

# Scottsdale 85255

ZIP code · AZ · Arizona · Maricopa County · Scottsdale

**SELLER'S MARKET**

**\$1.4M**

MEDIAN SALE PRICE

**-7.5%**

1-YR CHANGE

**1,352**

SALES (12 MO)

**\$1.4M**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 60 / 100**



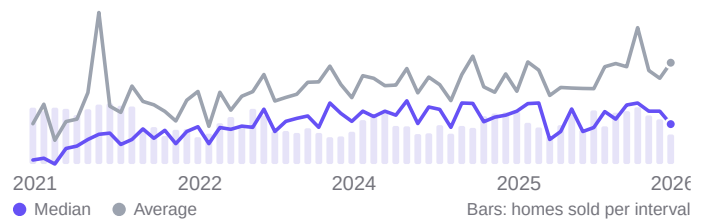
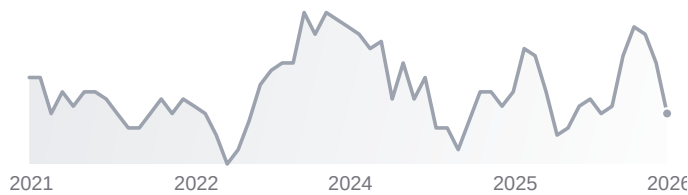
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**60 / 100**

Sale prices

**Median \$1.3M · Average \$2.1M**

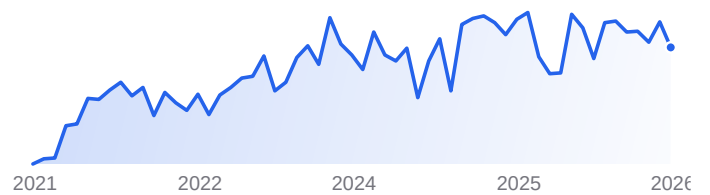
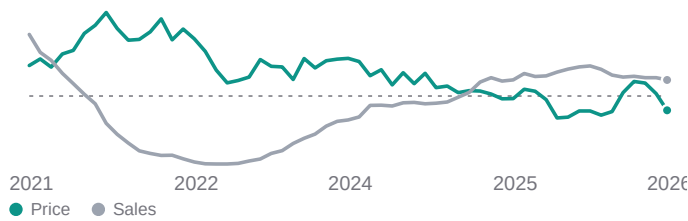


Growth (year over year)

**Price -7.5% · Sales +8.5%**

Price per square foot

**\$498/ft²**

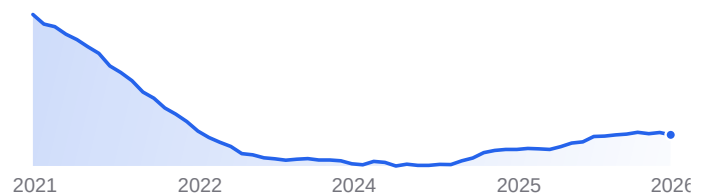
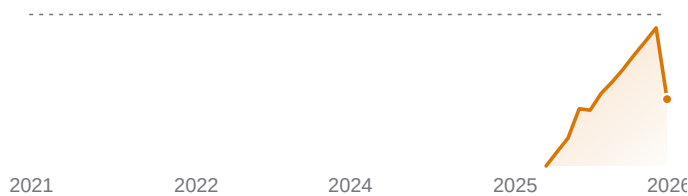


Sale premium vs estimated value

**-2.0%**

Annual turnover (share of homes sold)

