

Scottsdale 85257

ZIP code · AZ · Arizona > Maricopa County > Scottsdale

SELLER'S MARKET

\$630K

MEDIAN SALE PRICE

+21.2%

1-YR CHANGE

567

SALES (12 MO)

\$543K

MEDIAN VALUE (AVM)

Market temperature

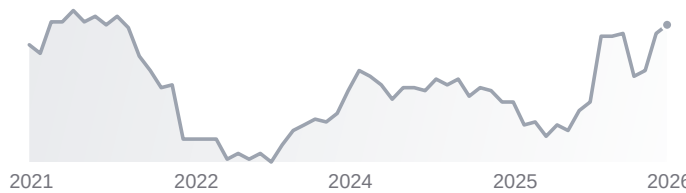
Seller's market · 79 / 100



MARKET TRENDS (5 YEARS)

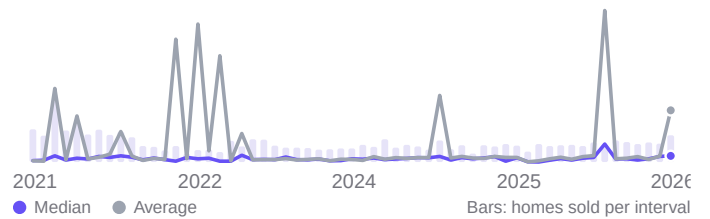
Market temperature (0–100)

79 / 100



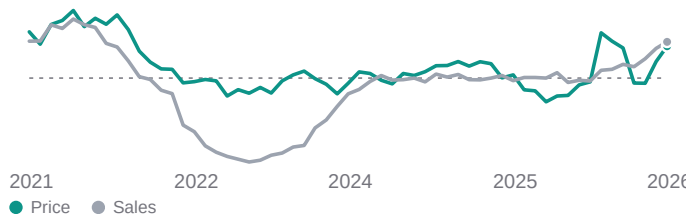
Sale prices

Median \$665K · Average \$2.1M



Growth (year over year)

Price +21.2% · Sales +24.1%



Price per square foot

\$396/ft²



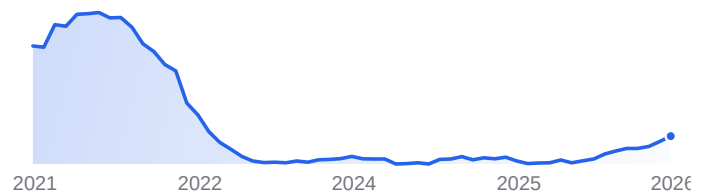
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

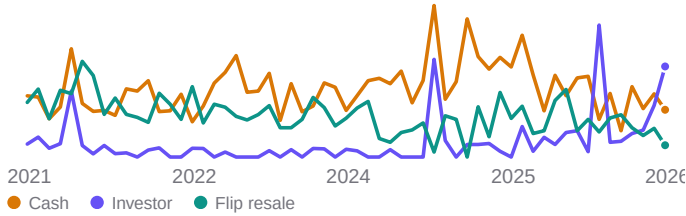
5.4%



BUYERS & OUTCOMES

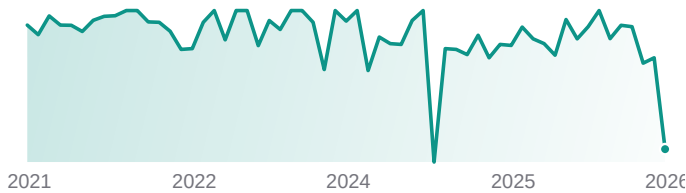
Buyer mix

Cash 18% · Investor 34% · Flip resale 4.5%



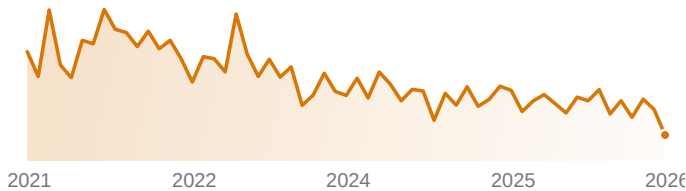
Sellers who sold at a gain

58%

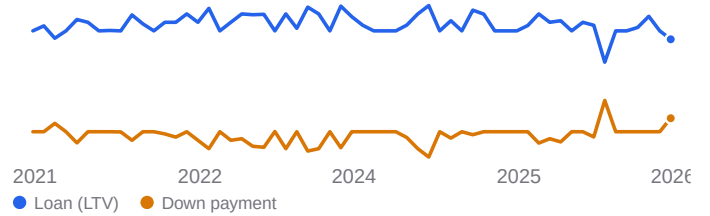


Median annualized return at resale

+2.9%

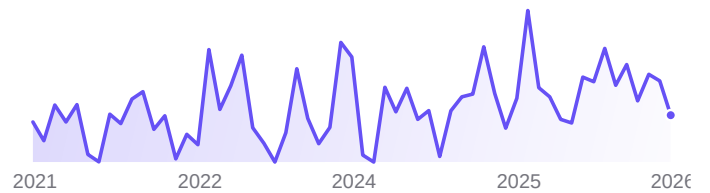


Financing (share of purchase price) Loan (LTV) 75% · Down payment 28%



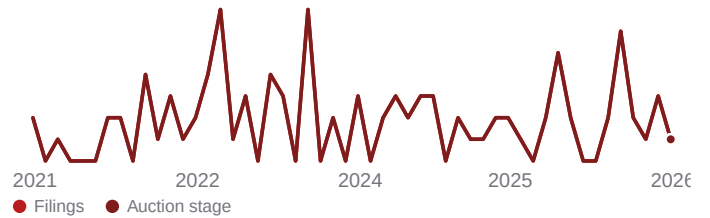
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,468
Median value (AVM)	\$543K
Median size	1,543 ft²
Median bedrooms	3
Median year built	1961
Single family	71%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.3%
Owner occupied	63%
Company owned	31%
Median loan-to-value	35%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	31,318
Density	4,397 / mi²
Median household income	\$85K
Average household income	\$111K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	35%
Poverty rate	5.7%
Unemployment	1.2%
Average temp	70°F
Annual precip	9 in
Sunshine	86%

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.