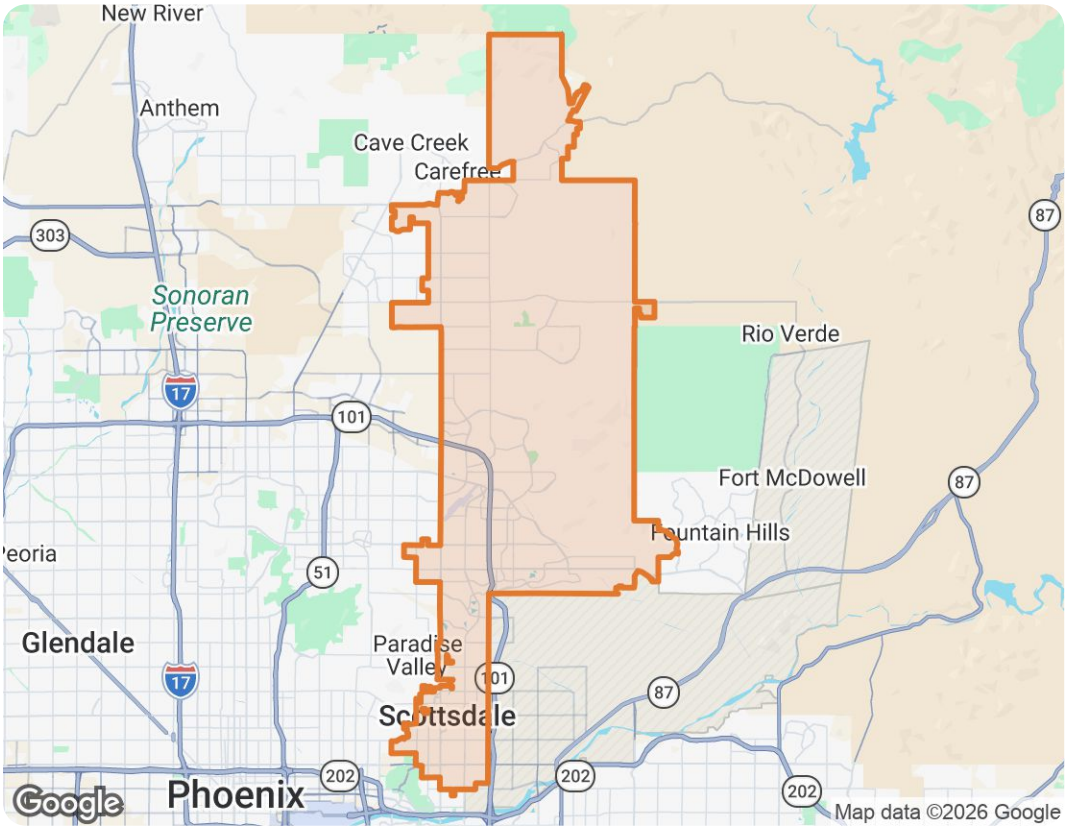
Scottsdale, Arizona





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Scottsdale, Arizona

Market Trends

Market Trends for Scottsdale, Arizona

Single Family Residence

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.3	96.7%	50	$1,125,000
↑ 10.65% MoM	↓ 0.4% MoM	↓ 16.67% MoM	↑ 6.13% MoM

October 2026 Median Estimated Property Value

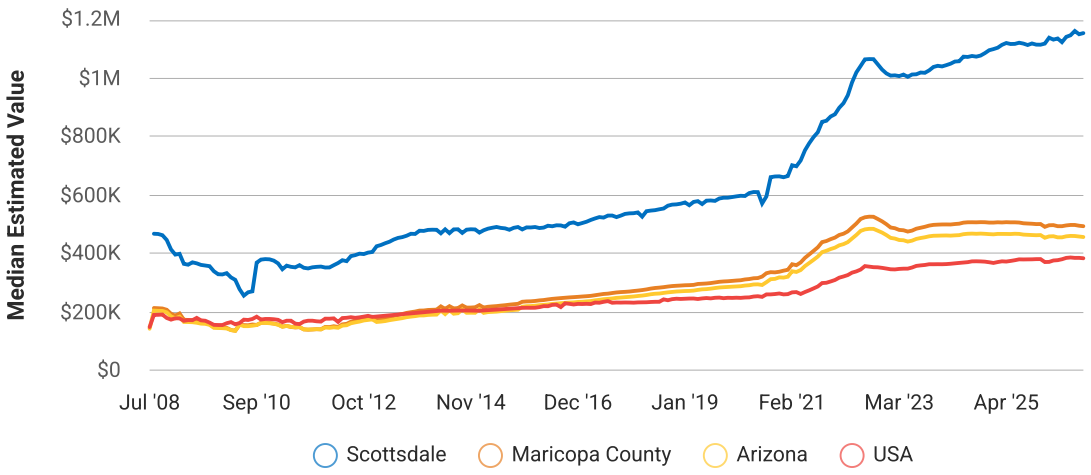
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,154,880	+0.3%	+3.2%



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Scottsdale, Arizona

October 2026 Active Listings

Scottsdale, Arizona

Single Family Residence

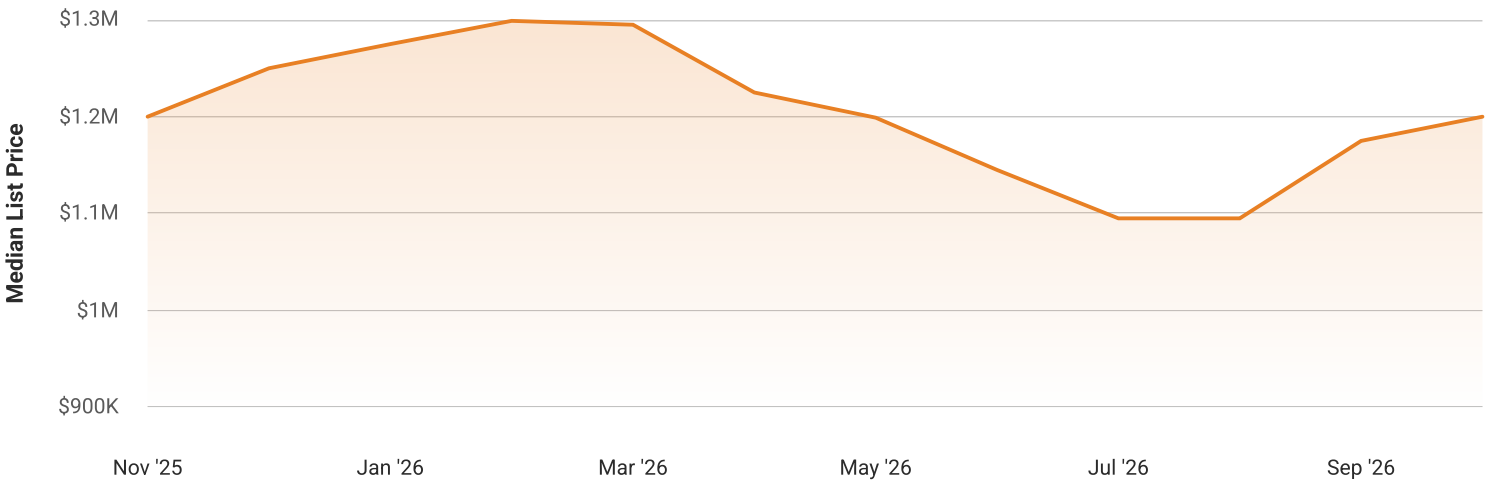
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

