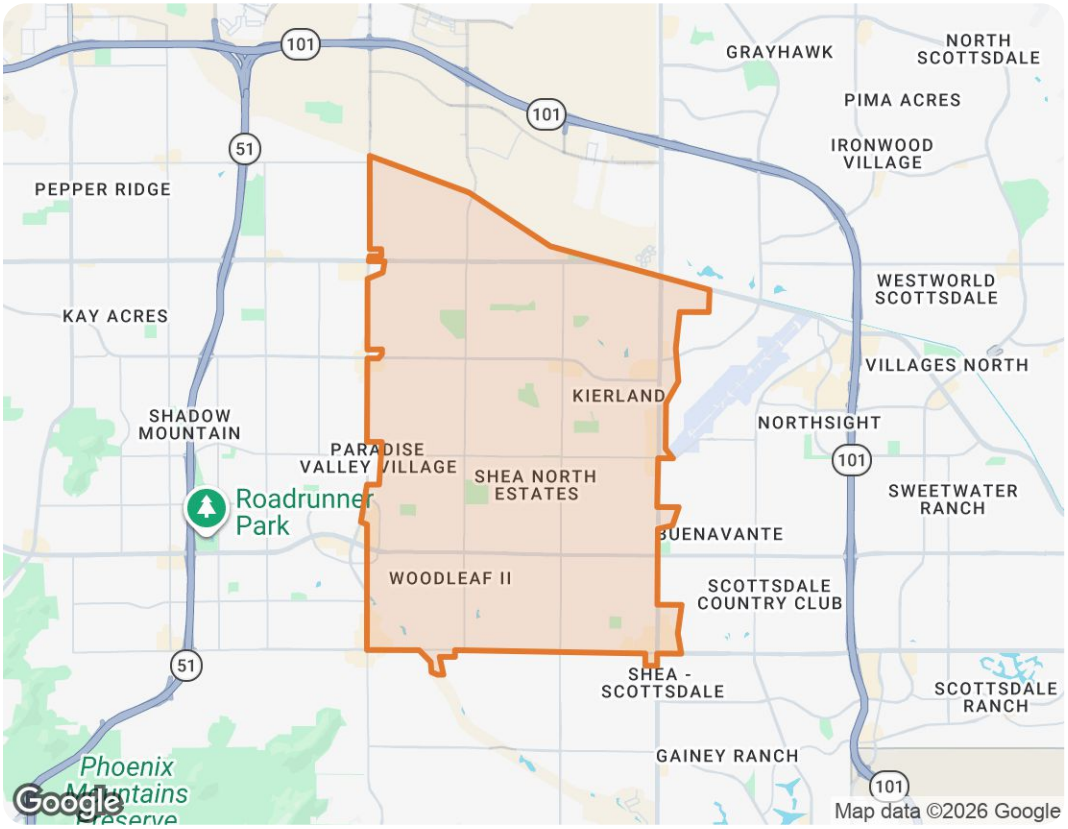
Scottsdale, AZ 85254



Associate Broker

https://www.LiveBetterInScottsdale.com

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Scottsdale, AZ 85254

Market Trends

Market Trends for Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

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
4.07	98.4%	41	$950,000
	↑ 0.89% MoM	↓ 40.58% MoM	↓ 9.09% MoM

October 2026 Median Estimated Property Value

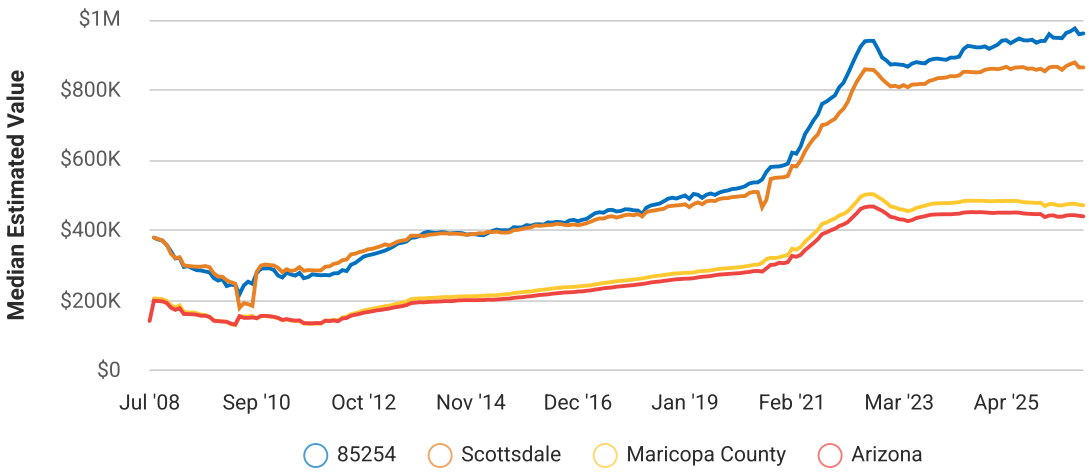
Single Family + Condo/Townhouse/Apt.

