

Scottsdale 85259

ZIP code · AZ · Arizona · Maricopa County · Scottsdale

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+16.2%

1-YR CHANGE

484

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100



MARKET TRENDS (5 YEARS)

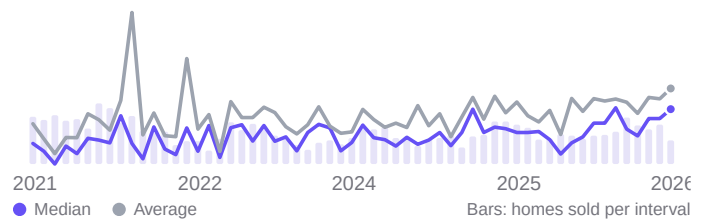
Market temperature (0–100)

77 / 100



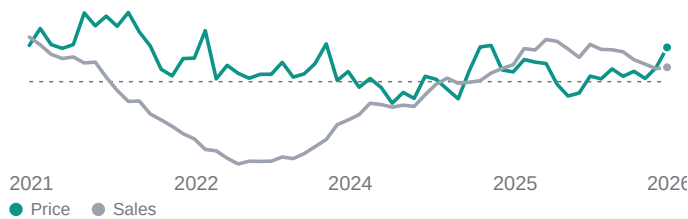
Sale prices

Median \$1.4M · Average \$1.6M



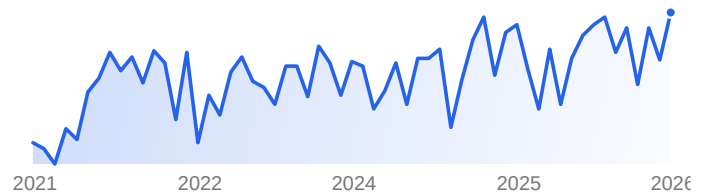
Growth (year over year)

Price +16.2% · Sales +6.8%



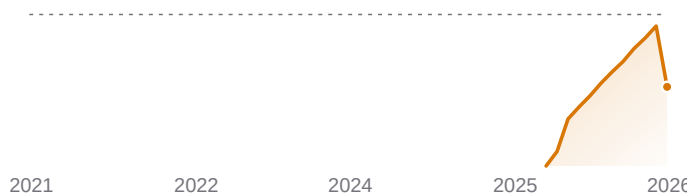
Price per square foot

\$439/ft²



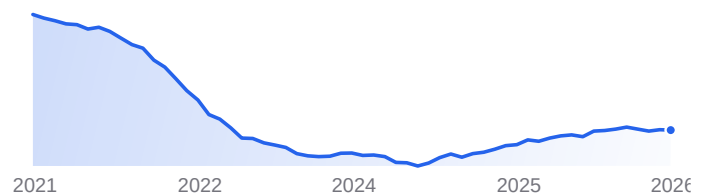
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

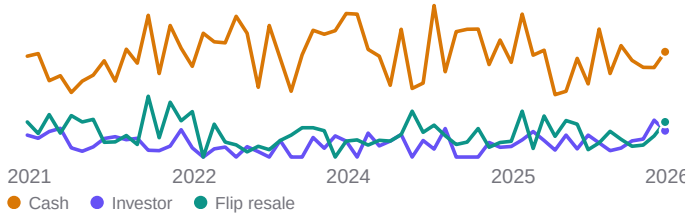
5.3%



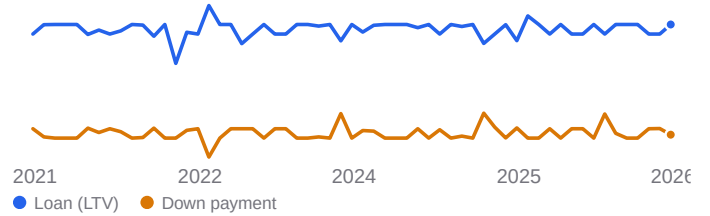
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 13%

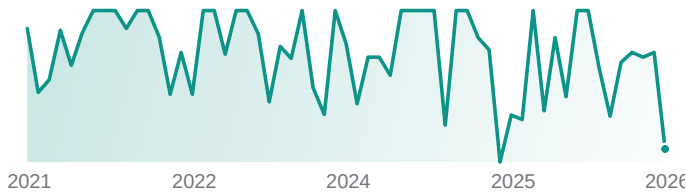


Financing (share of purchase price) Loan (LTV) 80% · Down payment 22%



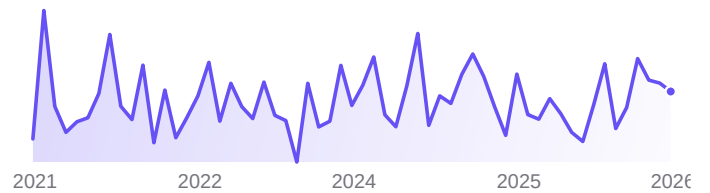
Sellers who sold at a gain

86%



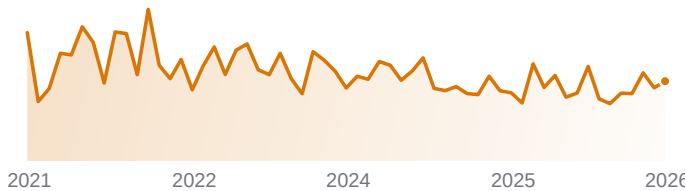
Typical hold before selling

7.9 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,120
Median value (AVM)	\$1.2M
Median size	2,830 ft²
Median bedrooms	4
Median year built	1995
Single family	85%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	41%
Median loan-to-value	33%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	24,481
Density	1,268 / mi²
Median household income	\$146K
Average household income	\$179K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	53
Homes occupied	92%
Bachelor's or higher	38%
Poverty rate	3.8%
Unemployment	1.0%
Average temp	70°F
Annual precip	12 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.