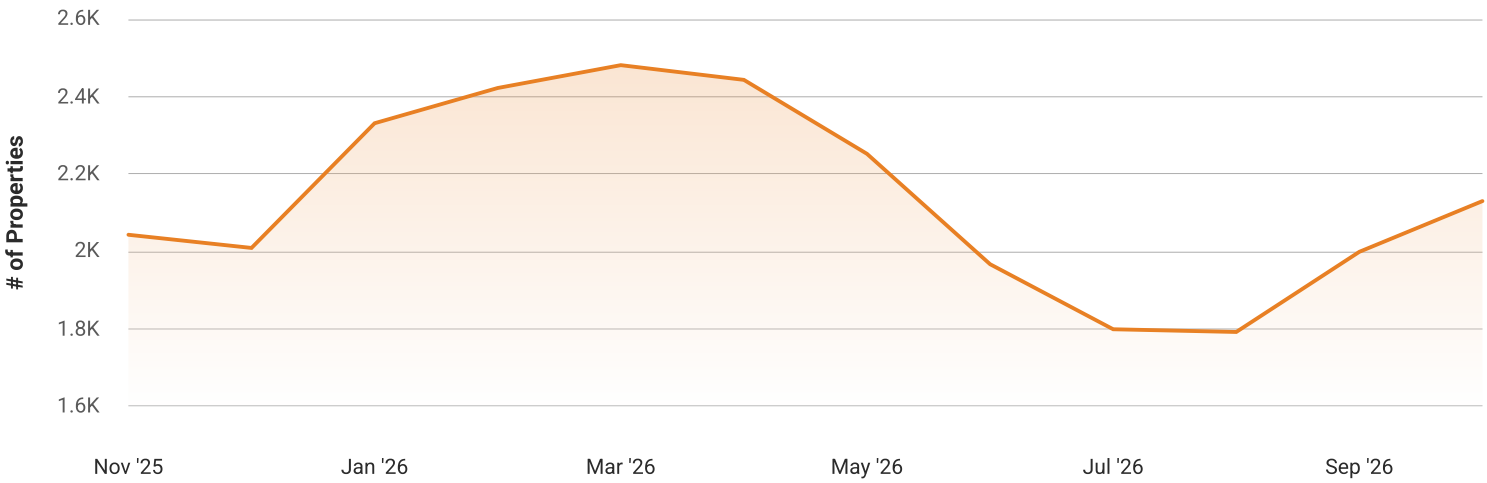
Median List Price - $1,200,000

↑ 2.1% Month over Month



of Properties - 2,130

↑ 6.6% Month over Month



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Scottsdale, Arizona

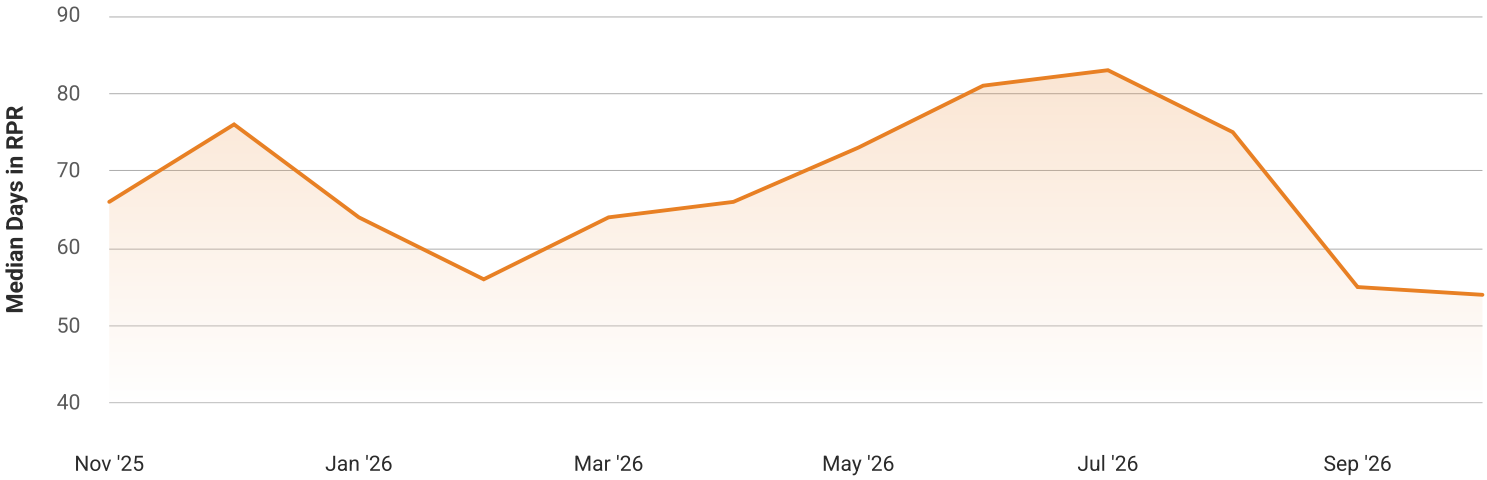
October 2026 Active Listings

Scottsdale, Arizona

Single Family Residence

Median Days in RPR - 54

1.8% Month over Month



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Scottsdale, Arizona

October 2026 Pending Listings

Scottsdale, Arizona

Single Family Residence

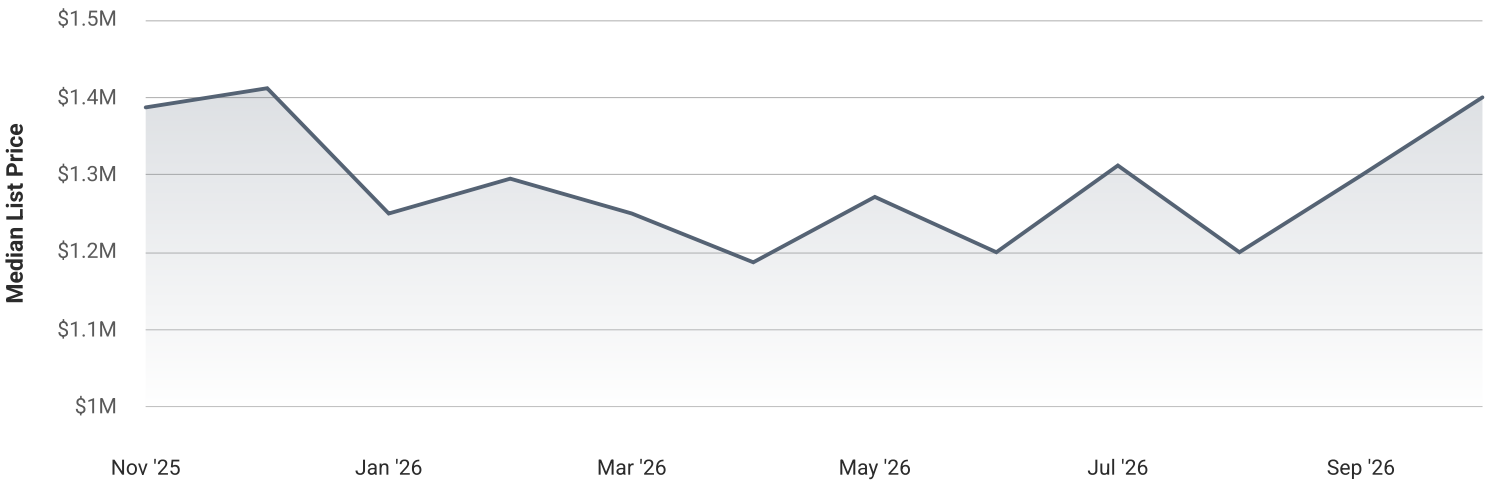
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