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
$961,570	+0.3%	+1.9%



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Scottsdale, AZ 85254

October 2026 Active Listings

Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

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 - $1,075,000

↑ 8% Month over Month



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Scottsdale, AZ 85254

October 2026 Sold Listings

Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

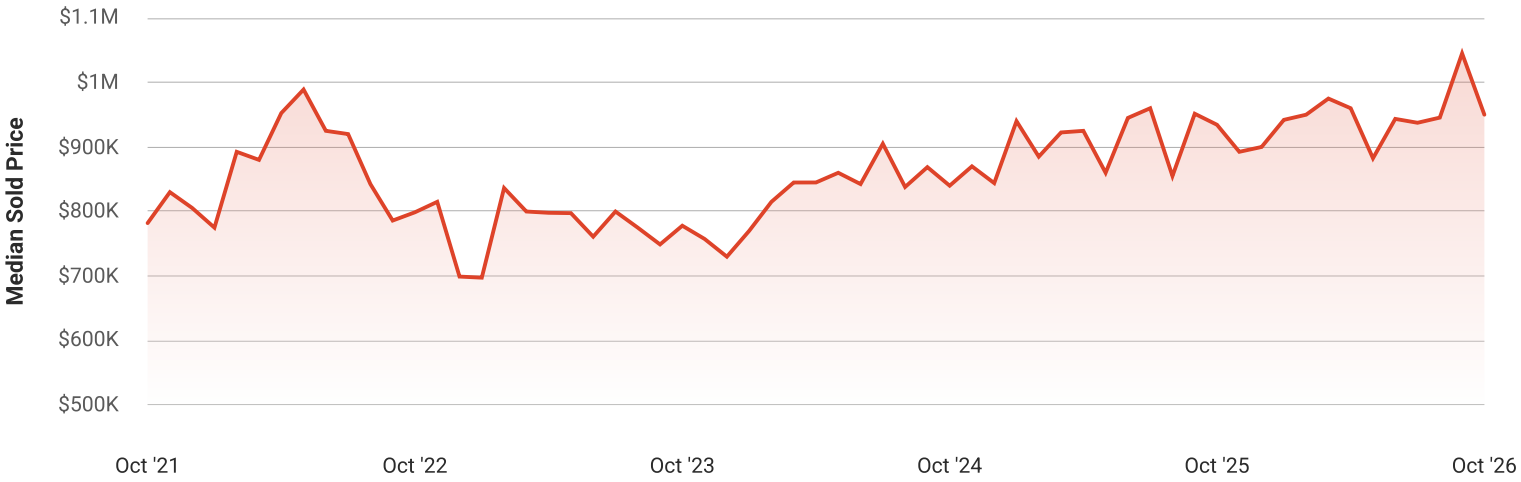
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $950,000

↓ 9.1% Month over Month



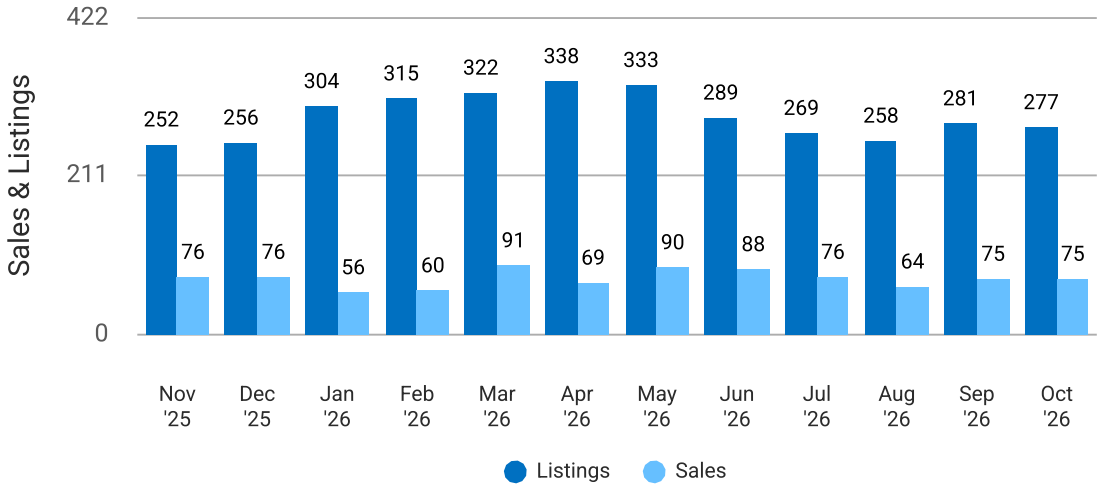
Total Sales and Active Listings in Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

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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Scottsdale, AZ 85254

