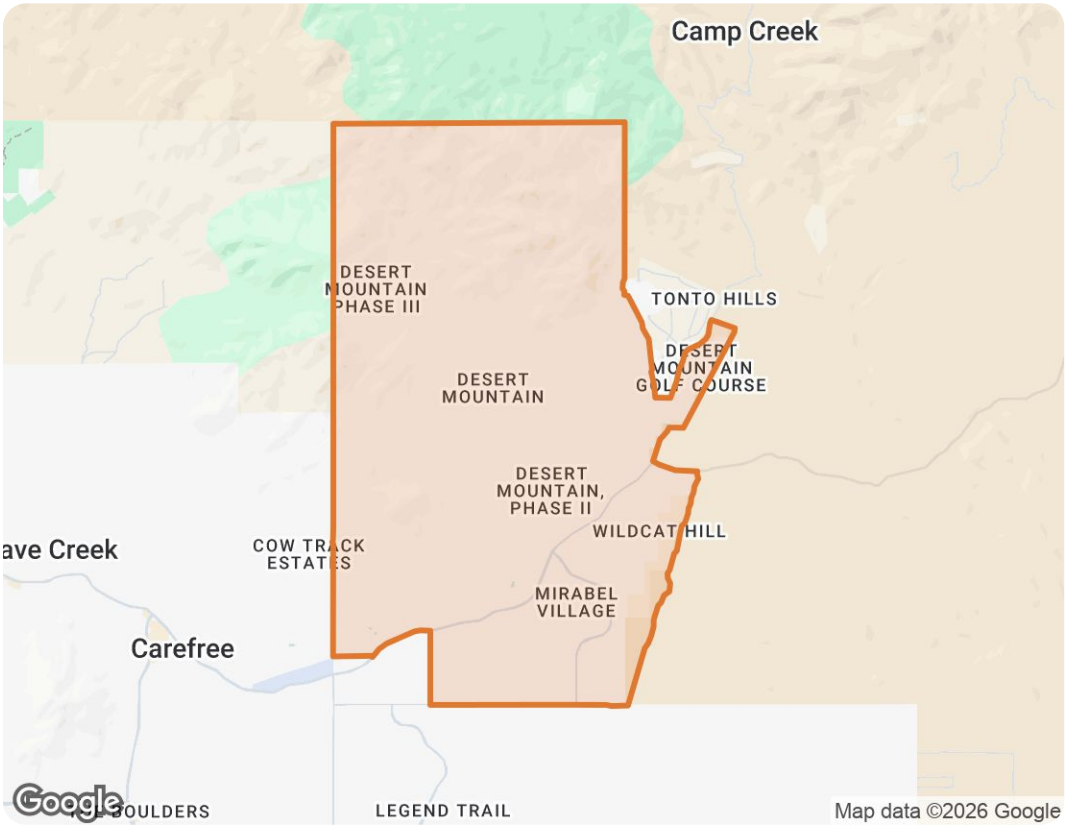
Desert Mountain in Scottsdale, AZ



Associate Broker

https://www.LiveBetterInScottsdale.com

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We value unity and having fun.

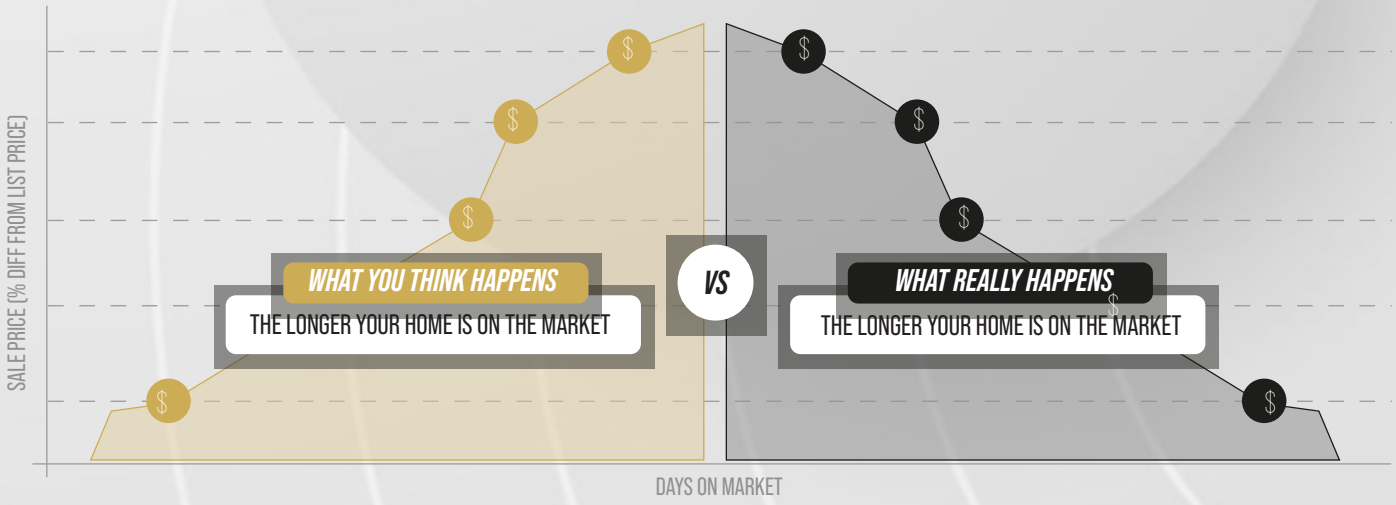
CONNECT

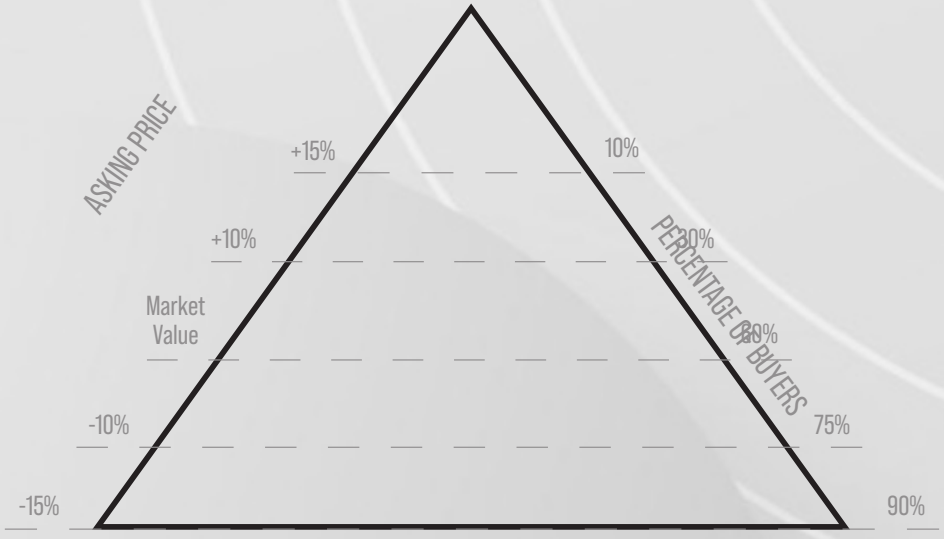
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THE IMPORTANCE OF INTELLIGENT PRICING