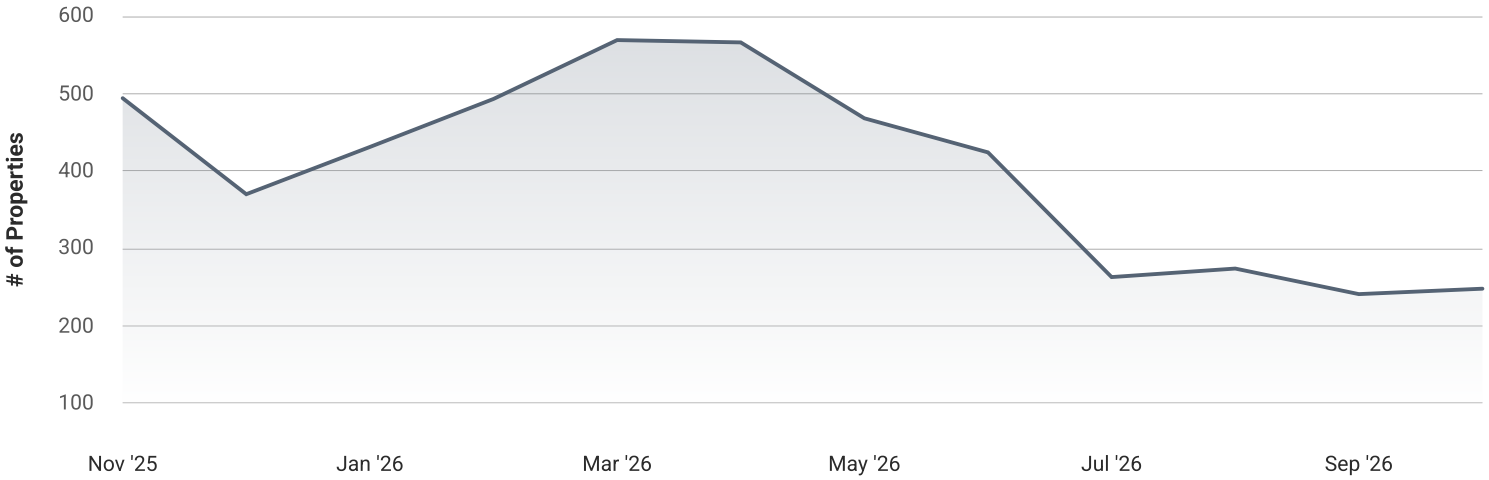
Median List Price - $1,400,000

↑ 7.8% Month over Month



of Properties - 248

↑ 2.9% Month over Month



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Scottsdale, Arizona

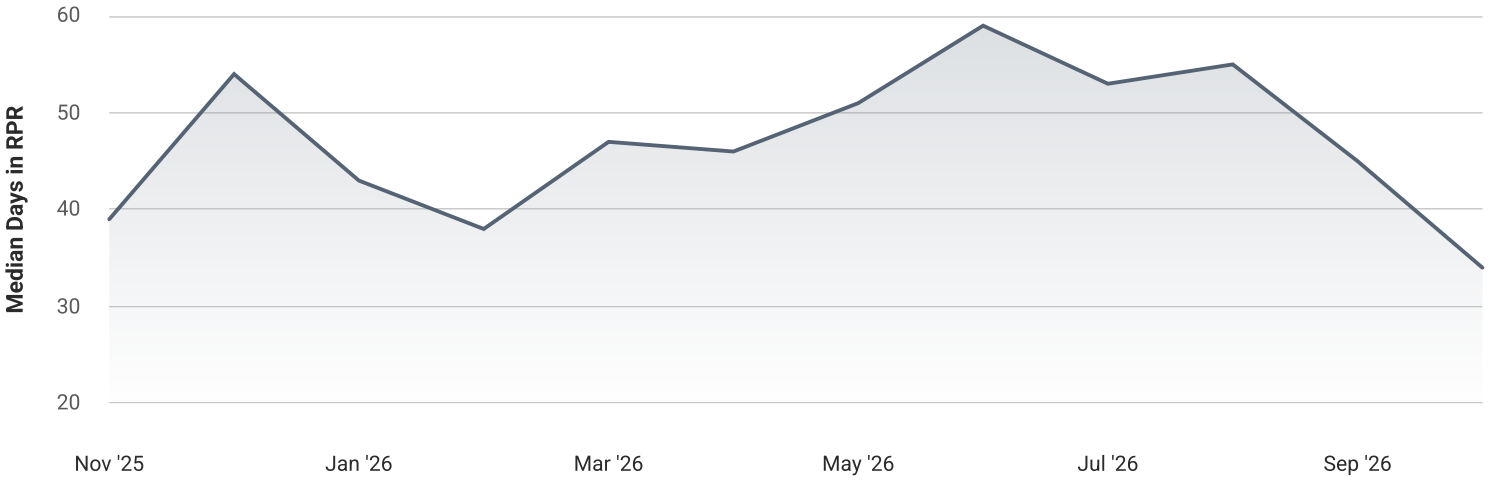
October 2026 Pending Listings

Scottsdale, Arizona

Single Family Residence

Median Days in RPR - 34

24.4% Month over Month



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Scottsdale, Arizona

October 2026 Sold Listings

Scottsdale, Arizona

Single Family Residence

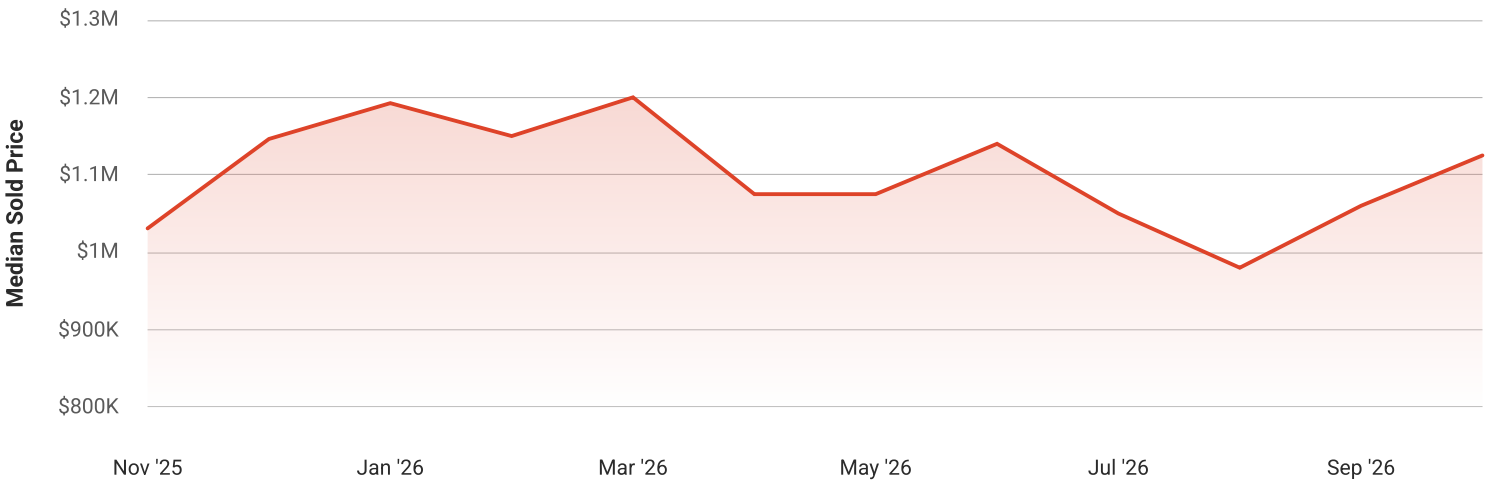
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