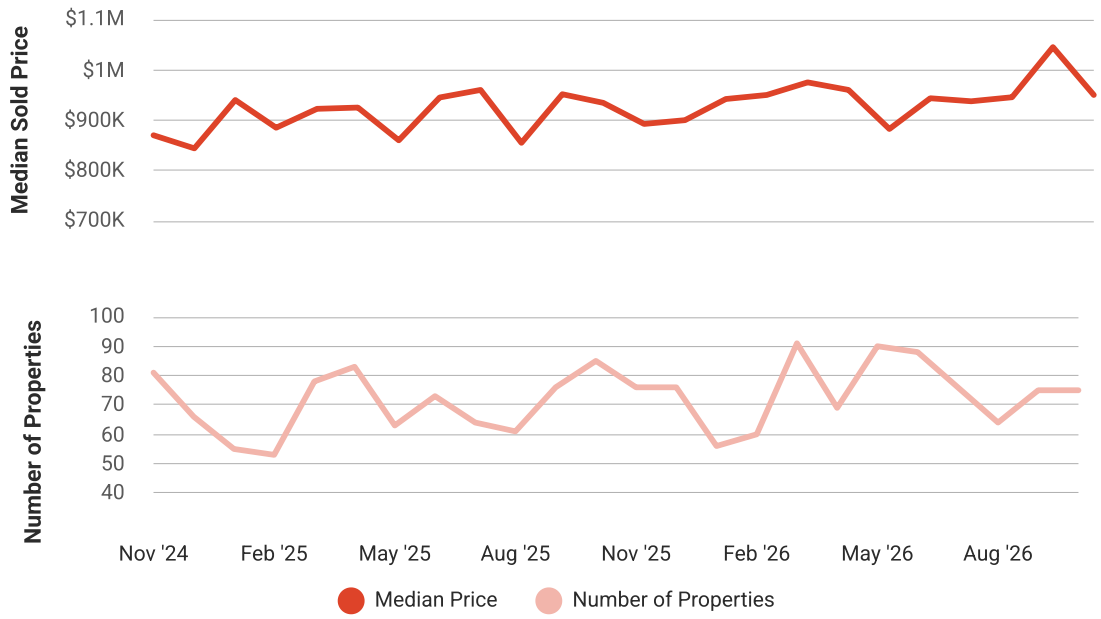
Median Sold Price vs Sold Listings in Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



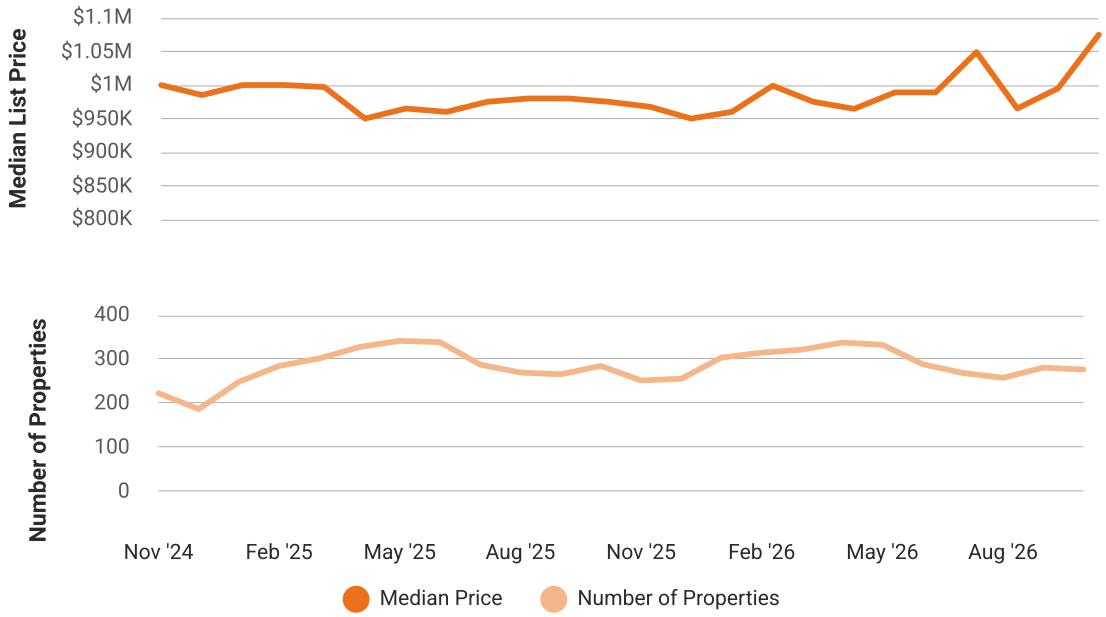
Median List Price vs Active Listings in Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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TOP FRANCHISE CULTURE
TOP FRANCHISES FOR WOMEN
MOST RECESSION PROOF FRANCHISE
Franchise Business REVIEW

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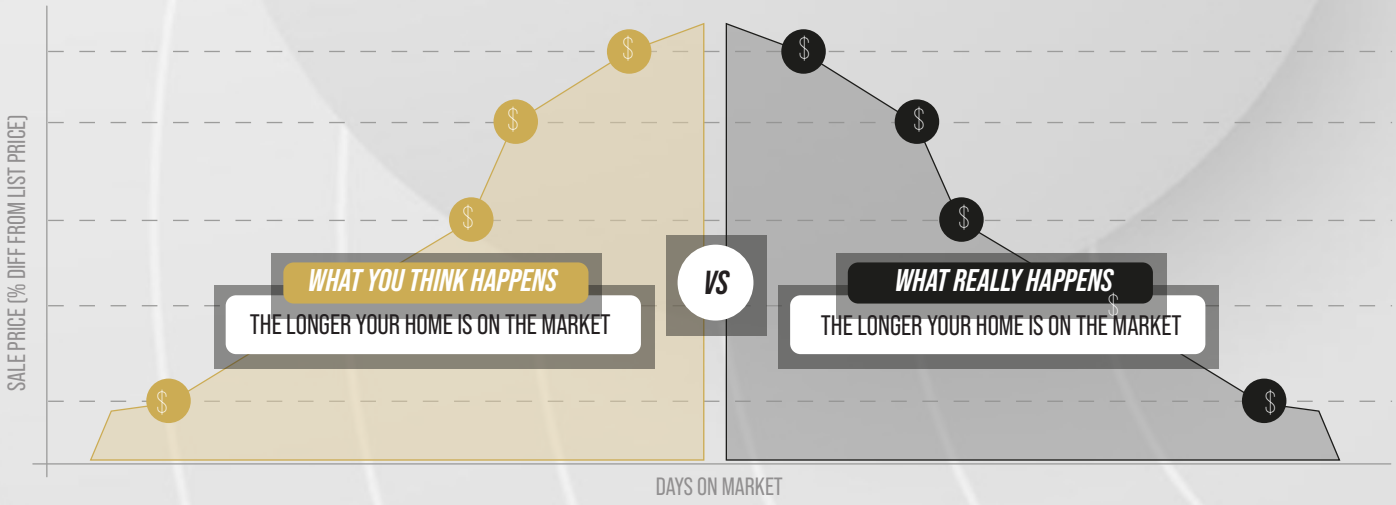
CONNECT

