

Scottsdale 85258

ZIP code · AZ · Arizona > Maricopa County > Scottsdale

SELLER'S MARKET

\$942K

MEDIAN SALE PRICE

+9.6%

1-YR CHANGE

842

SALES (12 MO)

\$912K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

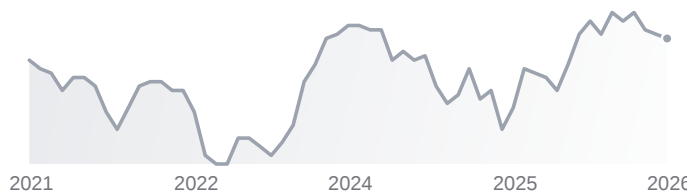
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

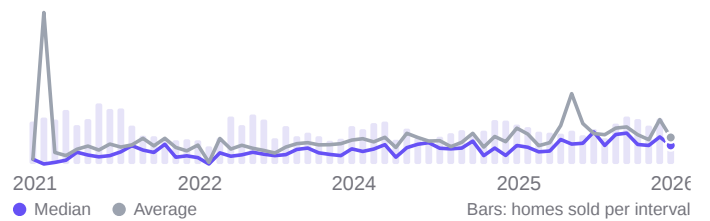
Market temperature (0–100)

73 / 100



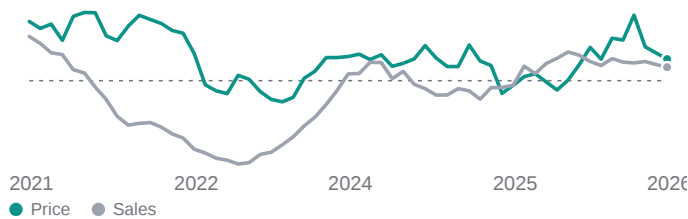
Sale prices

Median \$900K · Average \$1M



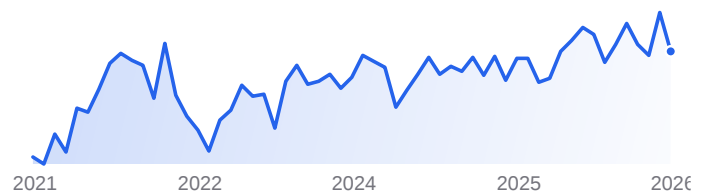
Growth (year over year)

Price +9.6% · Sales +6.0%



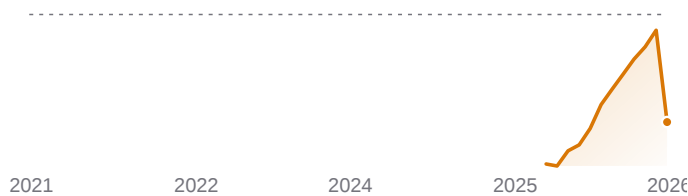
Price per square foot

\$449/ft²



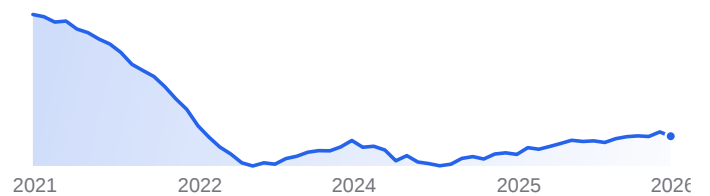
Sale premium vs estimated value

-2.3%



Annual turnover (share of homes sold)

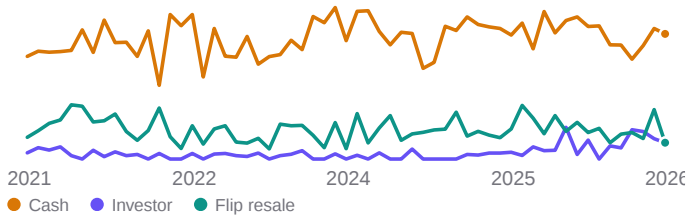
6.0%



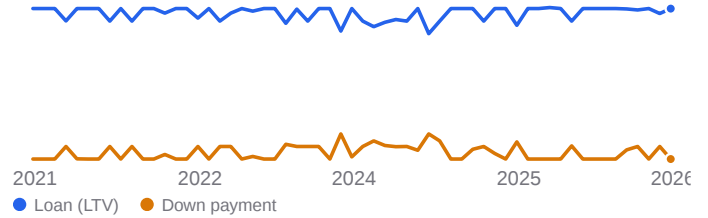
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 6.3% · Flip resale 6.3%

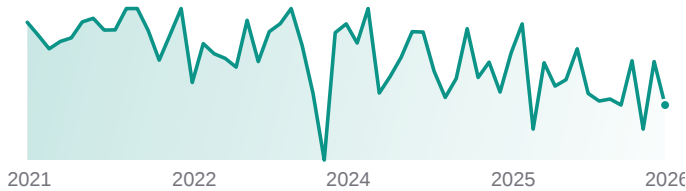


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



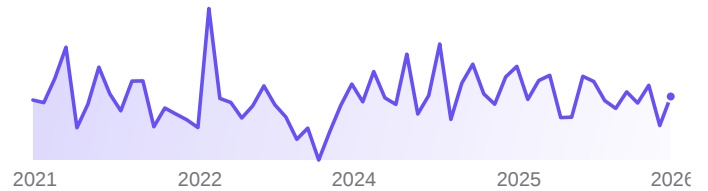
Sellers who sold at a gain

91%



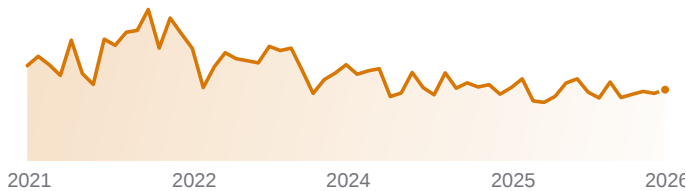
Typical hold before selling

6.3 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,926
Median value (AVM)	\$912K
Median size	1,971 ft²
Median bedrooms	3
Median year built	1984
Single family	46%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.8%
Owner occupied	61%
Company owned	41%
Median loan-to-value	24%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	26,168
Density	2,734 / mi²
Median household income	\$109K
Average household income	\$144K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	52
Homes occupied	83%
Bachelor's or higher	36%
Poverty rate	6.5%
Unemployment	0.9%
Average temp	70°F
Annual precip	10 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.