46
Pending	37	34	52	43	51	31	32	41	35	42	66	70	45
Sold	106	74	82	78	57	94	80	68	97	67	86	120	84
Expired	13	11	9	5	5	4	5	6	8	8	5	6	7

Sales to List Price

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

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							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Avg.
Active	244	226	207	159	148	171	179	158	154	195	207	227	190
UCB	38	33	20	30	20	23	36	42	27	40	40	37	32
Pending	35	20	21	21	22	24	19	32	21	32	36	28	26
Sold	64	68	49	35	50	36	50	38	63	40	61	77	53
Expired	8	8	18	11	9	1	7	7	8	6	2	3	7

Sales to List Price

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

Percent Change- Month Over Month

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
Active	2.9%	2.1%	-4.8%	-18.7%	-13.9%	11.8%	3.4%	-3.0%	-5.0%	24.5%	2.4%	4.2%	
UCB	-27.1%	5.9%	-45.7%	-16.7%	30.2%	-7.5%	24.5%	0.0%	-96.3%	47.1%	26.1%	-21.1%	
Pending	-27.0%	-8.8%	34.6%	-20.9%	15.7%	-64.5%	3.1%	22.0%	-17.1%	16.7%	36.4%	5.7%	
Sold	7.5%	-43.2%	9.8%	-5.1%	-36.8%	39.4%	-17.5%	-17.6%	29.9%	-44.8%	22.1%	28.3%	
Expired	84.6%	-18.2%	-22.2%	-80.0%	0.0%	-25.0%	20.0%	16.7%	25.0%	0.0%	-60.0%	16.7%	

Percentage of Homes Sold vs. Homes Listed

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
	37.9%	25.9%	30.0%	33.9%	28.2%	41.0%	33.8%	29.6%	44.3%	23.1%	29.0%	38.7%	

Percent Change- Month Over Month

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
Active	-0.4%	-8.0%	-9.2%	-30.2%	-7.4%	13.5%	4.5%	-13.3%	-2.6%	21.0%	5.8%	8.8%	
UCB	10.5%	-15.2%	-65.0%	33.3%	-50.0%	13.0%	36.1%	14.3%	-55.6%	32.5%	0.0%	-8.1%	
Pending	-11.4%	-75.0%	4.8%	0.0%	4.5%	8.3%	-26.3%	40.6%	-52.4%	34.4%	11.1%	-28.6%	
Sold	0.0%	5.9%	-38.8%	-40.0%	30.0%	-38.9%	28.0%	-31.6%	39.7%	-57.5%	34.4%	20.8%	
Expired	75.0%	0.0%	55.6%	-63.6%	-22.2%	-800.0%	85.7%	0.0%	12.5%	-33.3%	-200.0%	33.3%	

Percentage of Homes Sold vs. Homes Listed

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
	26.2%	30.1%	23.7%	22.0%	33.8%	21.1%	27.9%	24.1%	40.9%	20.5%	29.5%	33.9%	

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

Numbers

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Avg.
Active	269	255	221	179	176	207	238	209	187	216	227	230	218
UCB	28	28	19	23	20	26	22	31	20	34	41	31	27
Pending	35	32	20	19	24	29	27	32	23	28	50	38	30
Sold	40	47	49	32	22	30	51	39	57	41	43	74	44
Expired	6	9	11	2	5	3	5	9	5	7	4	5	6

Percent Change- Month Over Month

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Sep.	Nov.	Dec.	Jan.	Feb.	Mar.	
Active	2.6%	-5.5%	-15.4%	-23.5%	-1.7%	15.0%	13.0%	-13.9%	-11.8%	13.4%	4.8%	1.3%	
UCB	-3.6%	0.0%	-47.4%	17.4%	-15.0%	23.1%	-18.2%	29.0%	-55.0%	41.2%	17.1%	-32.3%	
Pending	5.7%	-9.4%	-60.0%	-5.3%	20.8%	17.2%	-7.4%	15.6%	-39.1%	17.9%	44.0%	-31.6%	
Sold	-10.0%	14.9%	4.1%	-53.1%	-45.5%	26.7%	41.2%	-30.8%	31.6%	-39.0%	4.7%	41.9%	
Expired	50.0%	33.3%	18.2%	-450.0%	60.0%	-66.7%	40.0%	44.4%	-80.0%	28.6%	-75.0%	20.0%	

Sales to List Price

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
	95.7%	94.3%	95.3%	93.4%	94.2%	95.0%	96.5%	95.9%	95.0%	95.7%	96.2%	95.8%	

Percentage of Homes Sold vs. Homes Listed

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
	14.9%	18.4%	22.2%	17.9%	12.5%	14.5%	21.4%	18.7%	30.5%	19.0%	18.9%	32.2%	

\$3,000,000+

Numbers

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Avg.
Active	384	359	299	258	248	288	339	345	340	398	440	437	345
UCB	31	22	15	15	21	19	12	25	22	40	42	43	26
Pending	26	28	25	23	21	24	29	36	33	38	34	31	29
Sold	41	46	33	27	21	33	36	19	36	40	55	61	37
Expired	3	9	14	7	4	5	7	6	5	4	4	9	6

Percent Change- Month Over Month

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
Active	4.4%	-7.0%	-20.1%	-15.9%	-4.0%	13.9%	15.0%	1.7%	-1.5%	14.6%	9.5%	-0.7%	
UCB	-19.4%	-40.9%	-46.7%	0.0%	28.6%	-10.5%	-58.3%	52.0%	-13.6%	45.0%	4.8%	2.3%	
Pending	0.0%	7.1%	-12.0%	-8.7%	-9.5%	12.5%	17.2%	19.4%	-9.1%	13.2%	-11.8%	-9.7%	
Sold	-46.3%	10.9%	-39.4%	-22.2%	-28.6%	36.4%	8.3%	-89.5%	47.2%	10.0%	27.3%	9.8%	
Expired	33.3%	66.7%	35.7%	-100.0%	-75.0%	20.0%	28.6%	-16.7%	-20.0%	-25.0%	0.0%	55.6%	

Sales to List Price

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
	95.5%	96.2%	91.4%	95.7%	93.7%	94.7%	95.3%	97.0%	96.1%	96.8%	95.3%	95.8%	

Percentage of Homes Sold vs. Homes Listed

	2025					2026							
	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	
	10.7%	12.8%	11.0%	10.5%	8.5%	11.5%	10.6%	5.5%	10.6%	10.1%	12.5%	14.0%	

All data provided by the Arizona Regional Multiple Listing System. Numbers subject to change.