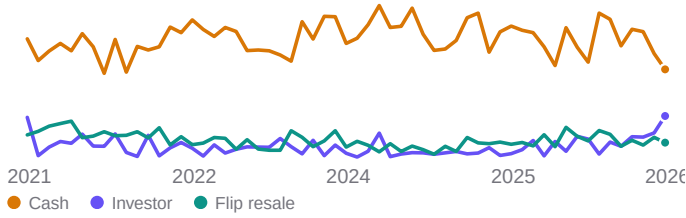
**6.5%**



## BUYERS & OUTCOMES

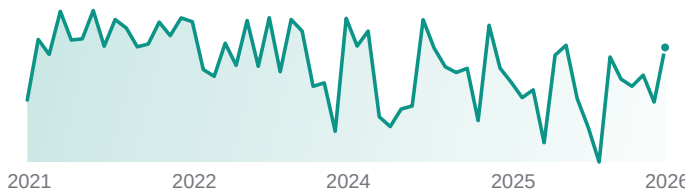
### Buyer mix

Cash 36% · Investor 17% · Flip resale 6.6%



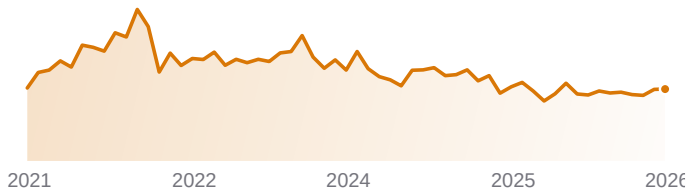
### Sellers who sold at a gain

96%

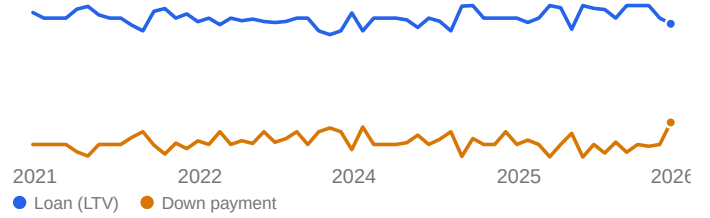


### Median annualized return at resale

+6.2%

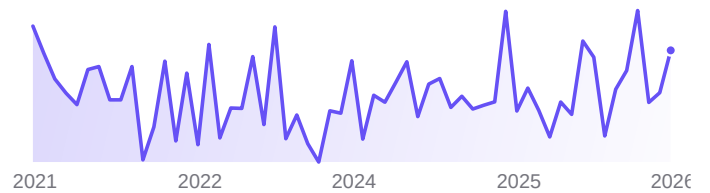


### Financing (share of purchase price) Loan (LTV) 73% · Down payment 34%



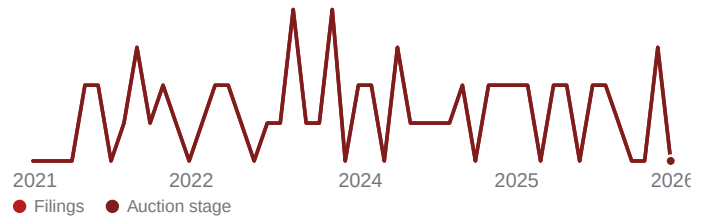
### Typical hold before selling

7.4 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 20,878    |
| Median value (AVM) | \$1.4M    |
| Median size        | 2,722 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1999      |
| Single family      | 79%       |
| Condos             | 16%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 77%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 67%  |
| Company owned                 | 46%  |
| Median loan-to-value          | 27%  |

Typical ownership tenure

**8.6 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>46,615</b>    |
| Density                          | <b>913 / mi²</b> |
| Median household income          | <b>\$147K</b>    |
| Average household income         | <b>\$191K</b>    |
| Crime index (US avg 100)         | <b>84</b>        |
| Air pollution index (US avg 100) | <b>99</b>        |
| Earthquake index (US avg 100)    | <b>55</b>        |
| Homes occupied                   | <b>86%</b>       |
| Bachelor's or higher             | <b>40%</b>       |
| Poverty rate                     | <b>4.4%</b>      |
| Unemployment                     | <b>0.9%</b>      |
| Average temp                     | <b>68°F</b>      |
| Annual precip                    | <b>14 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.