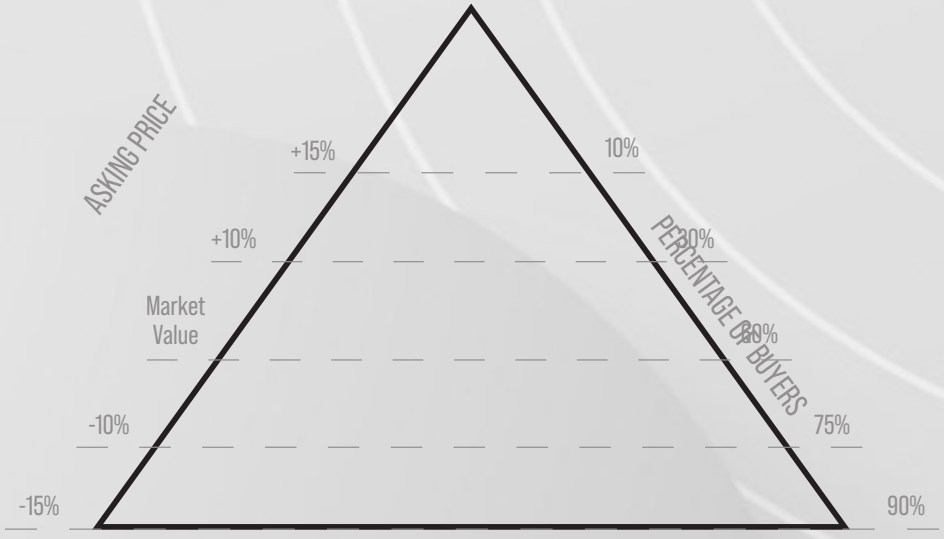
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Scottsdale, AZ 85254

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	$961,570	$959,090 +0.26%	$967,520 -0.61%	$943,670 +1.9%	$921,690 +4.33%	$885,350 +8.61%
Median Sold Price Last Updated: 10/31/2026	$950,000	$1,045,000 -9.09%	$937,500 +1.33%	$934,386 +1.67%	$840,000 +13.1%	$778,000 +22.11%
Median List Price Last Updated: 10/31/2026	$1,075,000	$995,000 +8.04%	$1,049,000 +2.48%	$974,900 +10.27%	$999,949 +7.51%	$945,000 +13.76%

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 **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

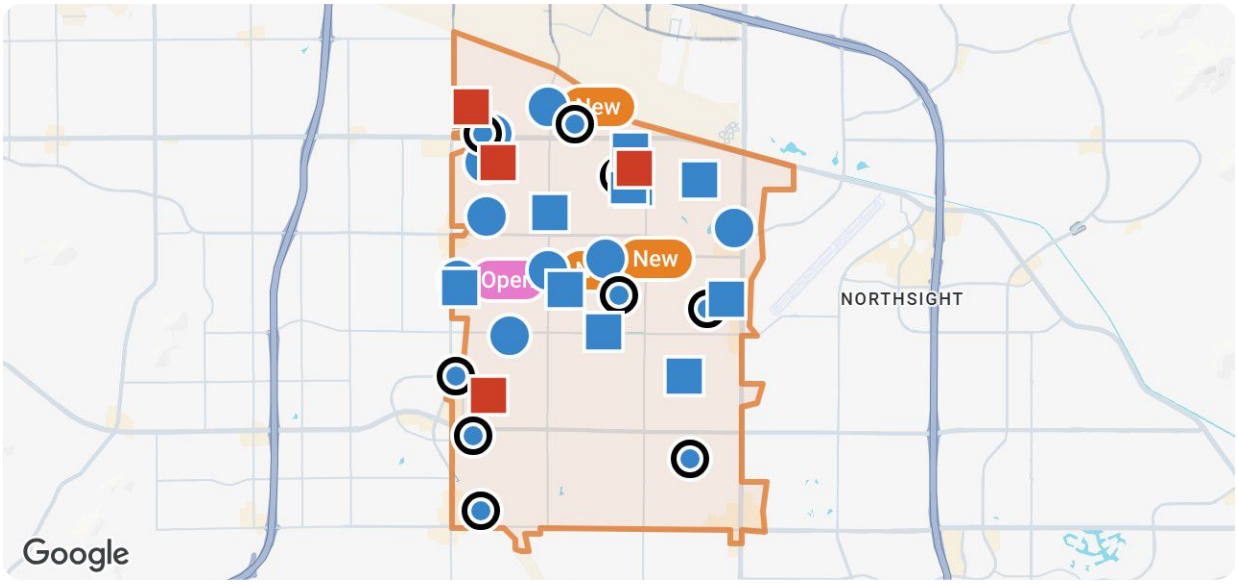
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Price Change, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre):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