Desert Mountain in Scottsdale, AZ

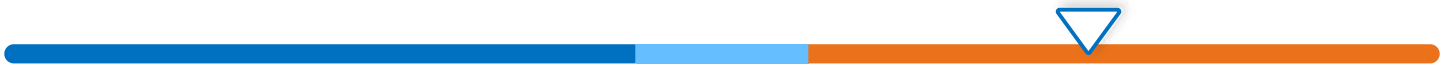
Market Trends

Market Trends for Desert Mountain in Scottsdale, AZ

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
9.06	**93.4%**	**153**	**$2,500,000**
↑ 6.59% MoM	↓ 1.72% MoM	↑ 10.07% MoM	

October 2026 Median Estimated Property Value

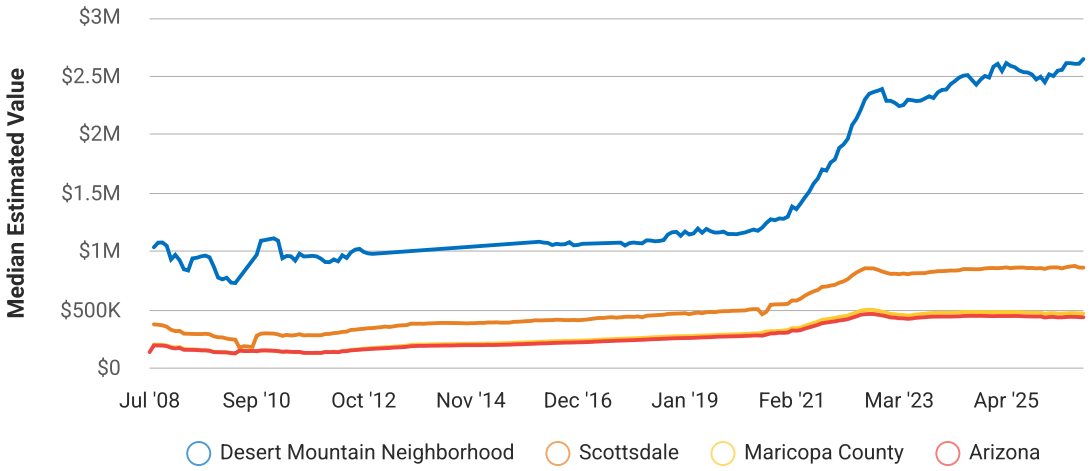
Single Family + Condo/Townhouse/Apt.

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
$2,648,530	+1.6%	+5.3%



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Desert Mountain in Scottsdale, AZ

October 2026 Active Listings

Desert Mountain in Scottsdale, AZ

Single Family + Condo/Townhouse/Apt.

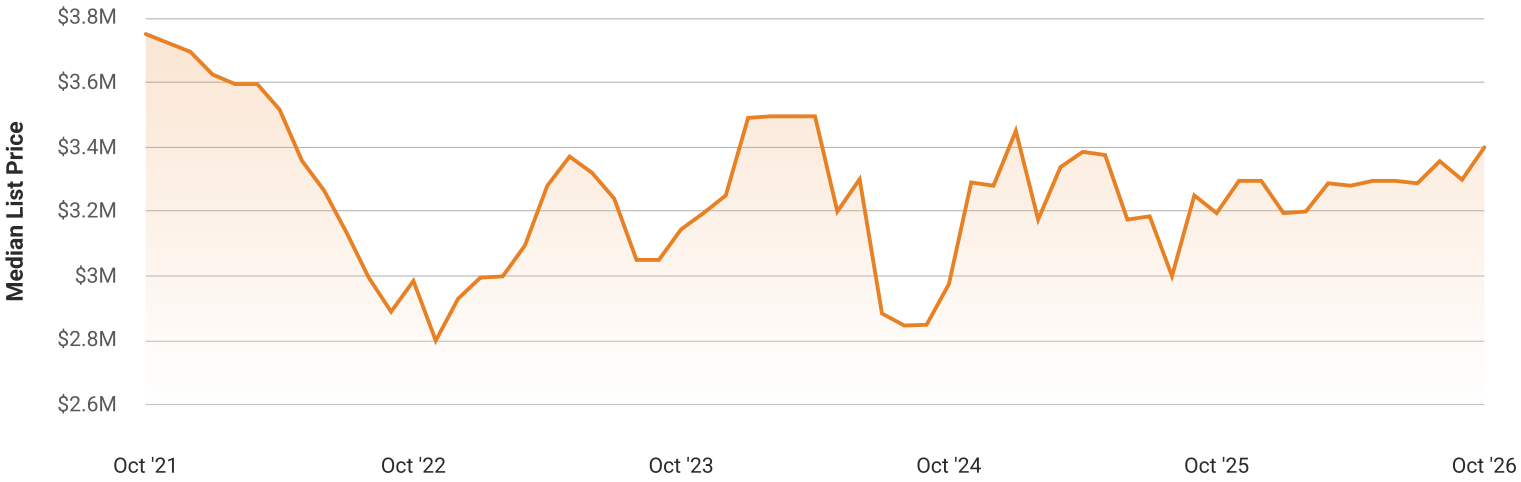
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $3,399,000

↑ 3% Month over Month



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Desert Mountain in Scottsdale, AZ

October 2026 Sold Listings

Desert Mountain in Scottsdale, AZ

Single Family + Condo/Townhouse/Apt.

