

# Scottsdale 85254

ZIP code · AZ · Arizona > Maricopa County > Scottsdale

SELLER'S MARKET

\$943K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

1,028

SALES (12 MO)

\$927K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

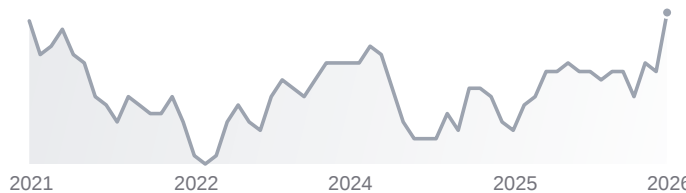
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

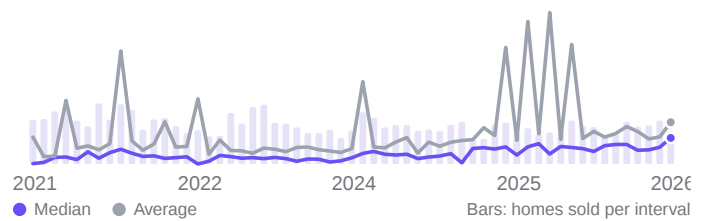
Market temperature (0-100)

70 / 100



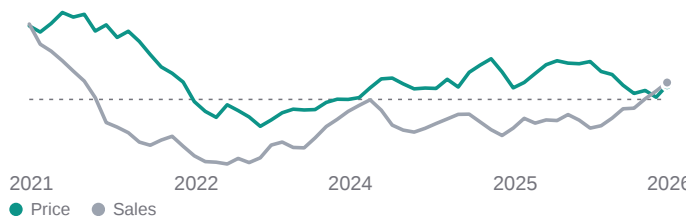
Sale prices

Median \$1M · Average \$1.2M



Growth (year over year)

Price +4.8% · Sales +5.8%



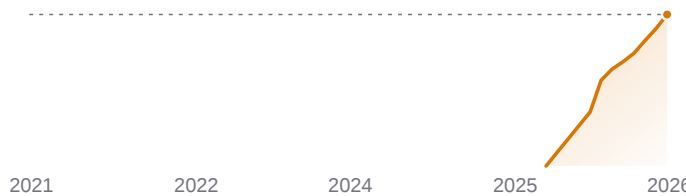
Price per square foot

\$449/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

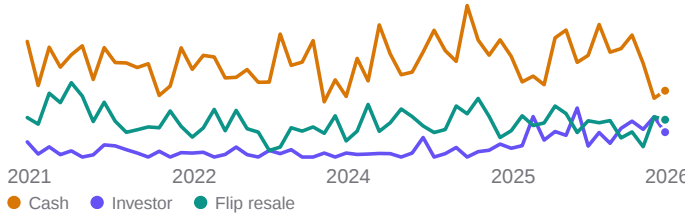
5.6%



## BUYERS & OUTCOMES

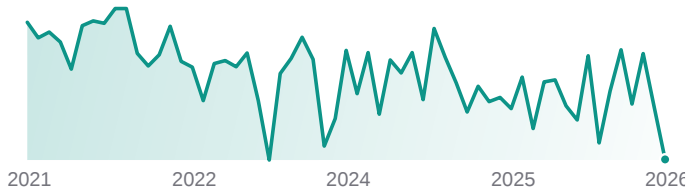
### Buyer mix

Cash 21% · Investor 7.8% · Flip resale 12%



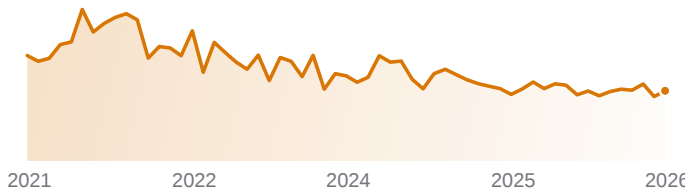
### Sellers who sold at a gain

89%

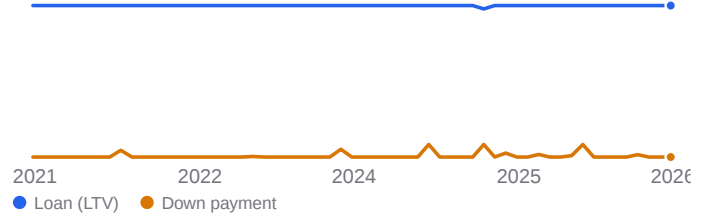


### Median annualized return at resale

+6.3%

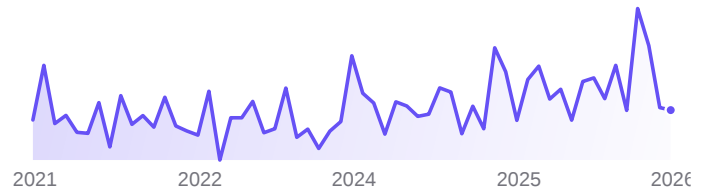


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



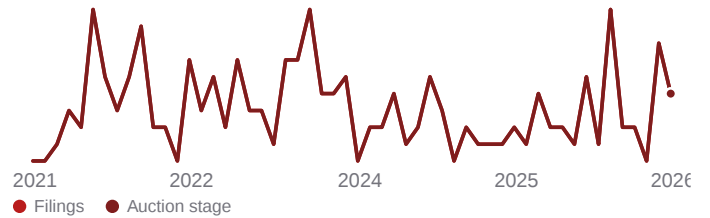
### Typical hold before selling

5.2 yrs



### Preforeclosure filings

Filings 5 · Auction stage 5



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 18,347    |
| Median value (AVM) | \$927K    |
| Median size        | 2,189 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1985      |
| Single family      | 82%       |
| Condos             | 15%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 67%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 72%  |
| Company owned                 | 38%  |
| Median loan-to-value          | 35%  |

Typical ownership tenure

**9.4 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>49,516</b>      |
| Density                          | <b>3,340 / mi²</b> |
| Median household income          | <b>\$117K</b>      |
| Average household income         | <b>\$150K</b>      |
| Crime index (US avg 100)         | <b>75</b>          |
| Air pollution index (US avg 100) | <b>103</b>         |
| Earthquake index (US avg 100)    | <b>54</b>          |
| Homes occupied                   | <b>89%</b>         |
| Bachelor's or higher             | <b>34%</b>         |
| Poverty rate                     | <b>5.0%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>70°F</b>        |
| Annual precip                    | <b>10 in</b>       |
| Sunshine                         | <b>86%</b>         |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.