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Scottsdale, AZ 85254

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	4
Lowest Listing Price / Est.Value	$675,000	$375,000	$400,000	$668,250
Median Listing Price / Est.Value	$1,174,000	$1,324,500	$910,000	$965,000
Highest Listing Price / Est.Value	$1,699,999	$1,550,000	$1,255,000	$1,268,370
Average Price / sqft	$498	$485	$416	$373
Median Price / sqft	$423	$488	$400	$364
Average Days in RPR	38	47	27	–
Median Days in RPR	33	43	21	–
Total Volume	$11,520,799	$11,501,990	$8,755,922	$3,866,620
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

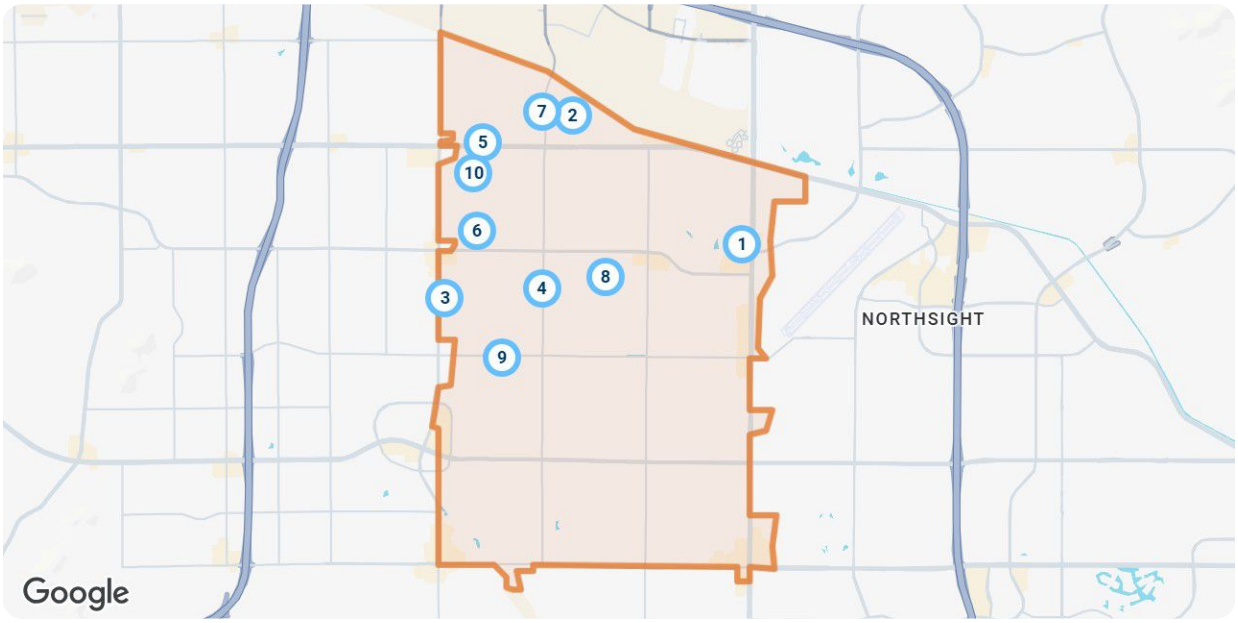
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Scottsdale, AZ 85254

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	 **7120 E Kierland Blvd, Apt 1020** **Scottsdale, AZ 85254** MLS ID: 7074026 Active / For Sale *Listing Courtesy of HomeSmart*	Single Family	2/2	1,091	1,093 sqft	2018	9/1/2026 69 days	$1,150,000 $1,054/sq ft
2	 **5815 E Campo Bello Dr** **Scottsdale, AZ 85254** MLS ID: 7066054 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	5/4	3,496	0.45 acres	1980	8/13/2026 88 days	$1,699,999 $486/sq ft
3	 **4821 E Everett Dr** **Scottsdale, AZ 85254** MLS ID: 7095106 Active / For Sale *Listing Courtesy of West USA Realty*	Single Family	4/2	2,017	10,057 sqft	1979	10/13/2026 27 days	$840,000 $416/sq ft
4	 **5539 E Marilyn Rd** **Scottsdale, AZ 85254** MLS ID: 7102106 Active / For Sale *Listing Courtesy of Realty ONE Group*	Single Family	3/2	2,087	9,519 sqft	1985	11/3/2026 6 days	$788,800 $378/sq ft
5	 **17022 N 51st Pl** **Scottsdale, AZ 85254** MLS ID: 7091089 Active / For Sale *Listing Courtesy of Compass*	Single Family	4/3	2,186	3,799 sqft	2023	10/8/2026 32 days	$799,000 $366/sq ft

