

Scottsdale 85266

ZIP code · AZ · Arizona > Maricopa County > Scottsdale

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

397

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

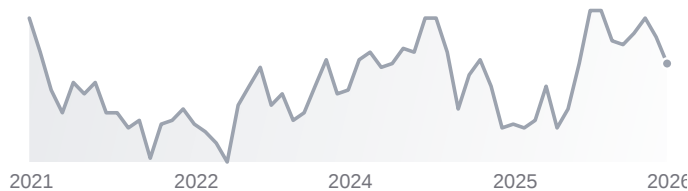
Seller's market · 65 / 100



MARKET TRENDS (5 YEARS)

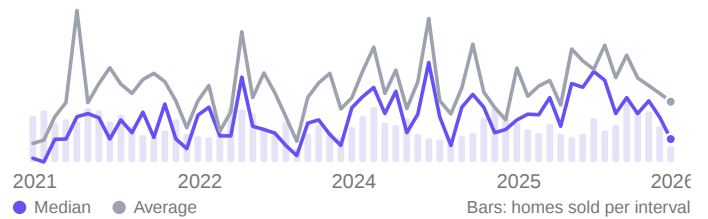
Market temperature (0–100)

65 / 100



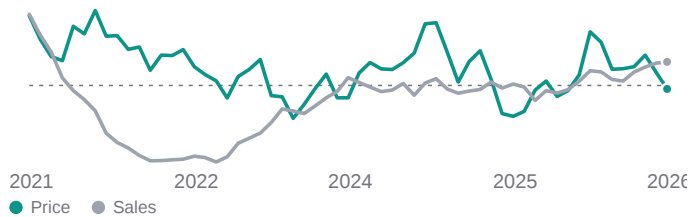
Sale prices

Median \$1.1M · Average \$1.3M



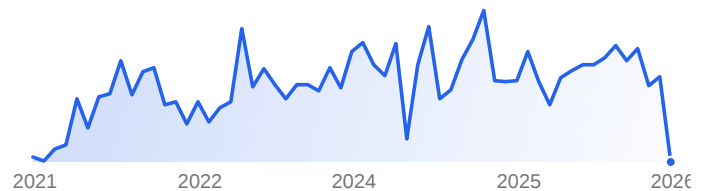
Growth (year over year)

Price -1.8% · Sales +12.5%



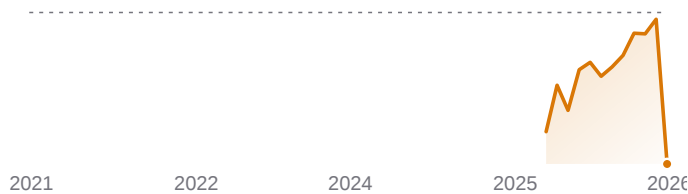
Price per square foot

\$372/ft²



Sale premium vs estimated value

-3.4%



Annual turnover (share of homes sold)

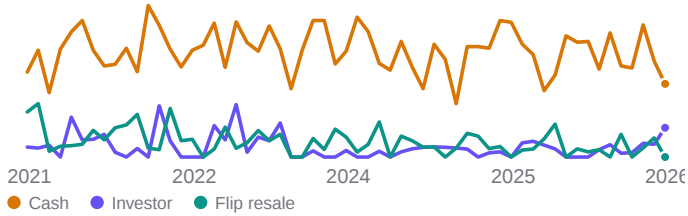
5.9%



BUYERS & OUTCOMES

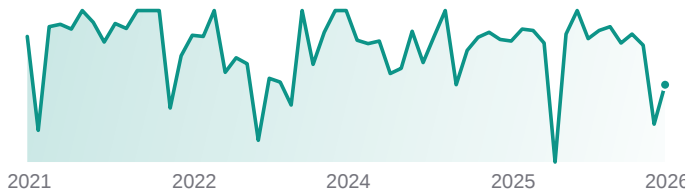
Buyer mix

Cash 36% · Investor 14% · Flip resale 0%



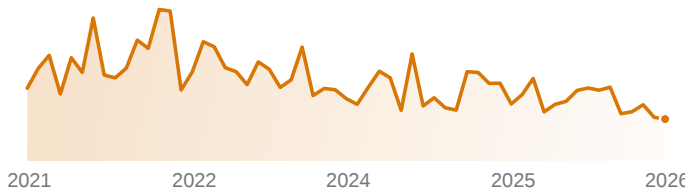
Sellers who sold at a gain

86%

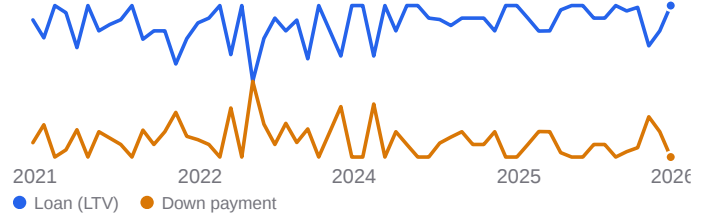


Median annualized return at resale

+3.9%



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



Typical hold before selling

13.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,712
Median value (AVM)	\$1.4M
Median size	3,005 ft²
Median bedrooms	3
Median year built	1999
Single family	88%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.8%
Owner occupied	69%
Company owned	48%
Median loan-to-value	24%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	11,376
Density	645 / mi²
Median household income	\$145K
Average household income	\$192K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	56
Homes occupied	81%
Bachelor's or higher	38%
Poverty rate	3.5%
Unemployment	0.7%
Average temp	69°F
Annual precip	13 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.