

Scottsdale 85262

ZIP code · AZ · Arizona > Maricopa County > Scottsdale

SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+14.7%

1-YR CHANGE

577

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

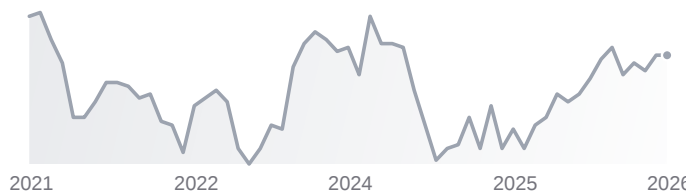
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

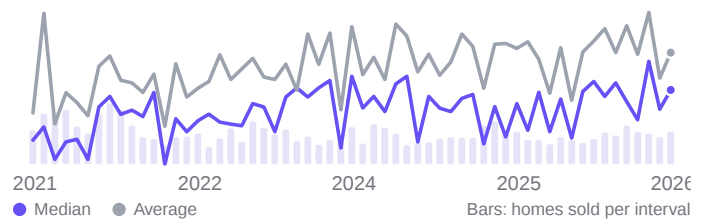
Market temperature (0–100)

68 / 100



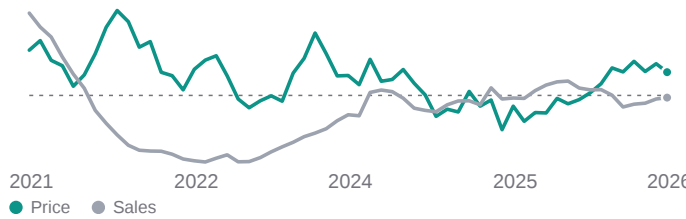
Sale prices

Median \$1.7M · Average \$2M



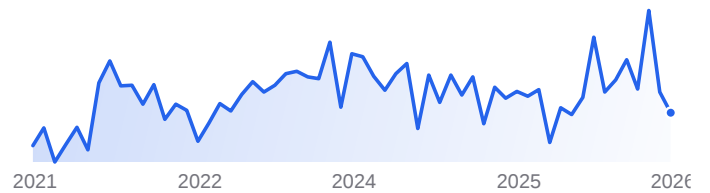
Growth (year over year)

Price +14.7% · Sales -1.4%



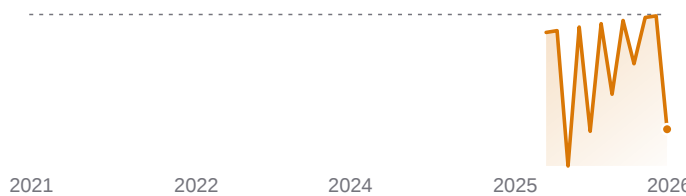
Price per square foot

\$424/ft²



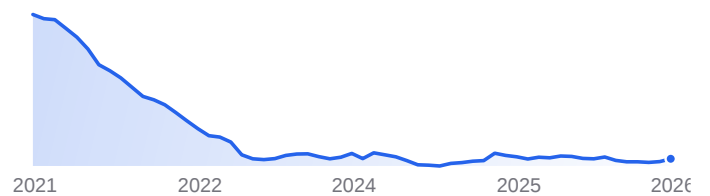
Sale premium vs estimated value

-2.1%



Annual turnover (share of homes sold)

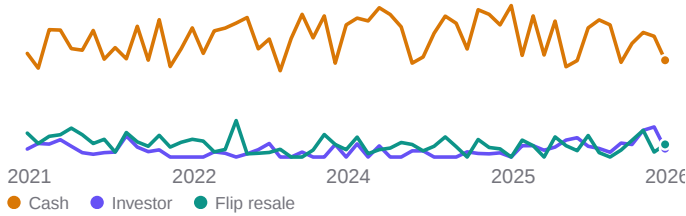
6.1%



BUYERS & OUTCOMES

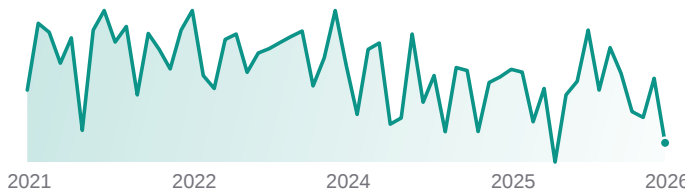
Buyer mix

Cash 42% · Investor 3.6% · Flip resale 5.5%



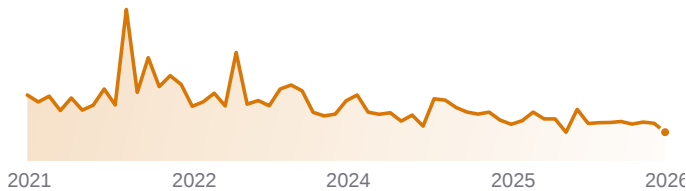
Sellers who sold at a gain

83%

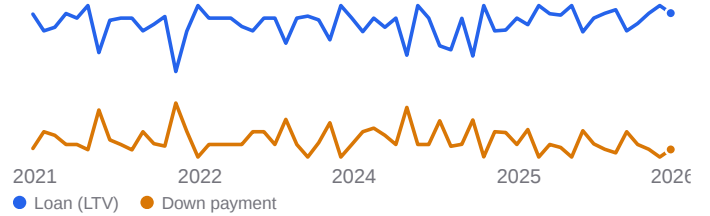


Median annualized return at resale

+4.6%

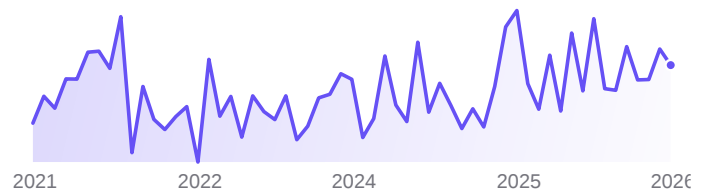


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,446
Median value (AVM)	\$1.7M
Median size	3,380 ft²
Median bedrooms	4
Median year built	2003
Single family	76%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.8%
Owner occupied	62%
Company owned	47%
Median loan-to-value	25%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	12,911
Density	52 / mi²
Median household income	\$157K
Average household income	\$201K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	63
Homes occupied	79%
Bachelor's or higher	34%
Poverty rate	4.3%
Unemployment	0.8%
Average temp	68°F
Annual precip	16 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.