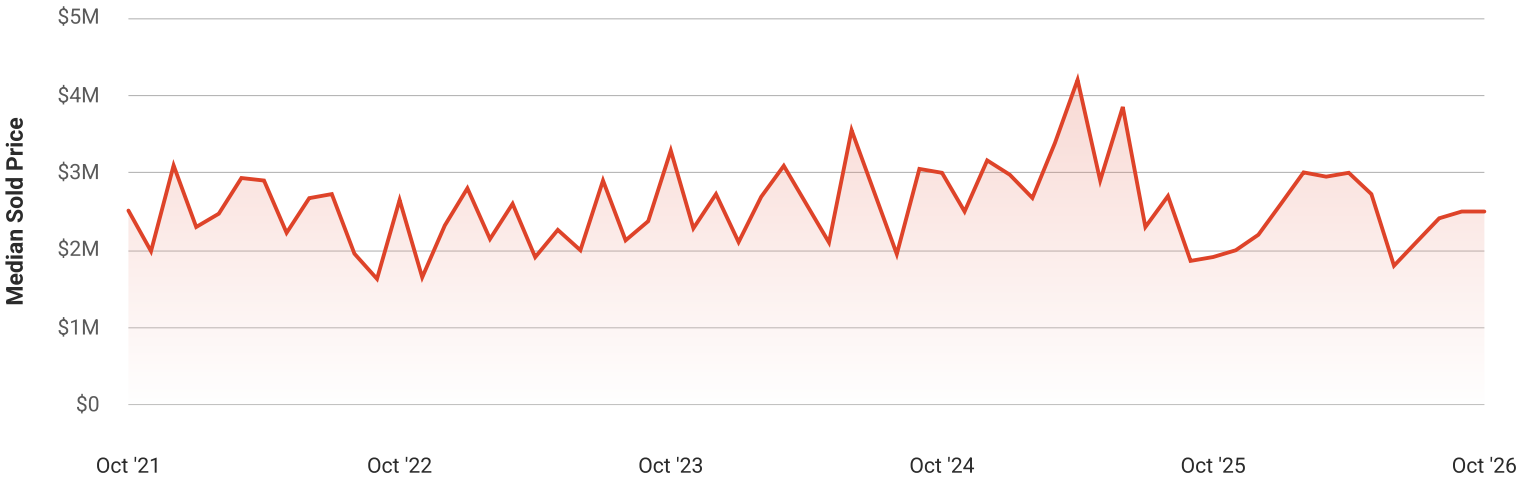
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $2,500,000

0% Month over Month



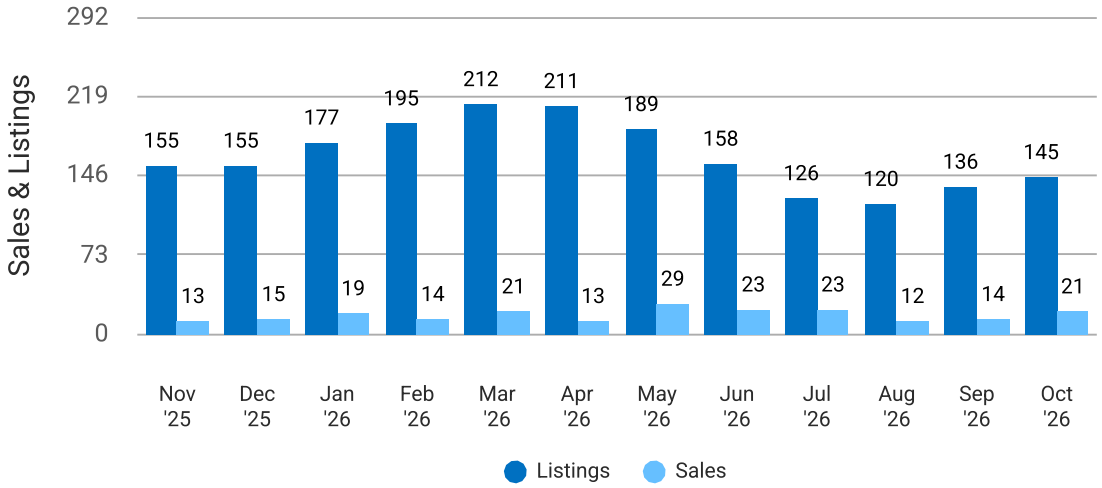
Total Sales and Active Listings in Desert Mountain in Scottsdale, AZ

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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Desert Mountain in Scottsdale, AZ

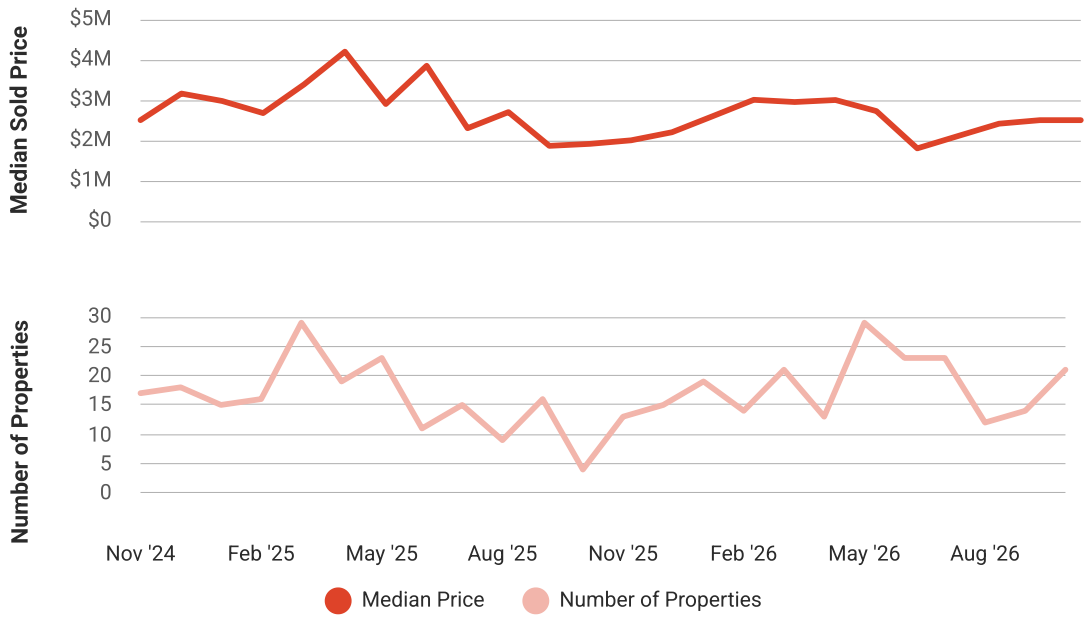
Median Sold Price vs Sold Listings in Desert Mountain in Scottsdale, AZ

