

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

All Price Points

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Avg.	
Active	1,240	1,234	1,256	1,225	1,132	1,037	1,056	1,150	1,296	1,262	1,079	1,365	1,194	
UCB	216	245	211	175	177	145	141	166	150	173	133	209	178	
Pending	236	261	257	216	195	151	163	179	168	168	157	197	196	
Sold	324	345	418	402	324	319	291	266	315	292	305	291	324	
Expired	12	31	42	60	50	43	25	32	23	25	70	27	37	

Sales Price to List Price

2024	2025											
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
97.7%	96.8%	96.7%	96.6%	96.5%	95.8%	95.9%	96.5%	96.4%	97.0%	95.9%	95.8%	

Percent Change- Month Over Month

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
Active	5.0%	-0.5%	1.8%	-2.5%	-8.2%	-9.2%	1.8%	8.2%	11.3%	-2.7%	-17.0%	21.0%		
UCB	20.8%	11.8%	-16.1%	-20.6%	1.1%	-22.1%	-2.8%	15.1%	-10.7%	13.3%	-30.1%	36.4%		
Pending	9.3%	9.6%	-1.6%	-19.0%	-10.8%	-29.1%	7.4%	8.9%	-6.5%	0.0%	-7.0%	20.3%		
Sold	24.7%	6.1%	17.5%	-4.0%	-24.1%	-1.6%	-9.6%	-9.4%	15.6%	-7.9%	4.3%	-4.8%		
Expired	-58.3%	61.3%	26.2%	30.0%	-20.0%	-16.3%	-72.0%	21.9%	-39.1%	8.0%	64.3%	-159.3%		

Percentage of Homes Sold vs. Homes Listed

2024	2025											
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
26.1%	28.0%	33.3%	32.8%	28.6%	30.8%	27.6%	23.1%	24.3%	23.1%	28.3%	21.3%	

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	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Avg.	
Active	314	307	332	337	342	326	365	367	391	355	280	354	339	
UCB	75	81	86	71	60	61	46	61	49	69	42	64	64	
Pending	96	87	87	69	71	60	53	66	64	51	45	77	69	
Sold	138	149	154	160	135	123	131	106	130	122	120	91	130	
Expired	7	11	13	12	112	12	8	13	12	7	25	9	20	

Sales to List Price

2024	2025											
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
98.1%	98.3%	98.5%	98.7%	97.6%	98.1%	97.9%	98.1%	98.0%	98.2%	98.0%	97.6%	

Percent Change- Month Over Month

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
Active	1.6%	-2.3%	7.5%	1.5%	1.5%	-4.9%	10.7%	0.5%	6.1%	-10.1%	-26.8%	20.9%		
UCB	12.0%	7.4%	5.8%	-21.1%	-18.3%	1.6%	-32.6%	24.6%	-24.5%	29.0%	-64.3%	34.4%		
Pending	3.1%	-10.3%	0.0%	-26.1%	2.8%	-18.3%	-13.2%	19.7%	-3.1%	-25.5%	-13.3%	41.6%		
Sold	11.6%	7.4%	3.2%	3.8%	-18.5%	-9.8%	6.1%	-23.6%	18.5%	-6.6%	-1.7%	-31.9%		
Expired	42.9%	36.4%	15.4%	-8.3%	89.3%	-833.3%	-50.0%	38.5%	-8.3%	-71.4%	72.0%	-177.8%		

Percentage of Homes Sold vs. Homes Listed

2024	2025											
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
43.9%	48.5%	46.4%	47.5%	39.5%	37.7%	35.9%	28.9%	33.2%	34.4%	42.9%	25.7%	

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

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Avg.	
Active	247	248	236	239	222	221	218	243	258	251	208	266	238	
UCB	39	61	34	30	47	31	51	47	38	40	28	37	40	
Pending	50	55	57	40	40	25	28	37	43	40	34	48	41	
Sold	71	70	104	90	69	78	67	68	81	74	80	78	78	
Expired	2	5	8	10	5	7	7	4	4	8	12	3	6	

Sales to List Price

2024												2025	
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
96.7%	97.0%	97.5%	96.8%	97.0%	96.9%	96.0%	96.4%	95.7%	96.6%	95.9%	96.4%		

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

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Avg.	
Active	169	174	155	168	153	143	133	144	174	172	142	184	159	
UCB	39	32	40	24	26	23	13	25	25	17	22	40	27	
Pending	21	26	32	26	23	14	31	24	21	20	21	25	24	
Sold	53	47	52	66	36	47	36	37	43	48	33	41	45	
Expired	1	4	10	10	5	2	7	7	1	6	8	3	5	

Sales to List Price

2024												2025	
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
97.4%	96.6%	96.5%	96.4%	96.6%	95.9%	95.7%	95.8%	97.2%	96.9%	96.7%	96.2%		

Percent Change- Month Over Month

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
Active	6.5%	0.4%	-5.1%	1.3%	-7.7%	-0.5%	-1.4%	10.3%	5.8%	-2.8%	-20.7%	21.8%		
UCB	2.6%	36.1%	-79.4%	-13.3%	36.2%	-51.6%	39.2%	-8.5%	-23.7%	5.0%	-42.9%	24.3%		
Pending	20.0%	9.1%	3.5%	-42.5%	0.0%	-60.0%	10.7%	24.3%	14.0%	-7.5%	-17.6%	29.2%		
Sold	32.4%	-1.4%	32.7%	-15.6%	-30.4%	11.5%	-16.4%	1.5%	16.0%	-9.5%	7.5%	-2.6%		
Expired	-50.0%	60.0%	37.5%	20.0%	-100.0%	28.6%	0.0%	-75.0%	0.0%	50.0%	33.3%	-300.0%		

