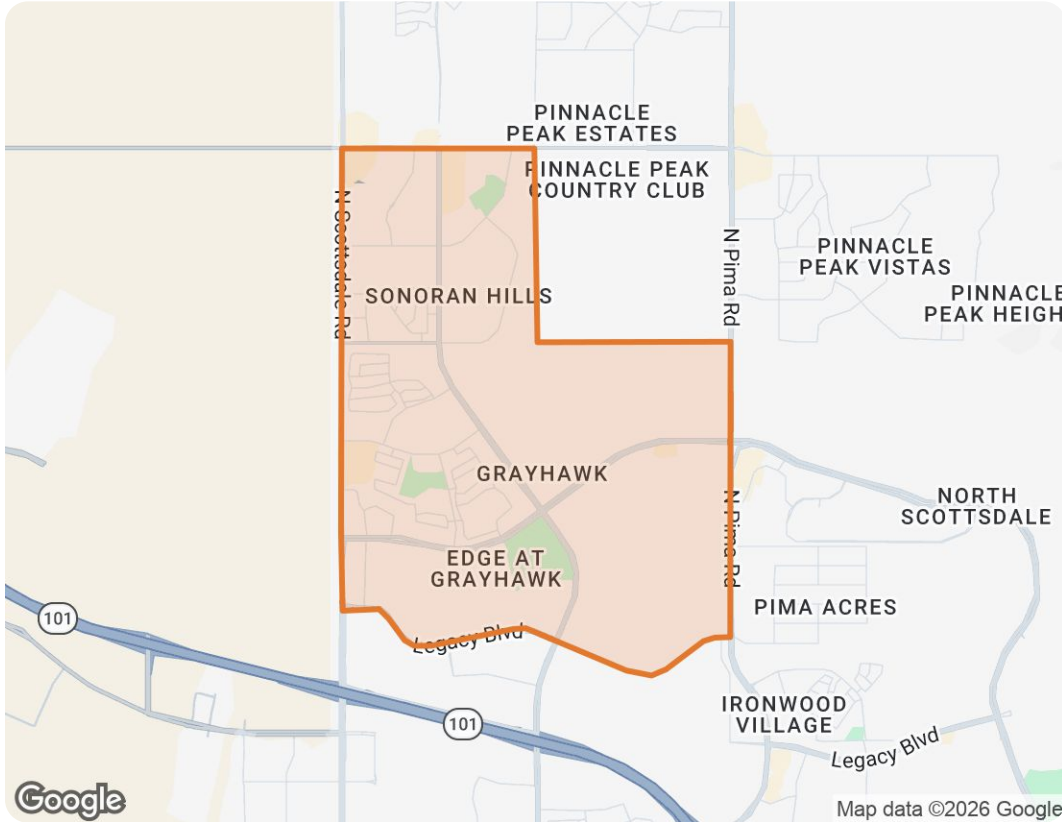


Grayhawk in Scottsdale, AZ



Heather Tawes Nelson

Associate Broker | CRS

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📞 Work (602) 751-1675

✉️ heather@scottsdaleagent.net

🌐 <https://www.LiveBetterInScottsdale.com>

eXp Realty

6991 E. Camelback Road
Scottsdale, AZ 85251

Housing

Housing Facts & Stats

	Grayhawk	Scottsdale	Maricopa County	Arizona	USA
Median Estimated Home Value	\$849K	\$865K	\$473K	\$442K	\$372K
Est. Home Value 12-Mo. Change	-2.1%	+0.5%	-1.3%	-1.3%	+0.1%
Median List Price	\$734K	\$945K	\$499K	\$450K	–
List Price 1-Month Change	+5%	+5.3%	+0.8%	+0%	–
List Price 12-Month Change	+4.1%	-5%	-0.2%	-2%	–
Median Home Age	23	35	32	32	44
Own	60%	67%	65%	67%	65%
Rent	40%	33%	35%	33%	35%
\$ Total Value (of all buildings for which permits were issued)	–	–	\$9.08B	\$14.75B	\$384.62B
% Change in permits (for all buildings)	–	–	+18%	+20%	+6%
% Change in \$ value (for all buildings)	–	–	+4%	+9%	+5%