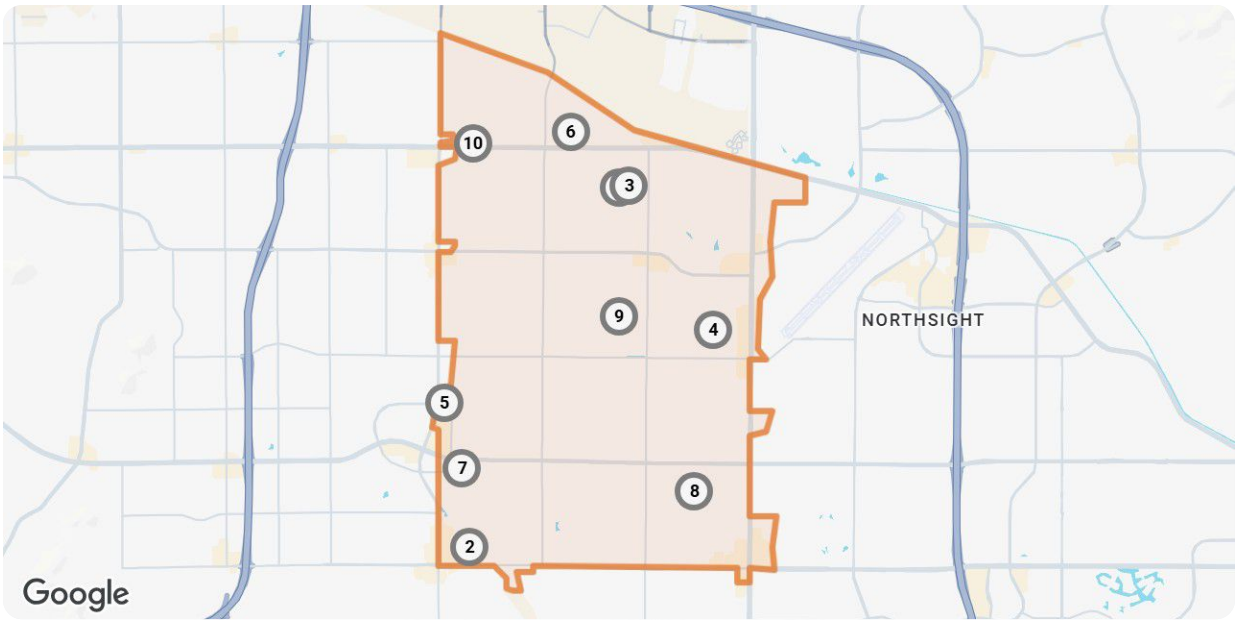
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Scottsdale, AZ 85254

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  **15641 N 51st St** **Scottsdale, AZ 85254** MLS ID: 7090763 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	3/2	1,570	5,679 sqft	1987	10/7/2026 33 days	$675,000 $430/sq ft
7  **5544 E Helena Dr** **Scottsdale, AZ 85254** MLS ID: 7100007 Active / For Sale *Listing Courtesy of eXp Realty*	Single Family	5/3	2,910	8,507 sqft	1996	10/29/2026 11 days	$1,198,000 $412/sq ft
8  **6110 E Nisbet Rd** **Scottsdale, AZ 85254** MLS ID: 7103289 Active / For Sale *Listing Courtesy of Luxe Real Estate Group*	Single Family	4/4	2,200	0.27 acres	1985	11/6/2026 3 days	$1,345,000 $611/sq ft
9  **5249 E Thunderbird Rd** **Scottsdale, AZ 85254** MLS ID: 7085737 Active / For Sale *Listing Courtesy of Engel & Voelkers Scottsdale*	Single Family	6/3	3,316	0.83 acres	1972	9/26/2026 44 days	$1,675,000 $505/sq ft
10  **4978 E Aire Libre Ave** **Scottsdale, AZ 85254** MLS ID: 7074586 Active / For Sale *Listing Courtesy of Anthem Realty*	Single Family	6/4	4,241	8,407 sqft	1989	9/2/2026 68 days	$1,350,000 $318/sq ft