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



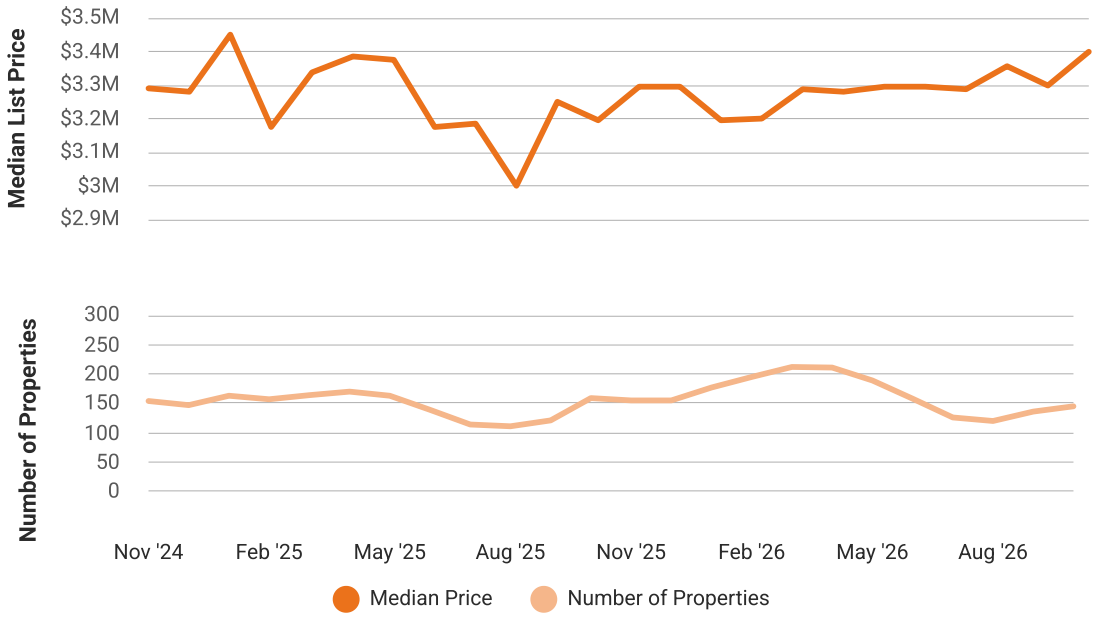
Median List Price vs Active Listings in Desert Mountain in Scottsdale, AZ

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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Desert Mountain in Scottsdale, AZ

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	$2,648,530	$2,608,040 +1.55%	$2,612,720 +1.37%	$2,516,150 +5.26%	$2,471,950 +7.14%	$2,330,040 +13.67%
Median Sold Price Last Updated: 10/31/2026	$2,500,000	$2,500,000 0%	$2,107,279 +18.64%	$1,912,500 +30.72%	$3,000,000 -16.67%	$3,287,500 -23.95%
Median List Price Last Updated: 10/31/2026	$3,399,000	$3,298,450 +3.05%	$3,287,500 +3.39%	$3,195,000 +6.38%	$2,975,000 +14.25%	$3,145,000 +8.08%

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

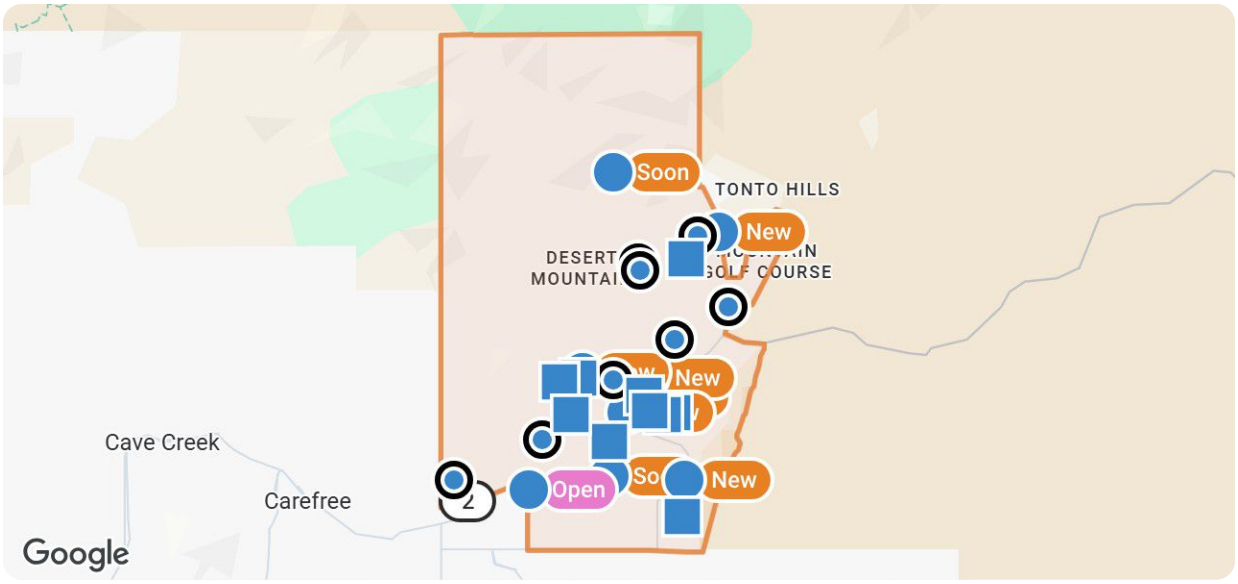
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Desert Mountain in Scottsdale, AZ

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	10	4	10
Lowest Listing Price / Est.Value	$1,675,000	$2,824,900	$1,325,000
Median Listing Price / Est.Value	$3,413,450	$4,144,950	$2,262,500
Highest Listing Price / Est.Value	$8,490,000	$15,000,000	$5,065,000
Average Price / sqft	$879	$1,163	$691
Median Price / sqft	$846	$1,090	$687
Average Days in RPR	10	190	85
Median Days in RPR	11	236	56
Total Volume	$39,828,230	$26,114,800	$25,935,000
Source	Listings	Listings	Public Records & Listings