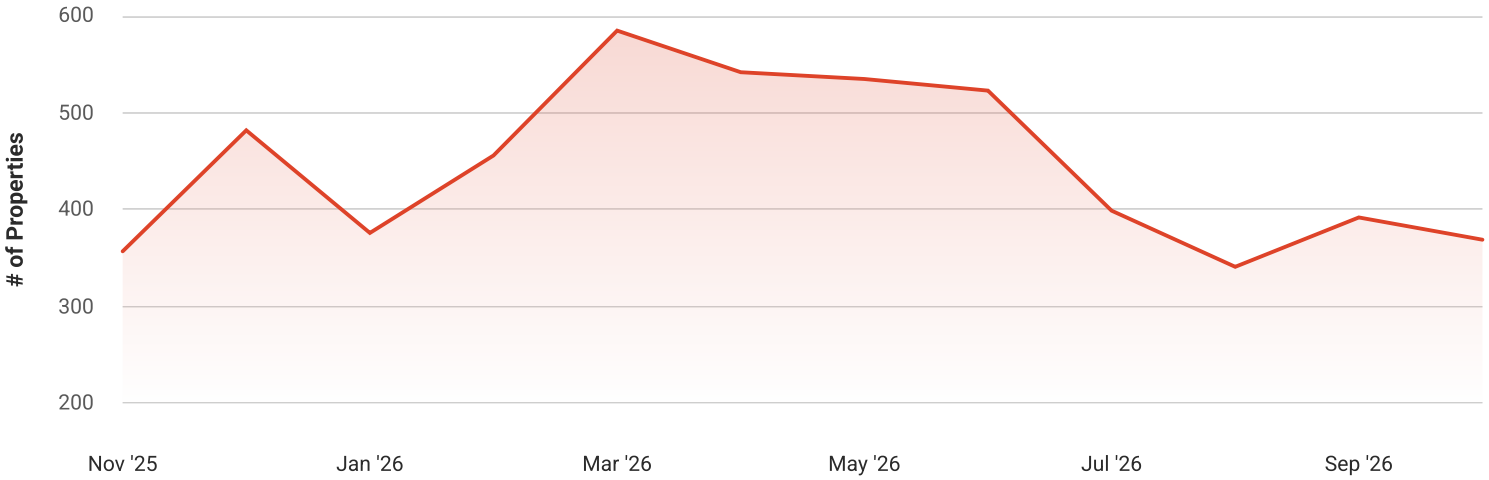
Median Sold Price - $1,125,000

↑ 6.1% Month over Month



of Properties - 369

↓ 5.9% Month over Month



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Scottsdale, Arizona

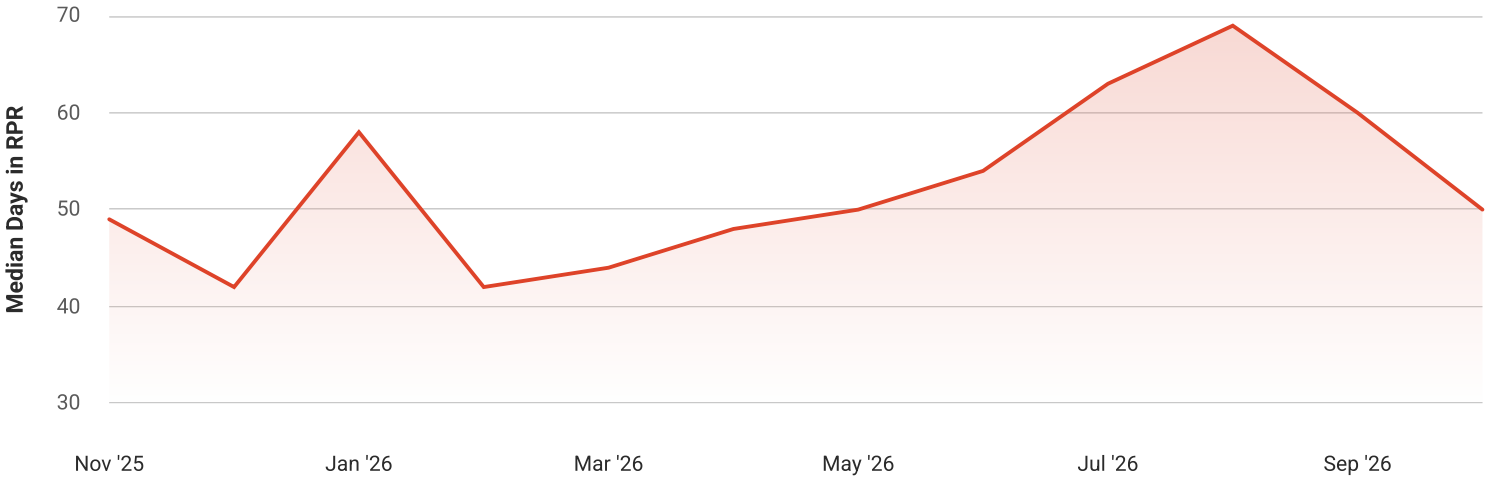
October 2026 Sold Listings

Scottsdale, Arizona

Single Family Residence

Median Days in RPR - 50

16.7% Month over Month



October 2026 Months Supply of Inv.

Scottsdale, Arizona

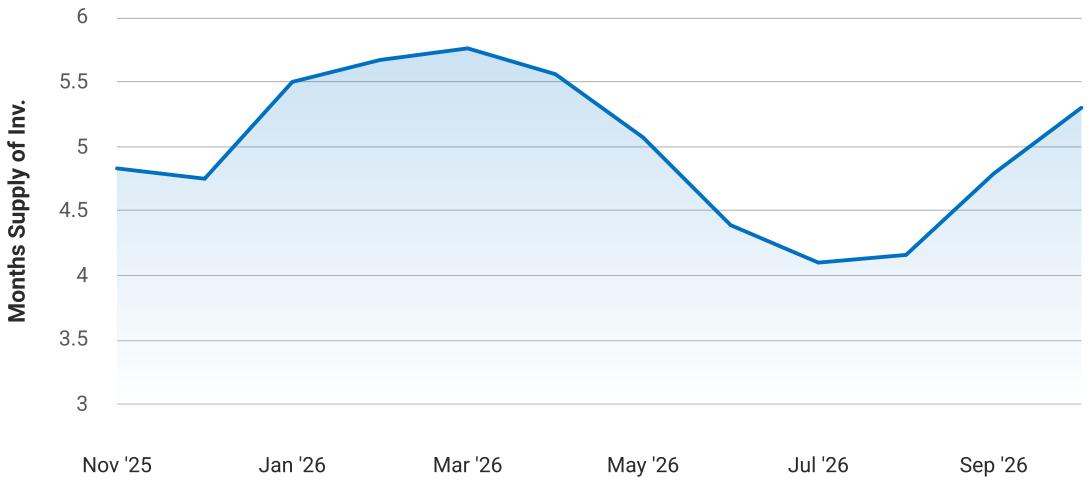
Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.	Last Month Change	12 Month Change
5.3	+10.6%	+5.6%



