

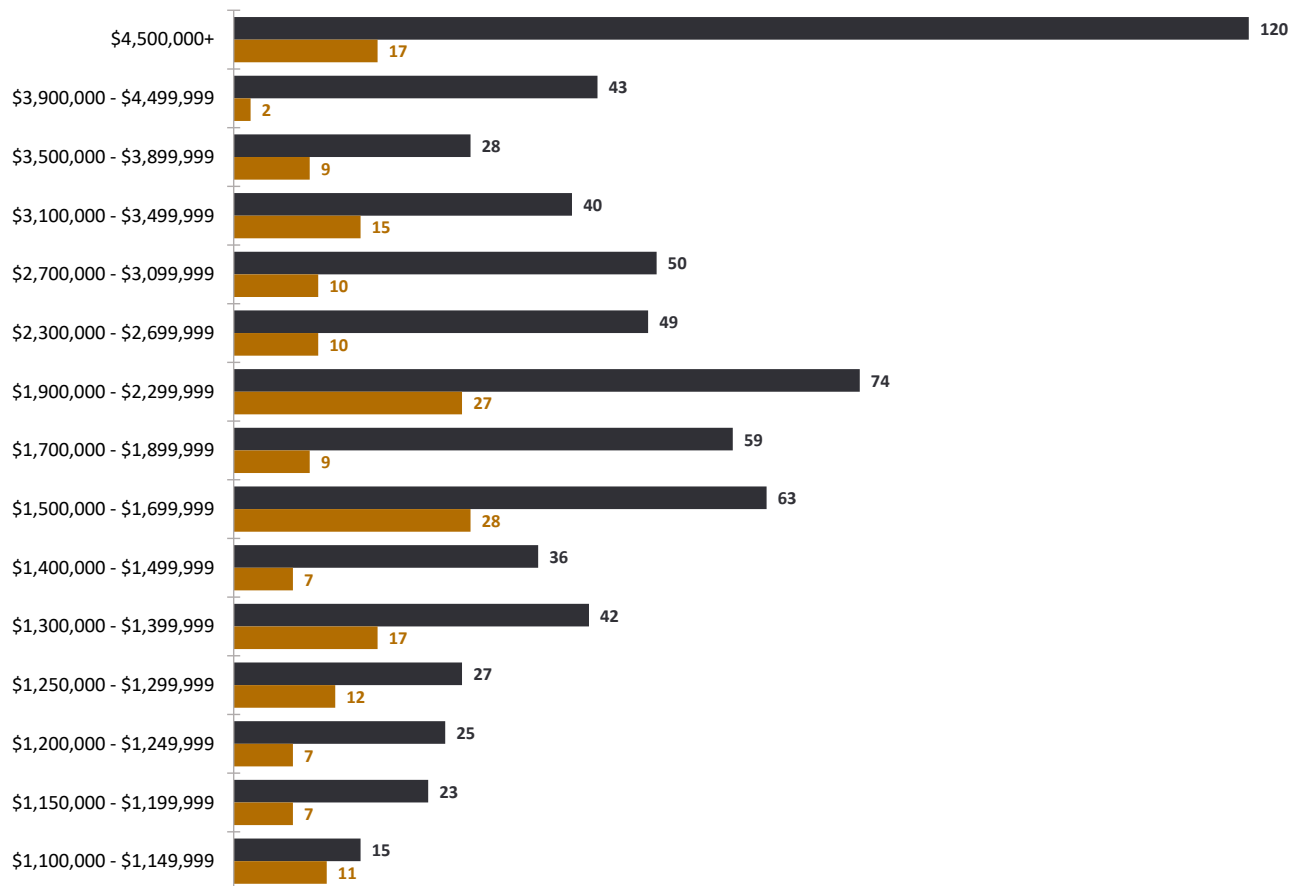
SCOTTSDALE
ARIZONA

LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: **694**Total Sales: **188**Total Sales Ratio²: **27%**

