

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

All Price Points

	2024										2025			
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.	
Active	1,234	1,256	1,225	1,132	1,037	1,056	1,150	1,296	1,262	1,079	1,365	1,444	1,211	
UCB	245	211	175	177	145	141	166	150	173	133	209	200	177	
Pending	261	257	216	195	151	163	179	168	168	157	197	241	196	
Sold	345	418	402	324	319	291	266	315	292	305	291	369	328	
Expired	31	42	60	50	43	25	32	23	25	70	27	18	37	

Sales Price to List Price

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

Percent Change- Month Over Month

	2024										2025			
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
Active	-0.5%	1.8%	-2.5%	-8.2%	-9.2%	1.8%	8.2%	11.3%	-2.7%	-17.0%	21.0%	5.5%		
UCB	11.8%	-16.1%	-20.6%	1.1%	-22.1%	-2.8%	15.1%	-10.7%	13.3%	-30.1%	36.4%	-4.5%		
Pending	9.6%	-1.6%	-19.0%	-10.8%	-29.1%	7.4%	8.9%	-6.5%	0.0%	-7.0%	20.3%	18.3%		
Sold	6.1%	17.5%	-4.0%	-24.1%	-1.6%	-9.6%	-9.4%	15.6%	-7.9%	4.3%	-4.8%	21.1%		
Expired	61.3%	26.2%	30.0%	-20.0%	-16.3%	-72.0%	21.9%	-39.1%	8.0%	64.3%	-159.3%	-50.0%		

Percentage of Homes Sold vs. Homes Listed

2024	2025											
Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
28.0%	33.3%	32.8%	28.6%	30.8%	27.6%	23.1%	24.3%	23.1%	28.3%	21.3%	25.6%	

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	2024										2025			
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.	
Active	307	332	337	342	326	365	367	391	355	280	354	354	343	
UCB	81	86	71	60	61	46	61	49	69	42	64	69	63	
Pending	87	87	69	71	60	53	66	64	51	45	77	77	67	
Sold	149	154	160	135	123	131	106	130	122	120	91	151	131	
Expired	11	13	12	112	12	8	13	12	7	25	9	7	20	

Sales to List Price

2024	2025											
Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
98.3%	98.5%	98.7%	97.6%	98.1%	97.9%	98.1%	98.0%	98.2%	98.0%	97.6%	97.8%	

Percent Change- Month Over Month

	2024										2025			
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
Active	-2.3%	7.5%	1.5%	1.5%	-4.9%	10.7%	0.5%	6.1%	-10.1%	-26.8%	20.9%	0.0%		
UCB	7.4%	5.8%	-21.1%	-18.3%	1.6%	-32.6%	24.6%	-24.5%	29.0%	-64.3%	34.4%	7.2%		
Pending	-10.3%	0.0%	-26.1%	2.8%	-18.3%	-13.2%	19.7%	-3.1%	-25.5%	-13.3%	41.6%	0.0%		
Sold	7.4%	3.2%	3.8%	-18.5%	-9.8%	6.1%	-23.6%	18.5%	-6.6%	-1.7%	-31.9%	39.7%		
Expired	36.4%	15.4%	-8.3%	89.3%	-833.3%	-50.0%	38.5%	-8.3%	-71.4%	72.0%	-177.8%	-28.6%		

Percentage of Homes Sold vs. Homes Listed

2024	2025											
Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
48.5%	46.4%	47.5%	39.5%	37.7%	35.9%	28.9%	33.2%	34.4%	42.9%	25.7%	42.7%	

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

	2024												2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.		
Active	248	236	239	222	221	218	243	258	251	208	266	265	240		
UCB	61	34	30	47	31	51	47	38	40	28	37	46	41		
Pending	55	57	40	40	25	28	37	43	40	34	48	51	42		
Sold	70	104	90	69	78	67	68	81	74	80	78	93	79		
Expired	5	8	10	5	7	7	4	4	8	12	3	5	7		

Sales to List Price

	2024												2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	97.0%	97.5%	96.8%	97.0%	96.9%	96.0%	96.4%	95.7%	96.6%	95.9%	96.4%	99.2%		

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		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.		
Active	174	155	168	153	143	133	144	174	172	142	184	218	163		
UCB	32	40	24	26	23	13	25	25	17	22	40	33	27		
Pending	26	32	26	23	14	31	24	21	20	21	25	34	25		
Sold	47	52	66	36	47	36	37	43	48	33	41	52	45		
Expired	4	10	10	5	2	7	7	1	6	8	3	-	5		

Sales to List Price

	2024												2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	96.6%	96.5%	96.4%	96.6%	95.9%	95.7%	95.8%	97.2%	96.9%	96.7%	96.2%	96.1%		

Percent Change- Month Over Month

	2024												2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.			
Active	0.4%	-5.1%	1.3%	-7.7%	-0.5%	-1.4%	10.3%	5.8%	-2.8%	-20.7%	21.8%	-0.4%			
UCB	36.1%	-79.4%	-13.3%	36.2%	-51.6%	39.2%	-8.5%	-23.7%	5.0%	-42.9%	24.3%	19.6%			
Pending	9.1%	3.5%	-42.5%	0.0%	-60.0%	10.7%	24.3%	14.0%	-7.5%	-17.6%	29.2%	5.9%			
Sold	-1.4%	32.7%	-15.6%	-30.4%	11.5%	-16.4%	1.5%	16.0%	-9.5%	7.5%	-2.6%	16.1%			
Expired	60.0%	37.5%	20.0%	-100.0%	28.6%	0.0%	-75.0%	0.0%	50.0%	33.3%	-300.0%	40.0%			