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Scottsdale, Arizona

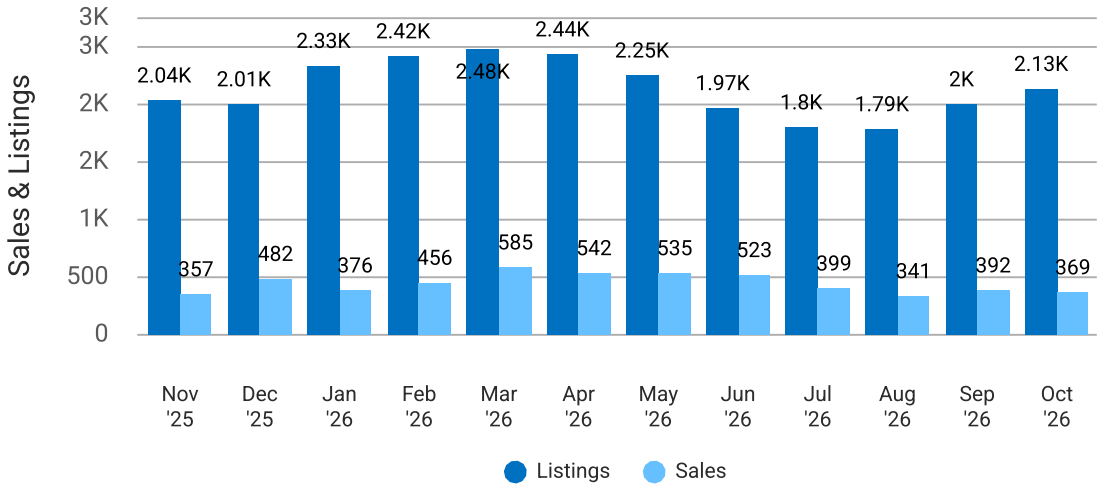
Total Sales and Active Listings in Scottsdale, Arizona

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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85388 Market Snapshot

Single Family Detached · West Valley, Phoenix

AS OF AUG 1, 2026
Prepared for Homeowners

This market has shifted from firmly seller-favored to something more balanced — and the last quarter shows that shift picking up speed. Here's what that means if you're planning to sell your home in this zip code.

MONTHS OF SUPPLY	DAYS ON MARKET	SALE-TO-LIST	MEDIAN PRICE
4.2	**85**	**98.3%**	**$460K**
Balanced market	↑ from 63 last year	↓ from 99.1% last year	↓ 2.1% year-over-year

WHAT'S HAPPENING

— Inventory is building: 229 active listings today, up from 220 a month ago and 208 last quarter — more competition for your home than there's been in a while.

— Homes are taking longer to sell: 85 days on market for sold homes, up sharply from 55 last month and 63 a year ago.

— Months of supply sits at 4.2 — the line between a seller's market and a balanced one. The trend the last quarter (3.5 → 4.2) is moving toward buyers.

— Appreciation has cooled: annual price-per-square-foot growth is down to 1.2%, from 2.8% a year ago, and the median sale price is actually down 2.1% year-over-year.

— Sellers are giving up a bit more ground: homes are closing at 98.27% of list price, the lowest point on record here, down from 99.08% a year ago.

WHERE THE MARKET IS STILL SOLID

— Listing success rate is up to 69.4%, better than 64.3% both last month and last year — well-positioned listings are still finding buyers.

— Annual dollar volume is at its highest point on this table: $269M, so real demand and real dollars are still moving through this zip code.

— Days on market for active listings actually improved slightly compared to a year ago, and supply is still tighter than it was two years ago.

WHAT THIS MEANS FOR YOU

— Pricing accuracy matters more than it did a year ago. An overpriced listing will sit — and sitting is what erodes your negotiating power.

— Plan for time, not speed. 85 days is closer to the current norm here than the 55–63 days you may remember from recent history.

— Expect some negotiation. Buyers have more options and more patience right now than they did a year or two ago.

— This is a healthy market, not a distressed one — strong sales volume and a solid closing rate mean a well-priced, well-presented home will still sell.

Questions about what this means for your specific home and timeline? Let's talk through your options.

Selling Your Home in 85338

What the market is telling sellers right now, in plain English
West Valley Phoenix | Single-family homes | Data as of October 13, 2026

The short version

Your home can sell, and homes are selling faster than they were a year ago. Buyers are active and prices are holding steady.
But the market is more crowded than it was this summer, and prices are not rising. That means **the right price and a home that shows well** will decide how quickly you sell.

56 days	38 days	98.6%	$460,000
typical time on market for homes that sold (68 days a year ago)	typical wait to get a first contract on a listing	of asking price received on average	median sale price over the past year (up 0.8% from last year)

What this means for you

1. **Buyers are out there**
   Homes under contract are up 20% over last year (90 vs. 75), and homes that sell are spending fewer days on the market (56 vs. 68). Across the ZIP, 72.6% of listings end in a sale, up from 66.7% a year ago.
2. **You are competing with more homes**
   There are 523 homes for sale, up from 471 last month and 500 a year ago. Supply has climbed from 3.5 months in July to 4.7 now. Buyers have more choices, so they compare, and they notice when a home is overpriced.
3. **Do not count on rising prices to help you**
   The median sale price is up just 0.8% from last year, and the typical price per square foot is down 0.5%. The market will not bail out a price that is too high, so price your home to where homes are actually selling.
4. **Asking prices run ahead of what homes sell for**
   Homes now on the market are asking about $231 per square foot, while homes that closed this past month sold for about $223. Homes priced at the high end of that gap are the ones most likely to sit.
5. **Some deals fall apart**
   About 16% of contracts (roughly 1 in 6) do not make it to closing. A buyer who is well qualified, and a home that is priced and prepared well from the start, help protect you.

Your game plan if you need to sell

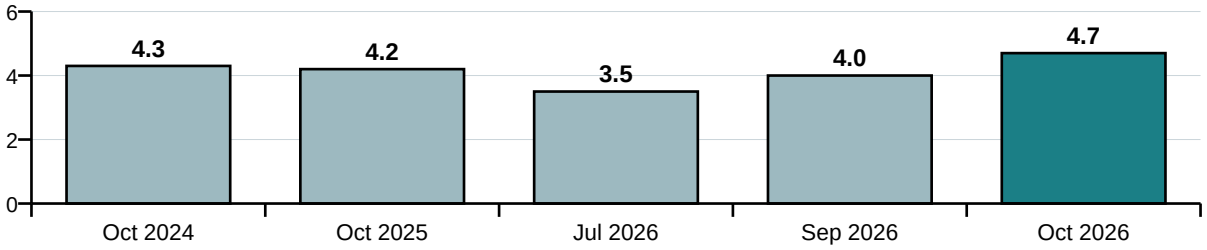
1. **Price to what has sold, not what is listed**
   A fresh listing gets its best attention in the first couple of weeks. Setting the price from recent sales near you, rather than from neighbors' asking prices, gives you the strongest start.
2. **Be completely ready before you list**
   Finish repairs, declutter, deep clean, and get professional photos done before the home goes live. With more homes to choose from, buyers move on quickly from listings that do not show well.