Pending

Source: Listings



Legend

Pending

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Scottsdale, AZ 85254

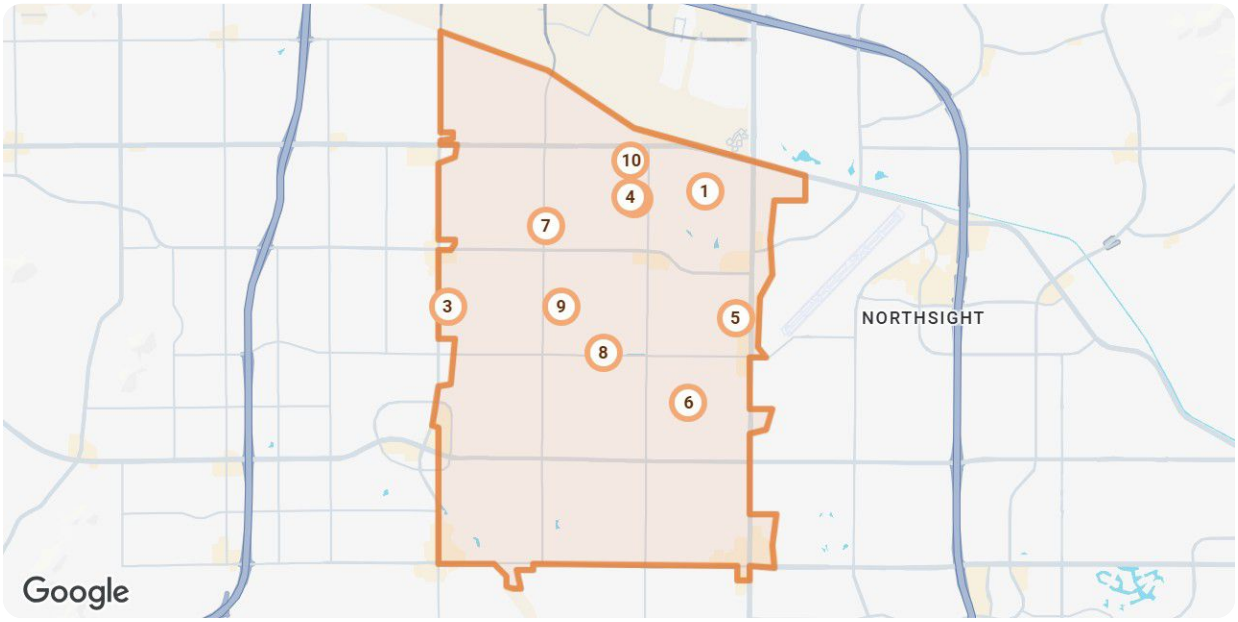
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **6125 E Sandra Ter** **Scottsdale, AZ 85254** MLS ID: 7093023 Pending / For Sale *Listing Courtesy of HomeSmart*	Single Family	4/3	2,577	9,791 sqft 1984	10/12/2026	$1,499,990 $582/sq ft	11/9/2026 28 days
2	 **5122 E Shea Blvd, Unit 2097** **Scottsdale, AZ 85254** MLS ID: 7076810 Pending / For Sale *Listing Courtesy of Russ Lyon Sotheby's International Realty*	Condo/Townhouse/Apt.	2/2	866	78 sqft 1985	9/5/2026	$375,000 $433/sq ft	11/8/2026 64 days
3	 **16257 N 62nd Way** **Scottsdale, AZ 85254** MLS ID: 7070961 Pending / For Sale *Listing Courtesy of HomeSmart*	Single Family	4/3	2,770	0.27 acres 1985	8/25/2026	$1,175,000 $424/sq ft	10/22/2026 58 days
4	 **6902 E Hearn Rd** **Scottsdale, AZ 85254** MLS ID: 7038266 Pending / For Sale *Listing Courtesy of Keller Williams Arizona Realty*	Single Family	5/3	3,380	9,983 sqft 1994	6/5/2026	$1,350,000 $399/sq ft	9/17/2026 104 days
5	 **13034 N 48th Pl** **Scottsdale, AZ 85254** MLS ID: 7100522 Pending / For Sale *Listing Courtesy of Luxury Division*	Single Family	4/2	2,370	0.26 acres 1978	10/30/2026	$1,299,000 $548/sq ft	11/6/2026 7 days
6	 **17211 N 58th St** **Scottsdale, AZ 85254** MLS ID: 7094131 Pending / For Sale *Listing Courtesy of DeLex Realty*	Single Family	4/3	2,548	10,271 sqft 1987	10/15/2026	$1,484,000 $582/sq ft	10/17/2026 2 days
7	 **4949 E Shaw Butte Dr** **Scottsdale, AZ 85254** MLS ID: 7076123 Pending / For Sale *Listing Courtesy of Cambridge Properties*	Single Family	4/3	2,528	0.27 acres 1973	9/4/2026	$1,375,000 $544/sq ft	10/15/2026 41 days
8	 **11641 N 68th St** **Scottsdale, AZ 85254** MLS ID: 7102953 Pending / For Sale *Listing Courtesy of SERHANT.*	Single Family	3/2	2,318	0.84 acres 1966	11/5/2026	$1,550,000 $669/sq ft	11/5/2026 – days
9	 **6227 E Evans Dr** **Scottsdale, AZ 85254** MLS ID: 7070116 Pending / For Sale *Listing Courtesy of RE/MAX Desert Showcase*	Single Family	4/2	2,244	8,363 sqft 1978	8/22/2026	$719,000 $320/sq ft	11/4/2026 74 days
10	 **17038 N 50th Pl** **Scottsdale, AZ 85254** MLS ID: 7083072 Pending / For Sale *Listing Courtesy of Realty ONE Group*	Condo/Townhouse/Apt.	3/3	1,954	2,568 sqft 2024	9/21/2026	$675,000 $345/sq ft	11/3/2026 43 days

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Scottsdale, AZ 85254

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	 **6814 E Beverly Ln** **Scottsdale, AZ 85254** MLS ID: 7075569 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	3/2	1,428	7,223 sqft 1986	10/7/2026 34 days	$772,500 $541/sq ft	↑ 1.64%
2	 **6235 E Paradise Ln** **Scottsdale, AZ 85254** MLS ID: 7081414 Closed / For Sale *Courtesy of The Griffin*	Single Family	4/4	3,171	0.29 acres 1984	10/7/2026 18 days	$968,422 $305/sq ft	↓ 0.67%
3	 **4828 E Evans Dr** **Scottsdale, AZ 85254** MLS ID: 7082667 Closed / For Sale *Courtesy of Coldwell Banker Realty*	Single Family	3/2	1,750	9,920 sqft 1978	11/6/2026 33 days	$635,000 $363/sq ft	↓ 2.31%
4	 **6220 E Paradise Ln** **Scottsdale, AZ 85254** MLS ID: 7079886 Closed / For Sale *Courtesy of Trelora Realty*	Single Family	4/3	2,902	10,281 sqft 1984	11/6/2026 21 days	$1,255,000 $432/sq ft	↓ 1.56%
5	 **7009 E Acoma Dr, Unit 2079** **Scottsdale, AZ 85254** MLS ID: 7068663 Closed / For Sale *Courtesy of E & G Real Estate Services*	Single Family	2/2	1,098	1,085 sqft 1994	11/5/2026 47 days	$400,000 $364/sq ft	↓ 6.76%