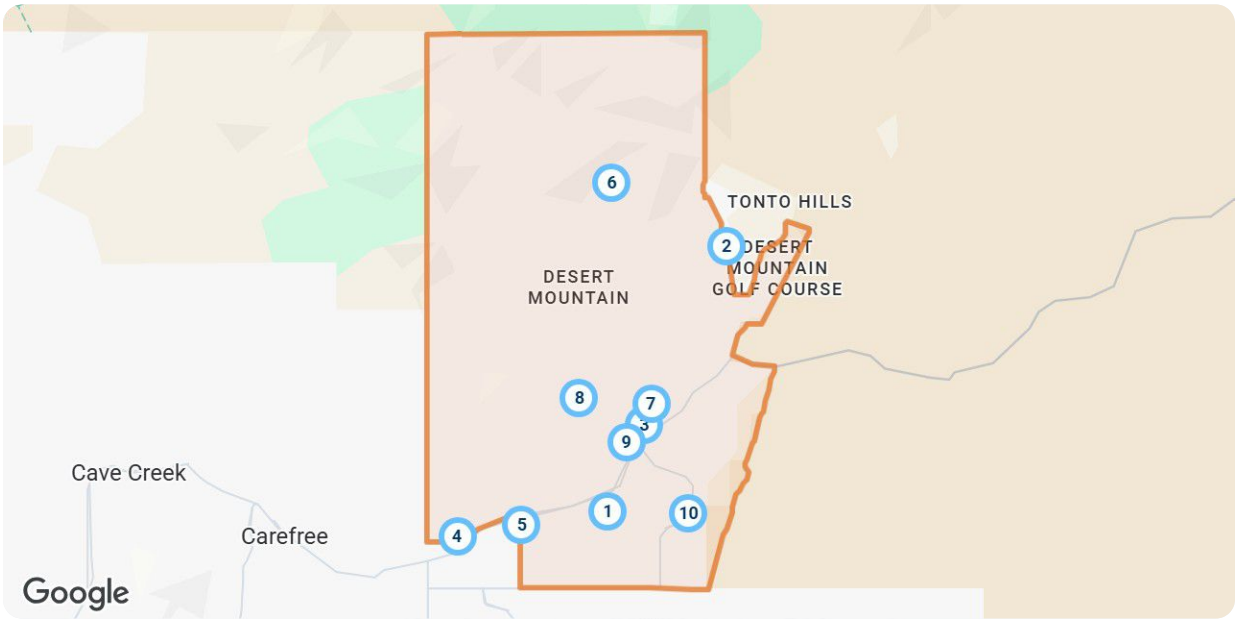
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Desert Mountain in Scottsdale, AZ

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  **8915 E Jack Neville Dr** **Scottsdale, AZ 85262** MLS ID: 7109790 Active / For Sale *Listing Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/3	3,503	4.99 acres	1998	11/24/2026 4 days	$3,500,000 $999/sq ft
2  **10894 E Rising Sun Dr** **Scottsdale, AZ 85262** MLS ID: 7109539 Active / For Sale *Listing Courtesy of Incyte Realty, LLC*	Single Family	5/5	4,264	1.09 acres	2027	11/23/2026 5 days	$2,800,000 $657/sq ft
3  **36511 N Porta Nuova Rd** **Scottsdale, AZ 85262** MLS ID: 7109058 Active / For Sale *Listing Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/4	4,394	1.88 acres	2006	11/21/2026 7 days	$1,675,000 $381/sq ft
4  **9420 E Covey Trl** **Scottsdale, AZ 85262** MLS ID: 7108006 Active / For Sale *Listing Courtesy of Compass*	Single Family	4/6	5,350	0.93 acres	2027	11/19/2026 9 days	$6,000,000 $1,121/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 10 days	$2,800,000 $687/sq ft

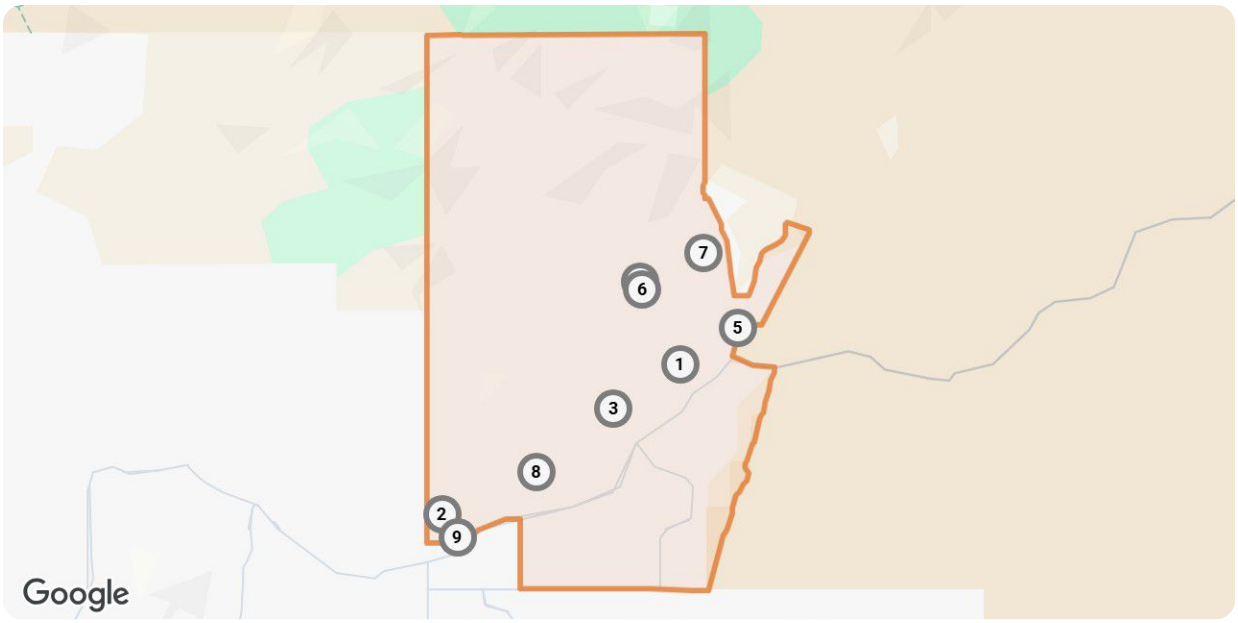
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Desert Mountain in Scottsdale, AZ

