

# Scottsdale Market Report

## October 2025

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## October Market Report

# SCOTTSDALE

SINGLE FAMILY HOMES | TOWNHOMES | CONDOS | APARTMENTS

### Median Sales Price

\$885,000

#### DAYS ON MARKET

45

#### MONTHS SUPPLY

5.1

#### SOLD TO LIST PRICE %

96.8%

### Media Active List Price

\$1,075,000

### Median Sales Price Changes

OCTOBER  
\$885,000

SEPTEMBER  
\$871,000

LAST 3 MONTHS  
\$855,000

LAST 12 MONTHS  
\$858,750

LAST 24 MONTHS  
\$805,000

INFORMATION IS DEEMED RELIABLE, HOWEVER, NOT GUARANTEED.

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# HERE'S A QUICK LOOK AT THE DATA

- \* Active Listings: Around 2,660 homes were on the market in October, which is a 12.6% rise in inventory month-over-month.
- \* New Listings: 983 new properties came on the market in October 2025, which is a 6.8% month-over-month rise.
- \* Closed Sales: We saw about 529 sales close during this period, a 11.8% month-over-month rise.
- \* Median Sale Price: This sat at roughly \$885,000, which is a 1.6% month-over-month rise. However, sources like Redfin reported a higher median of \$860,000, showing a slight 1.7% dip year-over-year.
- \* Days on Market (DOM): Homes spent an average of 46 days on the market before selling.
- \* Months' Supply: With about 5.1 months of supply, we're in territory that is still a seller's market, however we are moving closer to a balanced market.
- \* List-to-Sold Ratio: Sellers received about 96.85% of their asking price, on average.

What does this all mean? The rising inventory is great news for buyers, giving you more options and a little more breathing room than in previous years.

For sellers, it signals that pricing and presentation are more important than ever. The days of simply listing a home and watching bids roll in are behind us. We're in a market that rewards strategy and preparation.

# SCOTTSDALE EVENTS

## NOVEMBER

### SATURDAY FARMER'S MARKETS

OLD TOWN SCOTTSDALE

NORTH SCOTTSDALE  
PINNACLE PEAK / ALMA SCHOOL RD

UPTOWN MARKET

### CANAL CONVERGENCE

WHEN:  
NOVEMBER 7-16, 2025

LOCATION:  
SCOTTSDALE WATERFRONT

### LIVE MUSIC WITH SANDRA BASSETT

SCOTTSDALE QUARTER | NOVEMBER 22ND | 5 - 7 PM

### THE SCOTTSDALE TURKEY TROT

THURSDAY, NOVEMBER 27TH

### WEEKLY ART WALK

WHEN:  
EVERY THURSDAY FROM 7-9 P.M.

LOCATION:  
ARTS DISTRICT