Percentage of Homes Sold vs. Homes Listed

2024												2025	
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
28.7%	28.2%	44.1%	37.7%	31.1%	35.3%	30.7%	28.0%	31.4%	29.5%	38.5%	29.3%		

Percent Change- Month Over Month

	2024												2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
Active	1.2%	2.9%	-12.3%	7.7%	-9.8%	-7.0%	-7.5%	7.6%	17.2%	-1.2%	-21.1%	22.8%		
UCB	28.2%	-21.9%	20.0%	-66.7%	7.7%	-13.0%	-76.9%	48.0%	0.0%	-47.1%	22.7%	45.0%		
Pending	-4.8%	19.2%	18.8%	-23.1%	-13.0%	-64.3%	54.8%	-29.2%	-14.3%	-5.0%	4.8%	16.0%		
Sold	41.5%	-12.8%	9.6%	21.2%	-83.3%	23.4%	-30.6%	2.7%	14.0%	10.4%	-45.5%	19.5%		
Expired	-300.0%	75.0%	60.0%	0.0%	-100.0%	-150.0%	71.4%	0.0%	-600.0%	83.3%	25.0%	-166.7%		

Percentage of Homes Sold vs. Homes Listed

2024												2025	
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.		
31.4%	27.0%	33.5%	39.3%	23.5%	32.9%	27.1%	25.7%	24.7%	27.9%	23.2%	22.3%		

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

Numbers

	2024											2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Avg.
Active	218	204	212	203	165	140	141	159	190	199	179	236	187
UCB	31	38	32	24	27	19	16	15	22	21	24	36	25
Pending	37	50	50	47	35	30	31	33	23	27	29	19	34
Sold	38	43	57	54	48	34	33	31	34	31	37	44	40
Expired	2	5	5	10	13	10	1	3	1	1	12	3	6

Percent Change- Month Over Month

	2024											2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
Active	8.3%	-6.9%	3.8%	-4.4%	-23.0%	-17.9%	0.7%	11.3%	16.3%	4.5%	-11.2%	24.2%	
UCB	32.3%	18.4%	-18.8%	-33.3%	11.1%	-42.1%	-18.8%	-6.7%	31.8%	-4.8%	12.5%	33.3%	
Pending	2.7%	26.0%	0.0%	-6.4%	-34.3%	-16.7%	3.2%	6.1%	-43.5%	14.8%	6.9%	-52.6%	
Sold	42.1%	11.6%	24.6%	-5.6%	-12.5%	-41.2%	-3.0%	-6.5%	8.8%	-9.7%	16.2%	15.9%	
Expired	-100.0%	60.0%	0.0%	50.0%	23.1%	-30.0%	-900.0%	66.7%	-200.0%	0.0%	91.7%	-300.0%	

Sales to List Price

2024												2025
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
99.4%	96.6%	95.7%	96.0%	96.9%	95.1%	94.7%	95.6%	95.1%	95.6%	94.3%	95.8%	

Percentage of Homes Sold vs. Homes Listed

2024												2025
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
17.4%	21.1%	26.9%	26.6%	29.1%	24.3%	23.4%	19.5%	17.9%	15.6%	20.7%	18.6%	

\$3,000,000+

Numbers

	2024											2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Avg.
Active	292	300	321	278	250	209	198	237	283	285	270	325	271
UCB	32	34	19	26	17	11	14	18	16	26	17	32	22
Pending	32	43	31	34	26	23	22	19	17	30	28	28	28
Sold	21	36	51	32	36	36	24	24	27	17	35	37	31
Expired	-	6	6	18	12	12	2	5	5	3	13	9	8

Percent Change- Month Over Month

	2024											2025	
	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
Active	7.2%	2.7%	6.5%	-15.5%	-11.2%	-19.6%	-5.6%	16.5%	16.3%	0.7%	-5.6%	16.9%	
UCB	43.8%	5.9%	-78.9%	26.9%	-52.9%	-54.5%	21.4%	22.2%	-12.5%	38.5%	-52.9%	46.9%	
Pending	28.1%	25.6%	-38.7%	8.8%	-30.8%	-13.0%	-4.5%	-15.8%	-11.8%	43.3%	-7.1%	0.0%	
Sold	0.0%	41.7%	29.4%	-59.4%	11.1%	0.0%	-50.0%	0.0%	11.1%	-58.8%	51.4%	5.4%	
Expired	#DIV/0!	100.0%	0.0%	66.7%	-50.0%	0.0%	-500.0%	60.0%	0.0%	-66.7%	76.9%	-44.4%	

Sales to List Price

2024												2025
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
97.1%	96.0%	95.9%	95.4%	95.3%	94.0%	95.0%	96.4%	96.1%	97.5%	95.3%	94.6%	

Percentage of Homes Sold vs. Homes Listed

2024												2025
Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	
7.2%	12.0%	15.9%	11.5%	14.4%	17.2%	12.1%	10.1%	9.5%	6.0%	13.0%	11.4%	

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