	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	 **37200 N Cave Creek Rd, Unit 1'** **Scottsdale, AZ 85262** MLS ID: 7107238 Active / For Sale *Listing Courtesy of Camelot Homes, Inc.*	Single Family	3/4	2,991	5,959 sqft	2026	11/17/2026 11 days	$3,326,900 $1,112/sq ft
7	 **10999 E Lofty Point Rd** **Scottsdale, AZ 85262** MLS ID: 7107329 Active / For Sale *Listing Courtesy of West USA Realty*	Single Family	4/4	3,238	0.67 acres	2012	11/16/2026 12 days	$1,799,000 $556/sq ft
8	 **10161 E Sundance Trl** **Scottsdale, AZ 85262** MLS ID: 7107034 Active / For Sale *Listing Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/6	5,696	0.99 acres	1995	11/16/2026 12 days	$3,950,000 $693/sq ft
9	 **42154 N 102nd St** **Scottsdale, AZ 85262** MLS ID: 7106059 Active / For Sale *Listing Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	5/7	5,796	2.35 acres	2012	11/13/2026 15 days	$8,490,000 $1,465/sq ft
10	 **37200 N Cave Creek Rd, Unit 1(** **Scottsdale, AZ 85262** MLS ID: 7106167 Active / For Sale *Listing Courtesy of Grigg's Group Powered by The Altman Brothers*	Single Family	4/5	4,916	10,816 sqft	2027	11/13/2026 15 days	$5,487,330 $1,116/sq ft

Pending

Source: Listings



Legend

Pending

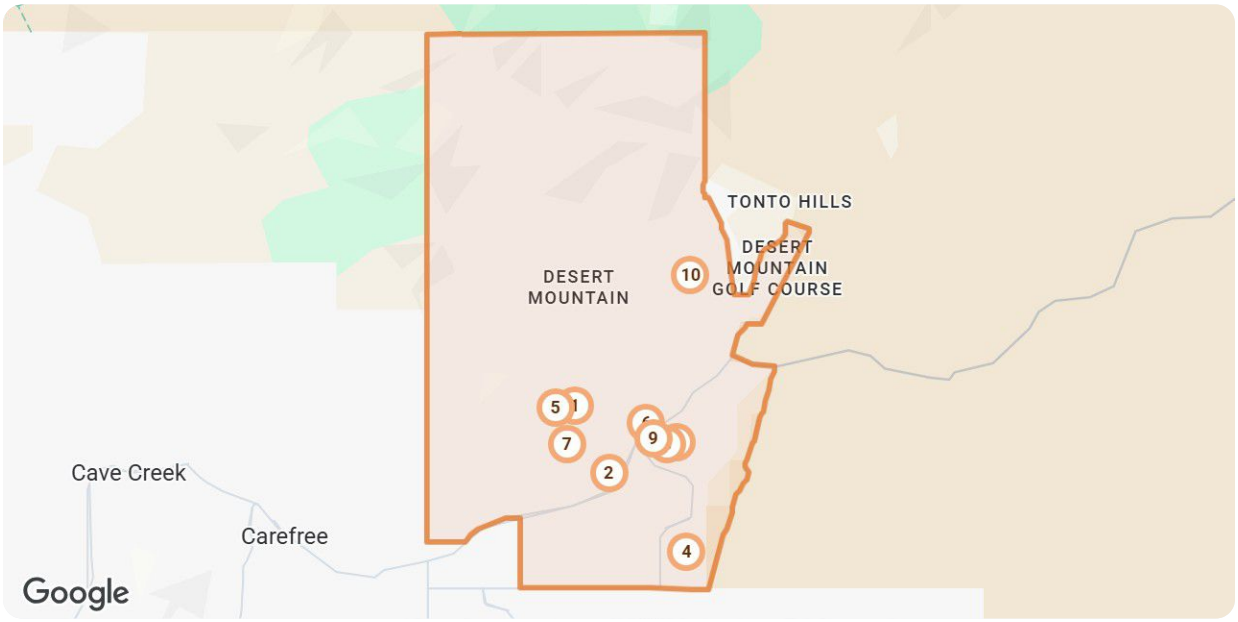
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Desert Mountain in Scottsdale, AZ

Pending: 4 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  **38001 N 93rd Pl** **Scottsdale, AZ 85262** MLS ID: 6982526 Pending / For Sale *Listing Courtesy of HomeSmart*	Single Family	4/5	4,395	1.03 acres 2026	2/10/2026	$4,988,000 $1,135/sq ft	11/13/2026 276 days
2  **9201 E Larry Hughes Dr** **Scottsdale, AZ 85262** MLS ID: 7099065 Pending / For Sale *Listing Courtesy of Apex Residential*	Single Family	5/10	10,179	8.72 acres 2028	10/27/2026	$15,000,000 $1,474/sq ft	11/10/2026 14 days
3  **37200 N Cave Creek Rd, Unit 21** **Scottsdale, AZ 85262** MLS ID: 7010621 Pending / For Sale *Listing Courtesy of Camelot Homes, Inc.*	Condo/Townhouse/Apt.	3/4	2,702	2,330 sqft 2025	4/8/2026	$2,824,900 $1,045/sq ft	11/7/2026 213 days
4  **37200 N Cave Creek Rd, Unit 11** **Scottsdale, AZ 85262** MLS ID: 6985283 Pending / For Sale *Listing Courtesy of Camelot Homes, Inc.*	Single Family	4/5	3,305	5,810 sqft 2026	2/16/2026	$3,301,900 $999/sq ft	11/1/2026 258 days

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  **40934 N 109th Pl** **Scottsdale, AZ 85262** MLS ID: 6952412 Closed / For Sale *Courtesy of Fathom Realty Elite*	Single Family	4/5	4,827	0.72 acres 1996	11/20/2026 356 days	$2,000,000 $414/sq ft	↓ 12.85%

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Desert Mountain in Scottsdale, AZ