3	**Plan your timeline backwards from your deadline** A typical home takes about 5 to 6 weeks to get a first contract and about 2 months on the market overall (56 days), and the closing period comes after that. If you have a firm date, build in that cushion.
4	**Choose your buyer carefully** With 1 in 6 contracts falling through, a strong offer means more than a high number. Look at the buyer's financing, their down payment, and how flexible they are on timing.
5	**Stay flexible on terms if time matters** If your timeline is tight, a flexible closing date, a reasonable response to repair requests, or help with buyer costs can matter as much as the price itself.
6	**Waiting is not a sure win** Prices have been flat, and the pace of new listings picks up in the spring, so waiting does not guarantee a better result. If you need to sell, a well-priced home today is usually a stronger position than hoping for a different market later.

How the market has shifted

Measure	Today	Last month	Last year	What it means for you
Homes for sale (active)	523	471	500	More competition for your buyer
Months of supply	4.7	4.0	4.2	Market has loosened from summer
Homes under contract (pending)	90	111	75	Buyers are active, up 20% over last year
Median days on market (sold)	56	62	68	Homes are selling faster than a year ago
Sold price vs. asking	98.62%	98.74%	98.65%	Well-priced homes still get near full price
Listings that end in a sale	72.6%	71.6%	66.7%	More listings are succeeding than last year
Contracts that fall through	16.3%	16.3%	16.2%	About 1 in 6 deals does not close

Months of supply: how long it would take to sell every home now on the market



A market near 4 to 6 months of supply is commonly considered balanced. We are at 4.7: not a hot seller's market like some months in the past, and not a buyer's market either.

Your best next step

These numbers describe the whole 85338 ZIP code. Your price depends on your home's size, condition, location, and the sales closest to you. Ask for a custom price analysis built from recent comparable sales, so your listing price is based on your home and not on a ZIP-wide average.

Figures cover all single-family detached homes in 85338 (median sale price $460,000); higher-priced homes can behave differently. This guide is general market information, not an appraisal or a guarantee of any price or timeline.

Scottsdale, Arizona

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,154,880	$1,151,020 +0.34%	$1,147,410 +0.65%	$1,119,440 +3.17%	$1,078,000 +7.13%	$1,027,400 +12.41%
Median Sold Price Last Updated: 10/31/2026	$1,125,000	$1,060,000 +6.13%	$1,050,000 +7.14%	$985,000 +14.21%	$957,500 +17.49%	$889,000 +26.55%
Median List Price Last Updated: 10/31/2026	$1,200,000	$1,175,000 +2.13%	$1,095,000 +9.59%	$1,200,000 0%	$1,199,900 +0.01%	$1,195,000 +0.42%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **Residential Single Family properties** data.

Market Activity

Market Activity Filters

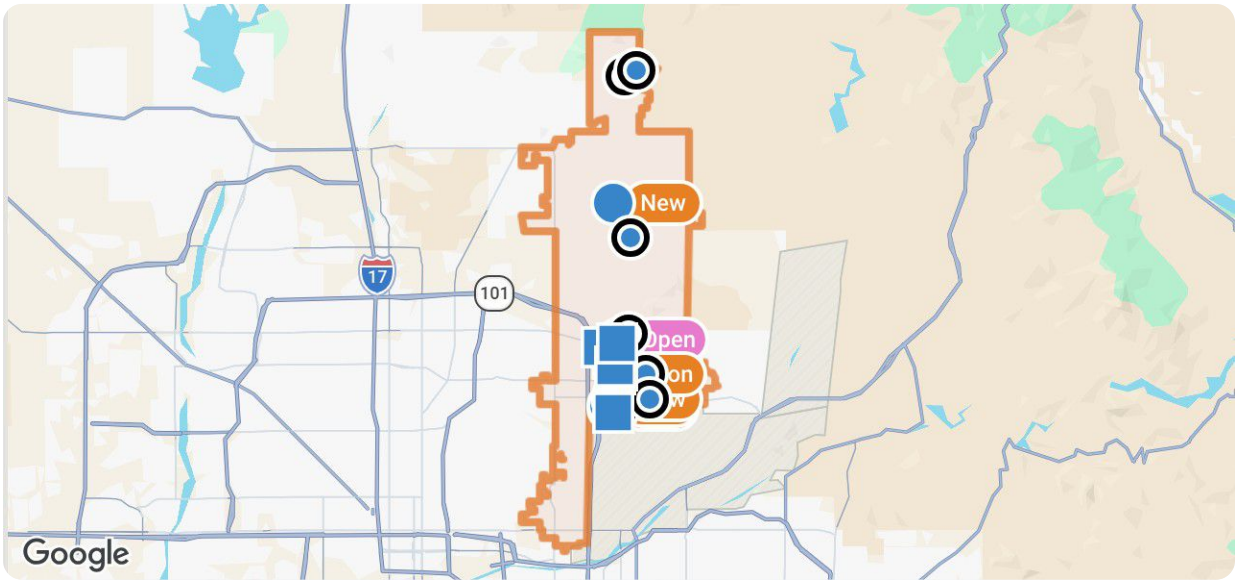
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed
Property Types: Single Family
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Scottsdale, Arizona

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	$585,000	$350,000	$701,000
Median Listing Price / Est.Value	$1,487,000	$1,982,500	$1,940,000
Highest Listing Price / Est.Value	$4,395,000	$3,290,000	$4,750,000
Average Price / sqft	$585	$575	$551
Median Price / sqft	$560	$547	$525
Average Days in RPR	25	74	111
Median Days in RPR	15	60	86
Total Volume	$19,559,000	$18,293,000	$21,646,000
Source	Listings	Listings	Public Records & Listings

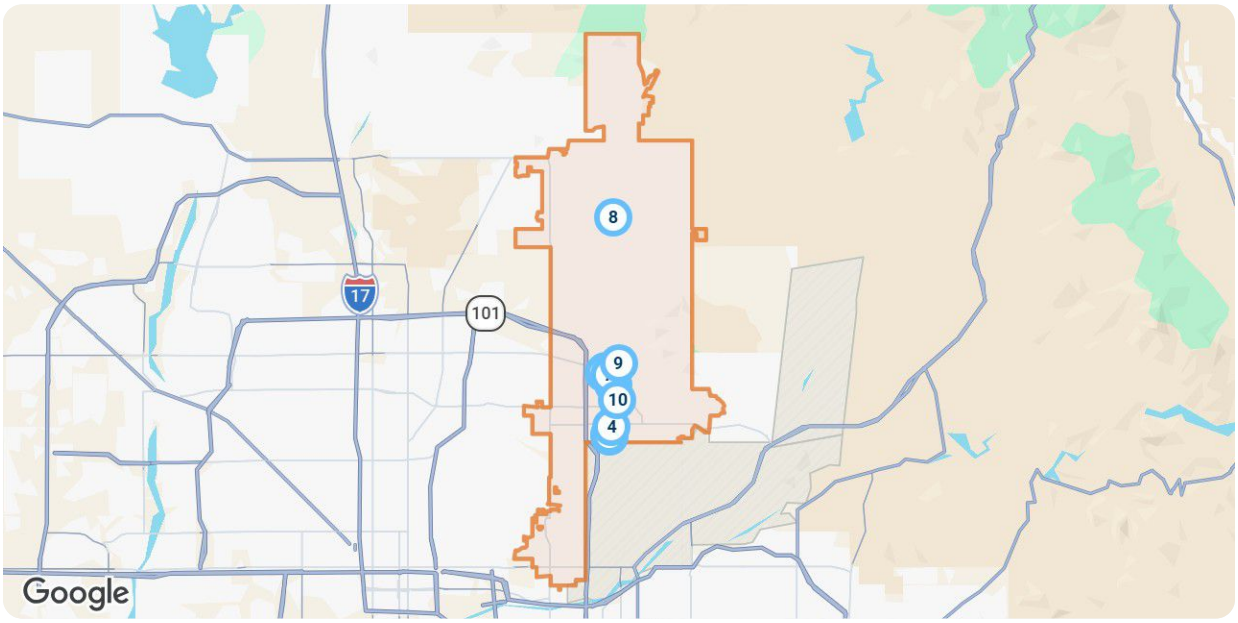
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Scottsdale, Arizona