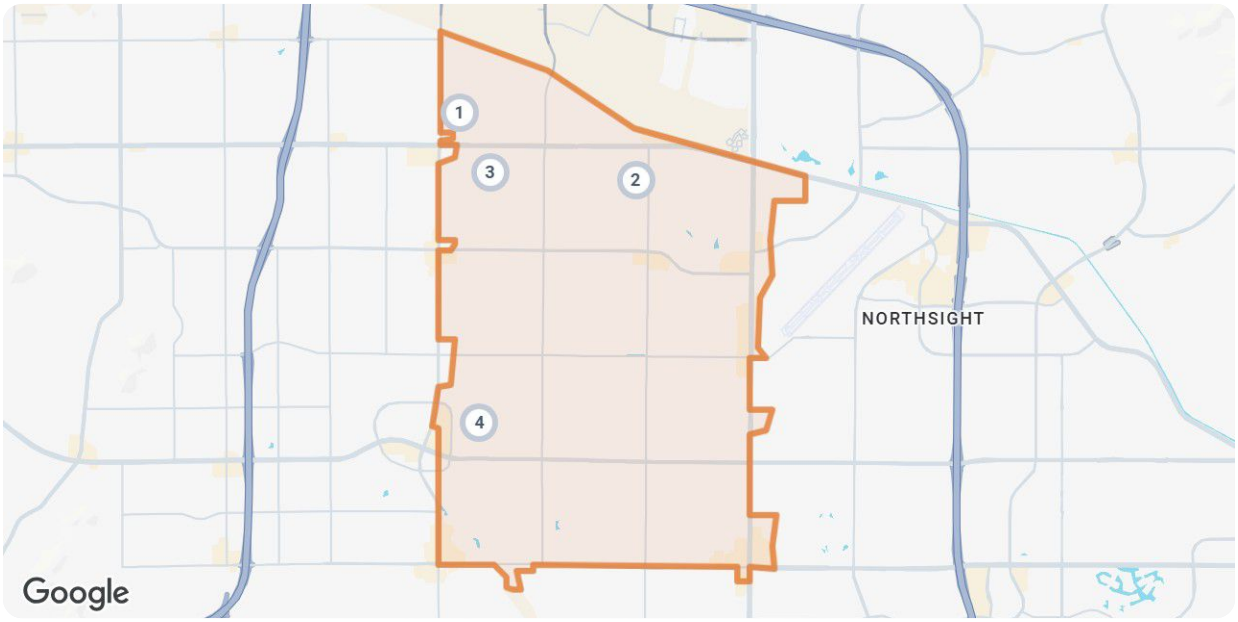
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Scottsdale, AZ 85254

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  **6712 E Dreyfus Ave** **Scottsdale, AZ 85254** MLS ID: 7099609 Closed / For Sale *Courtesy of Compass*	Single Family	3/2	1,788	10,796 sqft 1970	11/5/2026 – days	$730,000 $408/sq ft	↓ 2.67%
7  **5602 E Justine Rd** **Scottsdale, AZ 85254** MLS ID: 7084437 Closed / For Sale *Courtesy of West USA Realty*	Single Family	4/3	2,292	0.47 acres 1980	11/5/2026 20 days	$1,250,000 $545/sq ft	↓ 1.96%
8  **6032 E Thunderbird Rd** **Scottsdale, AZ 85254** MLS ID: 7090951 Closed / For Sale *Courtesy of Realty ONE Group*	Single Family	5/3	2,513	0.33 acres 1979	11/5/2026 16 days	$925,000 $368/sq ft	↓ 6.09%
9  **14418 N 57th Way** **Scottsdale, AZ 85254** Closed / Public Record	Single Family	–/4	2,324	8,925 sqft 1989	10/27/2026 – days	$910,000 $438/sq ft	–
10  **16802 N 62nd Way** **Scottsdale, AZ 85254** Closed / Public Record	Single Family	–/3	2,059	6,935 sqft 1996	10/27/2026 – days	$910,000 $463/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

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	Distressed: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **17441 N 48th Ter** **Scottsdale, AZ 85254** Off Market / Public Record	Condo/Townhouse/Apt.	–/4	2,149	2,595 sqft 2022	– – days	– $311/sq ft	10/27/2026 Notice of Trustee Sale
2	 **16408 N 63rd St** **Scottsdale, AZ 85254** Off Market / Public Record	Single Family	–/3	2,577	0.26 acres 1985	– – days	– $372/sq ft	9/11/2026 Notice of Rescission
3	 **5144 E Aire Libre Ave** **Scottsdale, AZ 85254** Off Market / Public Record	Single Family	–/5	3,560	10,235 sqft 1990	– – days	– $356/sq ft	10/19/2026 Notice of Trustee Sale
4	 **5102 E Corrine Dr** **Scottsdale, AZ 85254** Off Market / Public Record	Single Family	–/3	2,152	10,367 sqft 1977	– – days	– $451/sq ft	10/5/2026 Notice of Trustee Sale

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- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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