Percentage of Homes Sold vs. Homes Listed

	2024												2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	28.2%	44.1%	37.7%	31.1%	35.3%	30.7%	28.0%	31.4%	29.5%	38.5%	29.3%	35.1%		

Percent Change- Month Over Month

	2024												2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.			
Active	2.9%	-12.3%	7.7%	-9.8%	-7.0%	-7.5%	7.6%	17.2%	-1.2%	-21.1%	22.8%	15.6%			
UCB	-21.9%	20.0%	-66.7%	7.7%	-13.0%	-76.9%	48.0%	0.0%	-47.1%	22.7%	45.0%	-21.2%			
Pending	19.2%	18.8%	-23.1%	-13.0%	-64.3%	54.8%	-29.2%	-14.3%	-5.0%	4.8%	16.0%	26.5%			
Sold	-12.8%	9.6%	21.2%	-83.3%	23.4%	-30.6%	2.7%	14.0%	10.4%	-45.5%	19.5%	21.2%			
Expired	75.0%	60.0%	0.0%	-100.0%	-150.0%	71.4%	0.0%	-600.0%	83.3%	25.0%	-166.7%	#DIV/0!			

Percentage of Homes Sold vs. Homes Listed

	2024												2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
	27.0%	33.5%	39.3%	23.5%	32.9%	27.1%	25.7%	24.7%	27.9%	23.2%	22.3%	23.9%		

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

Numbers

	2024										2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.
Active	204	212	203	165	140	141	159	190	199	179	236	259	191
UCB	38	32	24	27	19	16	15	22	21	24	36	25	25
Pending	50	50	47	35	30	31	33	23	27	29	19	29	34
Sold	43	57	54	48	34	33	31	34	31	37	44	46	41
Expired	5	5	10	13	10	1	3	1	1	12	3	2	6

Percent Change- Month Over Month

	2024										2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
Active	-6.9%	3.8%	-4.4%	-23.0%	-17.9%	0.7%	11.3%	16.3%	4.5%	-11.2%	24.2%	8.9%	
UCB	18.4%	-18.8%	-33.3%	11.1%	-42.1%	-18.8%	-6.7%	31.8%	-4.8%	12.5%	33.3%	-44.0%	
Pending	26.0%	0.0%	-6.4%	-34.3%	-16.7%	3.2%	6.1%	-43.5%	14.8%	6.9%	-52.6%	34.5%	
Sold	11.6%	24.6%	-5.6%	-12.5%	-41.2%	-3.0%	-6.5%	8.8%	-9.7%	16.2%	15.9%	4.3%	
Expired	60.0%	0.0%	50.0%	23.1%	-30.0%	-900.0%	66.7%	-200.0%	0.0%	91.7%	-300.0%	-50.0%	

Sales to List Price

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

Percentage of Homes Sold vs. Homes Listed

	2024										2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	21.1%	26.9%	26.6%	29.1%	24.3%	23.4%	19.5%	17.9%	15.6%	20.7%	18.6%	17.8%

\$3,000,000+

Numbers

	2024										2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Avg.
Active	300	321	278	250	209	198	237	283	285	270	325	348	275
UCB	34	19	26	17	11	14	18	16	26	17	32	27	21
Pending	43	31	34	26	23	22	19	17	30	28	28	50	29
Sold	36	51	32	36	36	24	24	27	17	35	37	27	32
Expired	6	6	18	12	12	2	5	5	3	13	9	4	8

Percent Change- Month Over Month

	2024										2025		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
Active	2.7%	6.5%	-15.5%	-11.2%	-19.6%	-5.6%	16.5%	16.3%	0.7%	-5.6%	16.9%	6.6%	
UCB	5.9%	-78.9%	26.9%	-52.9%	-54.5%	21.4%	22.2%	-12.5%	38.5%	-52.9%	46.9%	-18.5%	
Pending	25.6%	-38.7%	8.8%	-30.8%	-13.0%	-4.5%	-15.8%	-11.8%	43.3%	-7.1%	0.0%	44.0%	
Sold	41.7%	29.4%	-59.4%	11.1%	0.0%	-50.0%	0.0%	11.1%	-58.8%	51.4%	5.4%	-37.0%	
Expired	100.0%	0.0%	66.7%	-50.0%	0.0%	-500.0%	60.0%	0.0%	-66.7%	76.9%	-44.4%	-125.0%	

Sales to List Price

	2024										2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	96.0%	95.9%	95.4%	95.3%	94.0%	95.0%	96.4%	96.1%	97.5%	95.3%	94.6%	93.9%

Percentage of Homes Sold vs. Homes Listed

	2024										2025	
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
	12.0%	15.9%	11.5%	14.4%	17.2%	12.1%	10.1%	9.5%	6.0%	13.0%	11.4%	7.8%

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