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **11000 N 77th Pl, Unit 1078** **Scottsdale, AZ 85260** MLS ID: 7107444 Active / For Sale *Listing Courtesy of RETSY*	Single Family	3/2	1,422	146 sqft	2003	11/17/2026 4 days	$825,000 $580/sq ft
2  **13613 N 76th St** **Scottsdale, AZ 85260** MLS ID: 7070540 Active / For Sale *Listing Courtesy of Realty ONE Group*	Single Family	6/6	5,215	0.85 acres	2022	8/24/2026 89 days	$4,190,000 $803/sq ft
3  **9894 N 79th Pl** **Scottsdale, AZ 85258** MLS ID: 7098186 Active / For Sale *Listing Courtesy of Compass*	Single Family	5/6	4,464	0.26 acres	1999	10/24/2026 28 days	$4,395,000 $985/sq ft
4  **7259 E Palm Ln** **Scottsdale, AZ 85257** MLS ID: 7103142 Active / For Sale *Listing Courtesy of HomeSmart*	Single Family	3/2	1,489	7,282 sqft	1957	11/5/2026 16 days	$690,000 $463/sq ft
5  **10876 E Rising Sun Dr** **Scottsdale, AZ 85262** MLS ID: 7108257 Active / For Sale *Listing Courtesy of Incyte Realty, LLC*	Single Family	4/4	4,075	1.09 acres	2026	11/18/2026 3 days	$2,800,000 $687/sq ft

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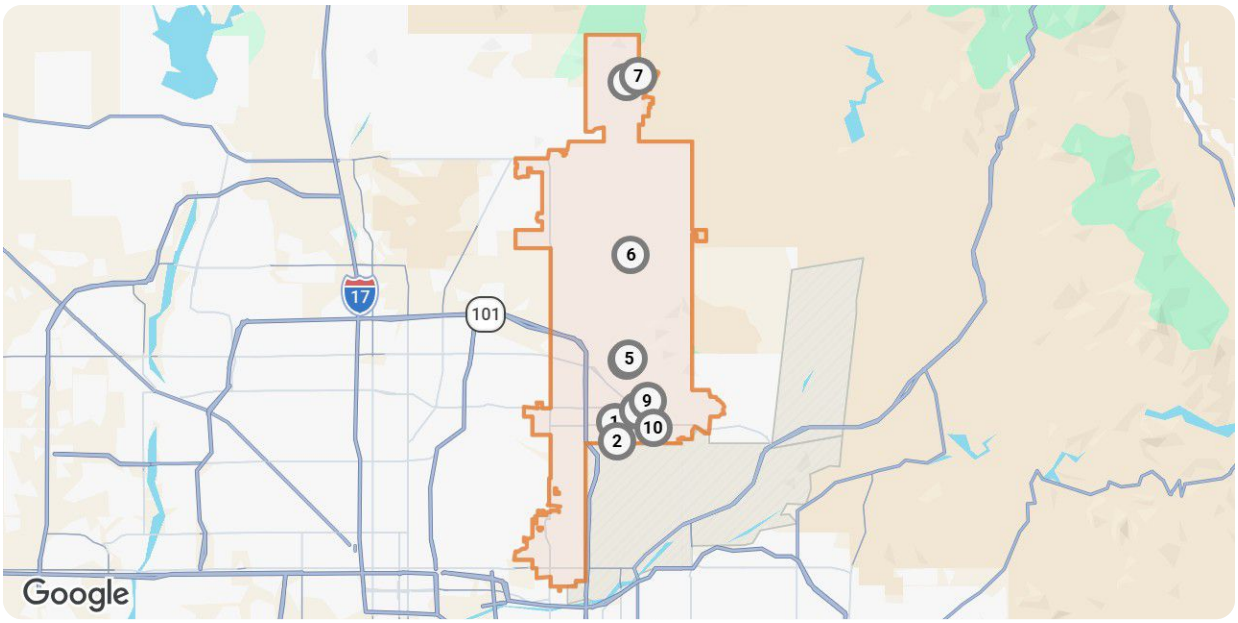
Scottsdale, Arizona

HOMESMART

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **31086 N 72nd Pl** **Scottsdale, AZ 85266** MLS ID: 7108875 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	3/2	2,307	0.29 acres	2000	11/21/2026 – days	$1,000,000 $433/sq ft
7  **11053 E Sahuaro Dr** **Scottsdale, AZ 85259** MLS ID: 7108890 Active / For Sale *Listing Courtesy of HomeSmart*	Single Family	2/2	1,485	6,974 sqft	1984	11/20/2026 1 day	$585,000 $394/sq ft
8  **5129 E Voltaire Ave** **Scottsdale, AZ 85254** MLS ID: 7108880 Active / For Sale *Listing Courtesy of Compass*	Single Family	3/3	2,690	0.4 acres	1973	11/21/2026 – days	$1,575,000 $586/sq ft
9  **11779 N 114th Way** **Scottsdale, AZ 85259** MLS ID: 7103848 Active / For Sale *Listing Courtesy of Your Home Sold Guaranteed Realty*	Single Family	4/4	3,888	0.45 acres	1996	11/7/2026 14 days	$2,100,000 $540/sq ft
10  **11073 N 129th Way** **Scottsdale, AZ 85259** MLS ID: 7090752 Active / For Sale *Listing Courtesy of DeLex Realty*	Single Family	5/4	3,720	8,058 sqft	1989	10/6/2026 46 days	$1,399,000 $376/sq ft