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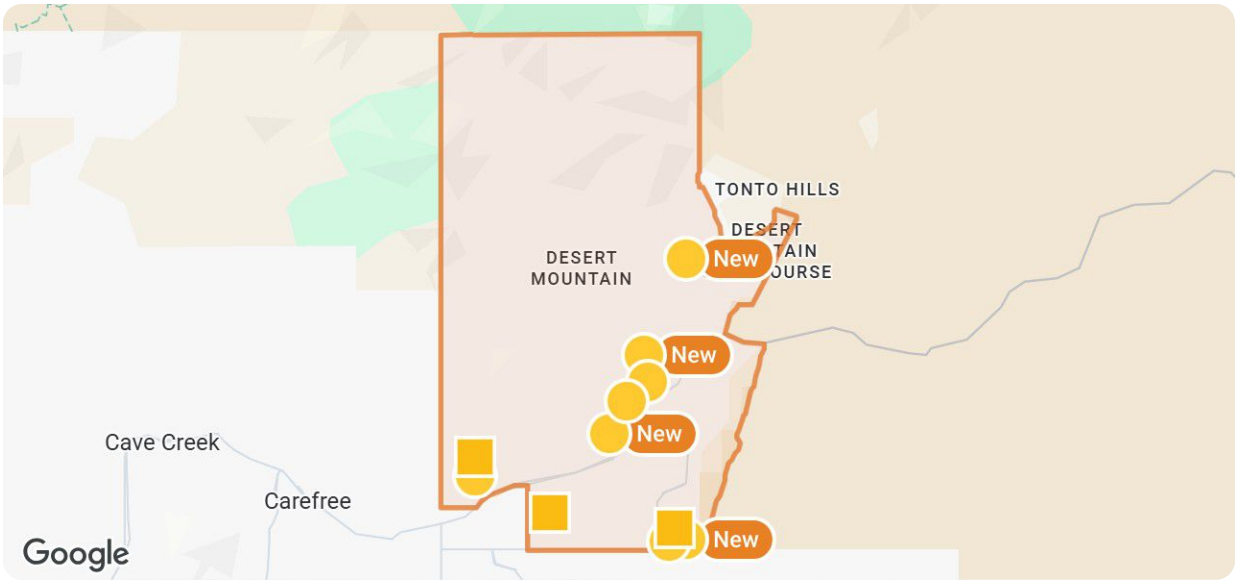
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
2	 **10046 E Hidden Valley Rd** **Scottsdale, AZ 85262** MLS ID: 7094562 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	3/3	3,187	0.78 acres 1988	11/20/2026 36 days	$2,200,000 $690/sq ft	↓ 2.76%
3	 **41399 N 96th St** **Scottsdale, AZ 85262** MLS ID: 7094147 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/5	5,533	1.03 acres 2014	11/16/2026 41 days	$5,065,000 $915/sq ft	↓ 7.83%
4	 **11163 E Graythorn Dr** **Scottsdale, AZ 85262** MLS ID: 7071820 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	3/4	3,099	0.62 acres 1997	11/16/2026 85 days	$2,120,000 $684/sq ft	↓ 11.67%
5	 **11409 E Salero Dr** **Scottsdale, AZ 85262** MLS ID: 7071897 Closed / For Sale *Courtesy of Realty ONE Group*	Single Family	4/4	3,715	1.66 acres 2026	11/13/2026 56 days	$3,650,000 $983/sq ft	↓ 3.92%
6	 **9555 E Celestial Dr** **Scottsdale, AZ 85262** Closed / Public Record	Single Family	–/5	3,600	0.79 acres 1996	11/6/2026 – days	$1,700,000 $996/sq ft	–
7	 **37200 N Cave Creek Rd, Unit 1(** **Scottsdale, AZ 85262** MLS ID: 7053087 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/4	3,270	8,167 sqft 2020	11/5/2026 83 days	$3,100,000 $948/sq ft	↓ 3.12%
8	 **10658 E Tamarisk Way** **Scottsdale, AZ 85262** MLS ID: 7076815 Closed / For Sale *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	3/4	3,500	0.47 acres 1996	11/5/2026 21 days	$2,450,000 $700/sq ft	↓ 2%
9	 **38703 N 104th Pl** **Scottsdale, AZ 85262** MLS ID: 7084233 Closed / For Sale *Courtesy of HomeSmart*	Condo/Townhouse/Apt.	3/4	2,544	9,386 sqft 2006	10/30/2026 29 days	$1,325,000 $521/sq ft	↓ 1.85%
10	 **40610 N 108th Way** **Scottsdale, AZ 85262** MLS ID: 7076703 Closed / For Sale *Courtesy of Compass*	Single Family	3/4	4,023	1.02 acres 1992	10/30/2026 58 days	$2,325,000 $578/sq ft	↓ 6.81%

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Desert Mountain in Scottsdale, AZ

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Recently Leased

	New	Closed
Number of Properties	8	5
Lowest Listing Price / Est.Value	$4,470	$5,000
Median Listing Price / Est.Value	$12,000	$6,000
Highest Listing Price / Est.Value	$17,000	$8,500
Average Price / sqft	$2	$1
Median Price / sqft	$2	$1
Average Days in RPR	30	50
Median Days in RPR	21	32
Total Volume	$53,469	$31,500
Source	Listings	Public Records & Listings

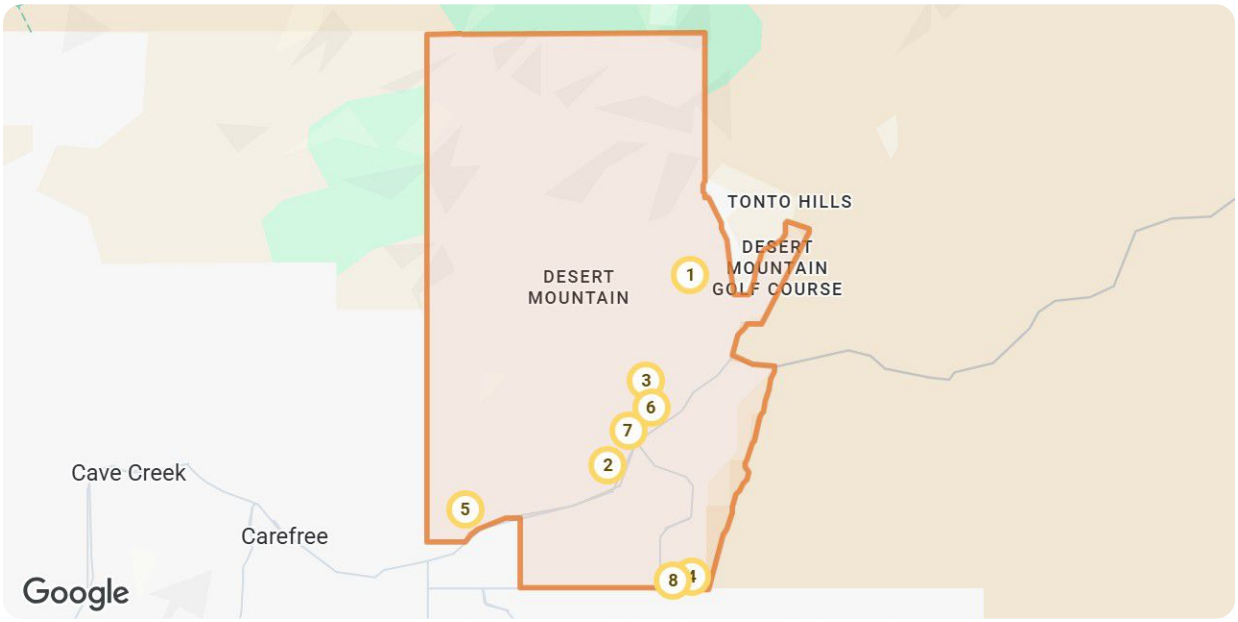
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Desert Mountain in Scottsdale, AZ