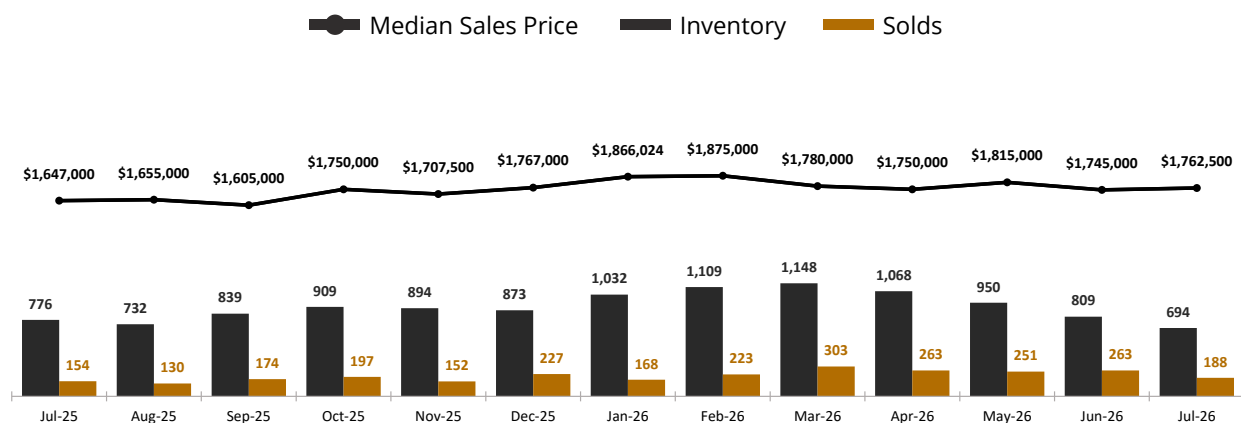
Seller's Market

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,499	\$1,473,500	4	3	92	285	32%
3,500 - 4,499	\$2,029,500	4	4	46	168	27%
4,500 - 5,499	\$3,125,000	5	5	26	97	27%
5,500 - 6,499	\$3,692,802	5	6	11	74	15%
6,500 - 7,499	\$3,287,500	5	6	8	30	27%
7,500+	\$5,210,000	5	6	5	40	13%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² 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 TREND⁴

MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025 Jul. 2026
776 **694**

VARIANCE: **-11%**

TOTAL SOLD

Jul. 2025 Jul. 2026
154 **188**

VARIANCE: **22%**

SALES PRICE

Jul. 2025 Jul. 2026
\$1.65m **\$1.76m**

VARIANCE: **7%**

SALE PRICE PER SQFT.

Jul. 2025 Jul. 2026
\$501 **\$540**

VARIANCE: **8%**

SALE TO LIST PRICE RATIO

Jul. 2025 Jul. 2026
96.12% **96.00%**

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2025 Jul. 2026
78 **83**

VARIANCE: **6%**

SCOTTSDALE MARKET SUMMARY | JULY 2026

- The single-family luxury market is a **Seller's Market** with a **27% Sales Ratio**.
- Homes sold for a median of **96.00% of list price** in July 2026.
- The most active price band is **\$1,100,000-\$1,149,999**, where the sales ratio is **73%**.
- The median luxury sales price for single-family homes is **\$1,762,500**.
- The median days on market for July 2026 was **83** days, up from **78** in July 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.