Pending

Source: Listings



Legend

Pending

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Scottsdale, Arizona

HOMESMART

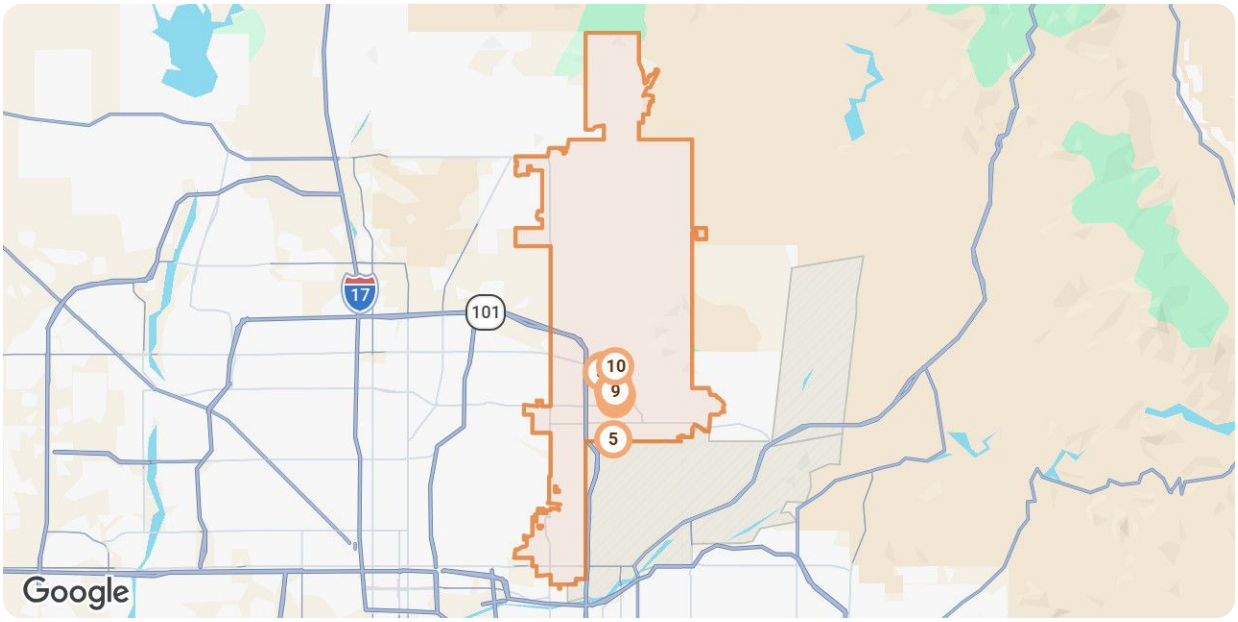
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **10060 E Blue Sky Dr** **Scottsdale, AZ 85262** MLS ID: 6991361 Pending / For Sale *Listing Courtesy of The Noble Agency*	Single Family	3/3	2,846	0.36 acres 1997	2/28/2026	$2,800,000 $984/sq ft	9/5/2026 189 days
2	 **10310 E Tierra Buena Ln** **Scottsdale, AZ 85255** MLS ID: 7104202 Pending / For Sale *Listing Courtesy of eXp Realty*	Single Family	3/2	1,548	5,626 sqft 1997	11/8/2026	$795,000 $514/sq ft	11/16/2026 8 days
3	 **9708 E Via Linda, Unit 2301** **Scottsdale, AZ 85258** MLS ID: 7104134 Pending / For Sale *Listing Courtesy of eXp Realty*	Single Family	2/2	1,038	95 sqft 1985	11/8/2026	$350,000 $337/sq ft	11/16/2026 8 days
4	 **11704 E Diamond Cholla Dr** **Scottsdale, AZ 85255** MLS ID: 7074084 Pending / For Sale *Listing Courtesy of eXp Realty*	Single Family	4/5	4,876	2.52 acres 2017	9/1/2026	$3,290,000 $675/sq ft	11/16/2026 76 days
5	 **28421 N Rio Mountain Ct** **Scottsdale, AZ 85262** MLS ID: 7077942 Pending / For Sale *Listing Courtesy of eXp Realty*	Single Family	5/4	3,904	1.44 acres 2006	9/9/2026	$1,790,000 $459/sq ft	11/16/2026 68 days
6	 **8844 E Sharon Dr** **Scottsdale, AZ 85260** MLS ID: 7047838 Pending / For Sale *Listing Courtesy of HomeSmart*	Single Family	3/2	2,245	5,968 sqft 1996	6/29/2026	$724,000 $322/sq ft	11/16/2026 140 days
7	 **11017 E Desert Troon Ln** **Scottsdale, AZ 85255** MLS ID: 7032461 Pending / For Sale *Listing Courtesy of HomeSmart*	Single Family	3/4	3,742	0.47 acres 1998	5/22/2026	$2,175,000 $581/sq ft	11/15/2026 177 days
8	 **21948 N 79th Pl** **Scottsdale, AZ 85255** MLS ID: 7104019 Pending / For Sale *Listing Courtesy of HomeSmart*	Single Family	4/4	3,669	0.41 acres 2002	11/7/2026	$2,375,000 $647/sq ft	11/15/2026 8 days
9	 **12659 N 56th Way** **Scottsdale, AZ 85254** MLS ID: 7084382 Pending / For Sale *Listing Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/3	3,131	0.4 acres 1977	9/24/2026	$1,599,000 $511/sq ft	11/15/2026 52 days
10	 **6964 E Red Bird Rd** **Scottsdale, AZ 85266** MLS ID: 7103042 Pending / For Sale *Listing Courtesy of Compass*	Single Family	5/4	3,303	1.01 acres 2000	11/5/2026	$2,395,000 $725/sq ft	11/15/2026 10 days

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Scottsdale, Arizona

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **5725 E Nisbet Rd** **Scottsdale, AZ 85254** MLS ID: 7038046 Closed / For Sale *Courtesy of Capstone Realty Professionals*	Single Family	4/3	2,334	7,999 sqft 1991	11/20/2026 168 days	$701,000 $300/sq ft	↓ 6.52%
2  **10318 N 99th St** **Scottsdale, AZ 85258** MLS ID: 6984073 Closed / For Sale *Courtesy of Compass*	Single Family	5/7	4,782	10,000 sqft 2026	9/3/2026 202 days	$3,025,000 $633/sq ft	↓ 8.19%
3  **40803 N Brangus Rd** **Scottsdale, AZ 85262** MLS ID: 7021467 Closed / For Sale *Courtesy of Compass*	Single Family	3/4	6,870	24.49 acres 2001	8/31/2026 123 days	$4,750,000 $691/sq ft	–
4  **39750 N 106th Pl** **Scottsdale, AZ 85262** MLS ID: 7043002 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/6	4,893	1.21 acres 2002	8/31/2026 75 days	$2,300,000 $470/sq ft	↓ 8%
5  **9795 E Mission Ln** **Scottsdale, AZ 85258** MLS ID: 7042508 Closed / For Sale *Courtesy of Keller Williams Arizona Realty*	Single Family	3/3	2,658	0.41 acres 1984	9/4/2026 80 days	$1,400,000 $527/sq ft	↓ 3.45%

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Scottsdale, Arizona

HOMESMART

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **25249 N Ranch Gate Rd** **Scottsdale, AZ 85255** MLS ID: 7033301 Closed / For Sale *Courtesy of eXp Realty*	Single Family	3/3	2,608	0.79 acres 1996	9/8/2026 80 days	$980,000 $376/sq ft	↓ 6.22%
7  **8093 E Tortuga View Ln** **Scottsdale, AZ 85266** MLS ID: 7010782 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/5	4,002	0.33 acres 2021	9/1/2026 67 days	$3,550,000 $887/sq ft	↓ 1.25%
8  **8552 E Via Del Palacio** **Scottsdale, AZ 85258** MLS ID: 7040751 Closed / For Sale *Courtesy of W and Partners, LLC*	Single Family	3/4	2,302	7,401 sqft 1979	9/3/2026 84 days	$1,580,000 $686/sq ft	↓ 1.19%
9  **6781 E Whispering Mesquite Tr** **Scottsdale, AZ 85266** MLS ID: 7035032 Closed / For Sale *Courtesy of Keller Williams Realty Phoenix*	Single Family	3/3	1,775	6,479 sqft 1996	9/4/2026 87 days	$930,000 $524/sq ft	↓ 2.11%
10  **24548 N 121st Pl** **Scottsdale, AZ 85255** MLS ID: 7036873 Closed / For Sale *Courtesy of Red Manor Realty*	Single Family	6/6	5,806	1.3 acres 2002	10/21/2026 140 days	$2,430,000 $419/sq ft	↓ 7.57%

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