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 8 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **36435 N Porta Nuova Rd Scottsdale, AZ 85262** MLS ID: 7110082 Active / For Lease *Courtesy of On Q Property Management*	Single Family	4/5	4,820	2.17 acres	2006	11/25/2026 3 days	$4,999 mo. $1/sq ft
2  **9898 E Graythorn Dr Scottsdale, AZ 85262** MLS ID: 7108796 Active / For Lease *Courtesy of West USA Realty*	Single Family	3/3	2,292	0.34 acres	1996	11/20/2026 8 days	$5,000 – $8,500 mo. $2/sq ft
3  **39530 N 106th St Scottsdale, AZ 85262** MLS ID: 7105714 Active / For Lease *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/4	3,392	0.56 acres	2016	11/12/2026 16 days	$12,000 – $13,000 mo. $4/sq ft
4  **9778 E Jagged Peak Rd Scottsdale, AZ 85262** MLS ID: 7105652 Active / For Lease *Courtesy of HomeSmart*	Single Family	5/5	5,089	0.73 acres	2005	11/12/2026 16 days	$4,470 mo. $1/sq ft
5  **39325 N 107th Way Scottsdale, AZ 85262** MLS ID: 7101981 Active / For Lease *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	4/5	2,990	0.33 acres	1998	11/3/2026 25 days	$10,000 – $12,000 mo. $3/sq ft

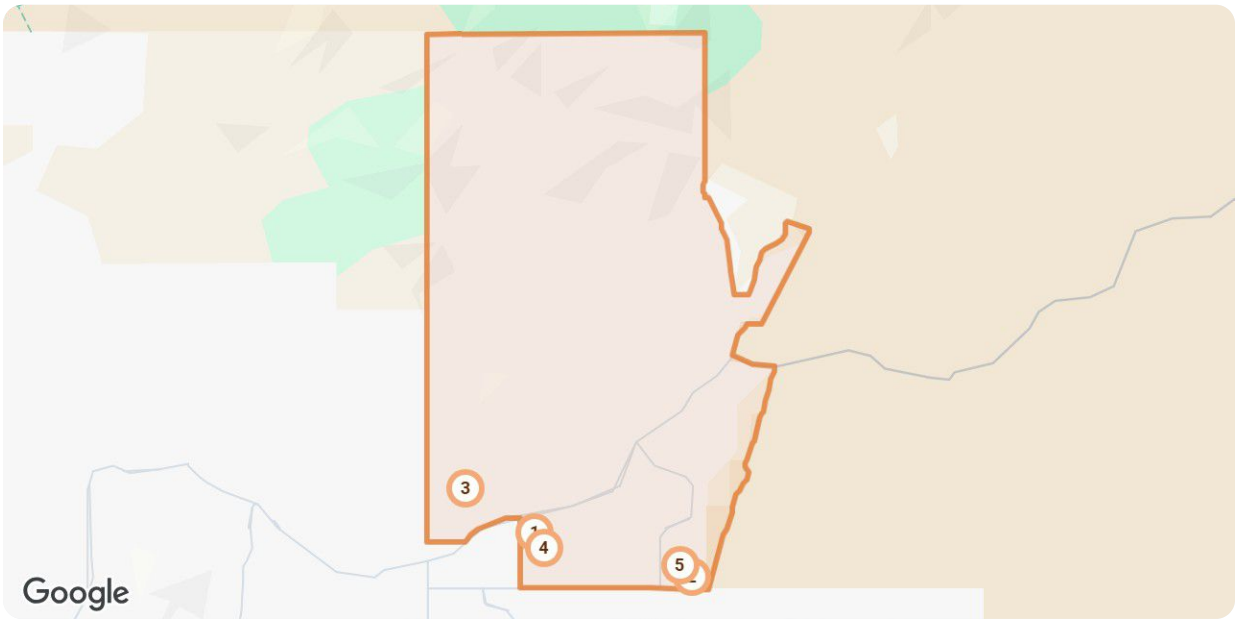
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Desert Mountain in Scottsdale, AZ

New: 8 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **9191 E Happy Hollow Dr** **Scottsdale, AZ 85262** MLS ID: 7099450 Active / For Lease *Courtesy of Compass*	Single Family	3/6	7,905	1.03 acres	2004	10/28/2026 31 days	$15,000 mo. $2/sq ft
7  **38325 N 102nd St** **Scottsdale, AZ 85262** MLS ID: 7086657 Active / For Lease *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	3/3	4,073	1.54 acres	1988	9/21/2026 68 days	$12,000 mo. $3/sq ft
8  **39728 N 106th Pl** **Scottsdale, AZ 85262** MLS ID: 7086609 Active / For Lease *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	5/5	4,709	0.88 acres	2019	9/17/2026 72 days	$17,000 mo. $4/sq ft

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 5 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  **37246 N 97th Way** **Scottsdale, AZ 85262** MLS ID: 7096585 Closed / For Lease *Courtesy of ProSmart Realty*	Single Family	5/5	4,222	0.88 acres 2004	12/2/2026 43 days	– $2/sq ft	–
2  **36410 N Boulder View Dr** **Scottsdale, AZ 85262** MLS ID: 7076735 Closed / For Lease *Courtesy of Coldwell Banker Realty*	Single Family	4/5	4,240	0.71 acres 2010	10/15/2026 32 days	– $1/sq ft	–

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Desert Mountain in Scottsdale, AZ

Closed: 5 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 %
3  **9162 E Sky Line Dr Scottsdale, AZ 85262** MLS ID: 7082713 Closed / For Lease *Courtesy of Russ Lyon Sotheby's International Realty*	Single Family	3/5	4,283	0.98 acres 1998	10/1/2026 10 days	– $2/sq ft	–
4  **9800 E Lofty Point Rd Scottsdale, AZ 85262** MLS ID: 7074624 Closed / For Lease *Courtesy of Fort Lowell Realty & Property Management*	Single Family	4/3	3,734	0.71 acres 2005	9/24/2026 8 days	– $1/sq ft	–
5  **36651 N Porta Nuova Rd Scottsdale, AZ 85262** MLS ID: 7015531 Closed / For Lease *Courtesy of Berkshire Hathaway HomeServices Arizona Properties*	Single Family	4/5	4,819	0.96 acres 2004	9/19/2026 155 days	– $1/sq ft	–

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