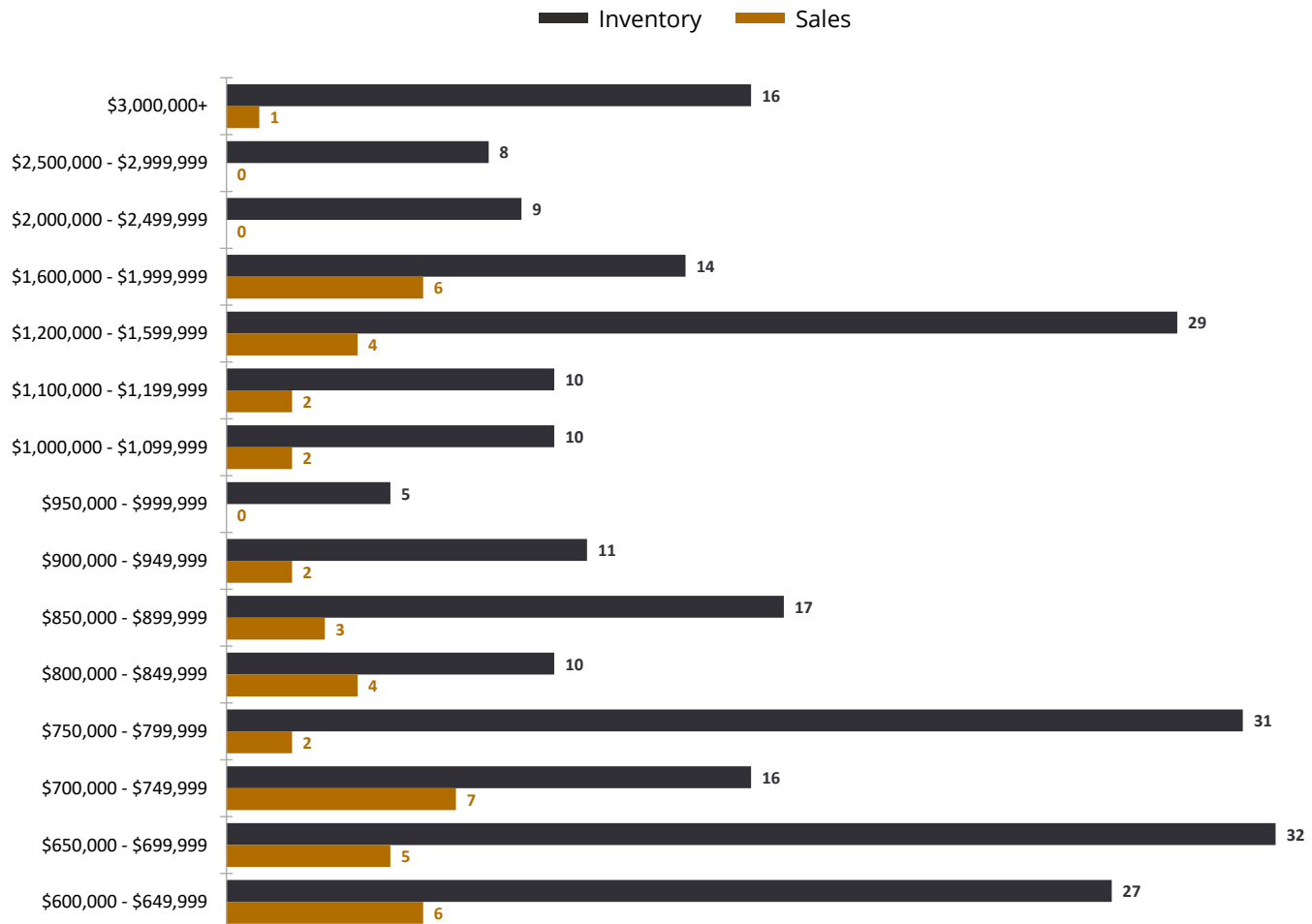
LUXURY INVENTORY VS. SALES | JULY 2026

Total Inventory: 245

Total Sales: 44

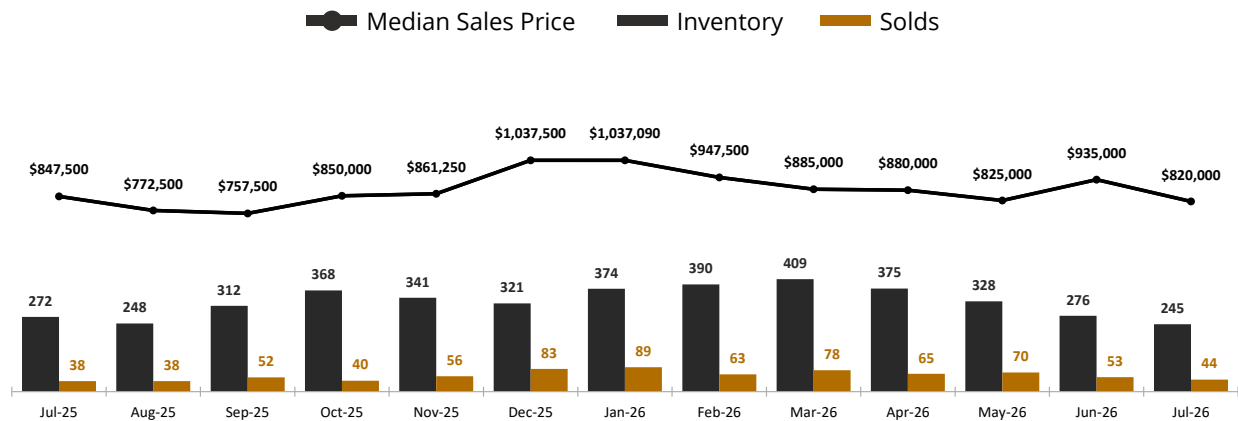
Total Sales Ratio²: 18%

Balanced 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	\$675,000	2	2	7	47	15%
1,500 - 1,999	\$775,000	2	2	17	75	23%
2,000 - 2,499	\$995,000	3	3	12	71	17%
2,500 - 2,999	\$1,170,000	3	4	6	36	17%
3,000 - 3,499	\$3,200,000	3	4	1	10	10%
3,500+	\$1,675,000	3	4	1	6	17%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² 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 TREND⁴

MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2025 Jul. 2026
272 245

VARIANCE: **-10%**

TOTAL SOLDs

Jul. 2025 Jul. 2026
38 44

VARIANCE: **16%**

SALES PRICE

Jul. 2025 Jul. 2026
\$848k \$820k

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Jul. 2025 Jul. 2026
\$444 \$459

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Jul. 2025 Jul. 2026
97.13% 96.96%

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2025 Jul. 2026
65 80

VARIANCE: **23%**

SCOTTSDALE MARKET SUMMARY | JULY 2026

- The attached luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **96.96% of list price** in July 2026.
- The most active price band is **\$700,000-\$749,999**, where the sales ratio is **44%**.
- The median luxury sales price for attached homes is **\$820,000**.
- The median days on market for July 2026 was **80** days, up from **65** in July 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.