Grayhawk in Scottsdale, AZ

Market Trends for Grayhawk in Scottsdale, AZ

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

4.57

↑ 2.7% MoM

Sold to List Price %

97.9%

↑ 1.22% MoM

Median Days in RPR

65

↓ 7.14% MoM

Median Sold Price

\$797,500

↓ 16.23% MoM

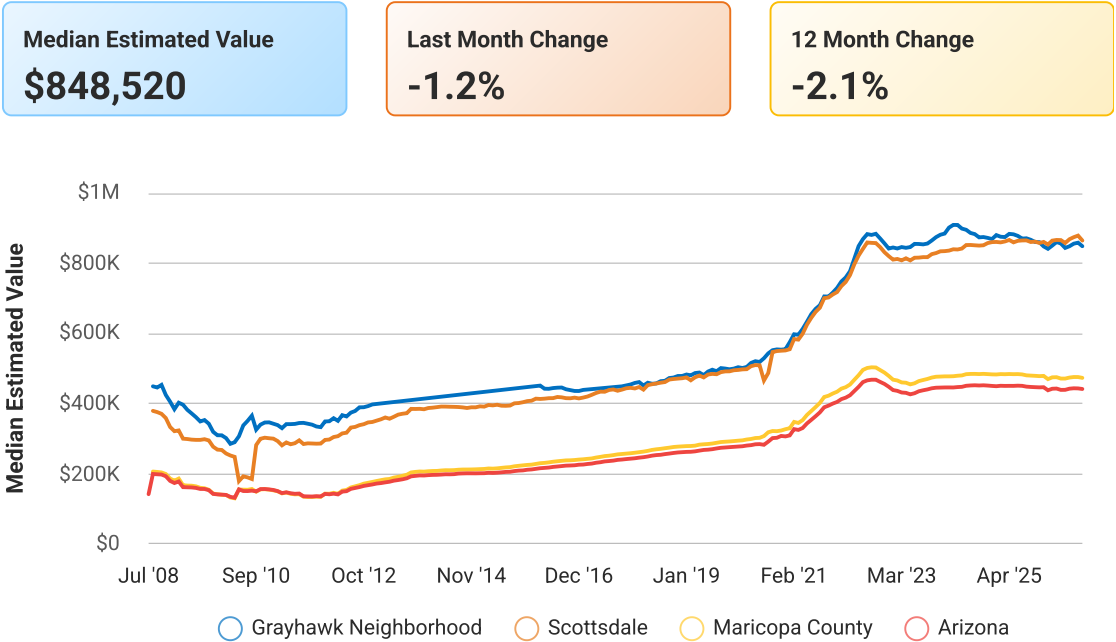
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Grayhawk in Scottsdale, AZ

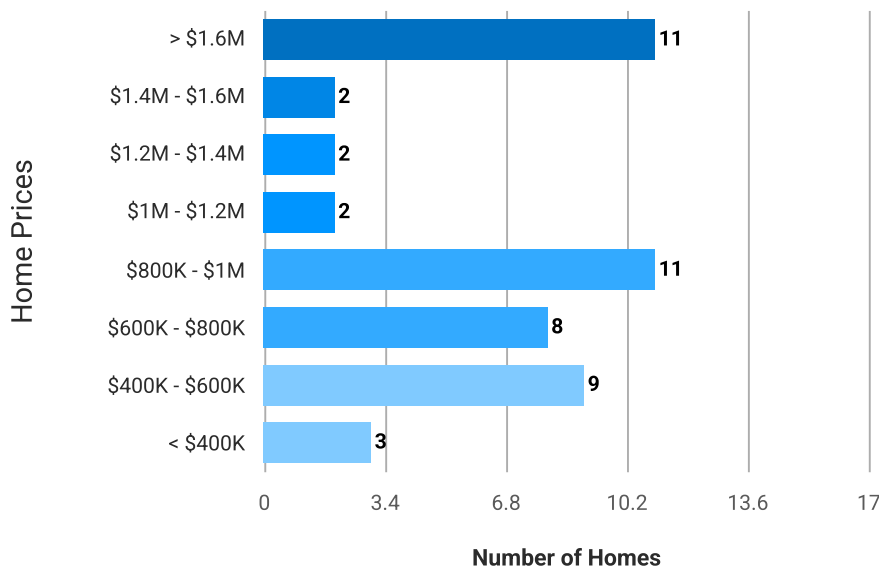
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

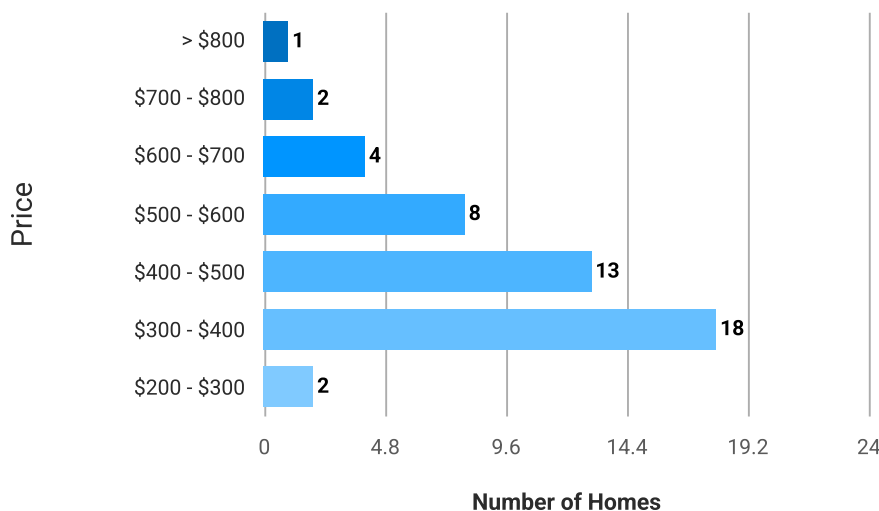


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

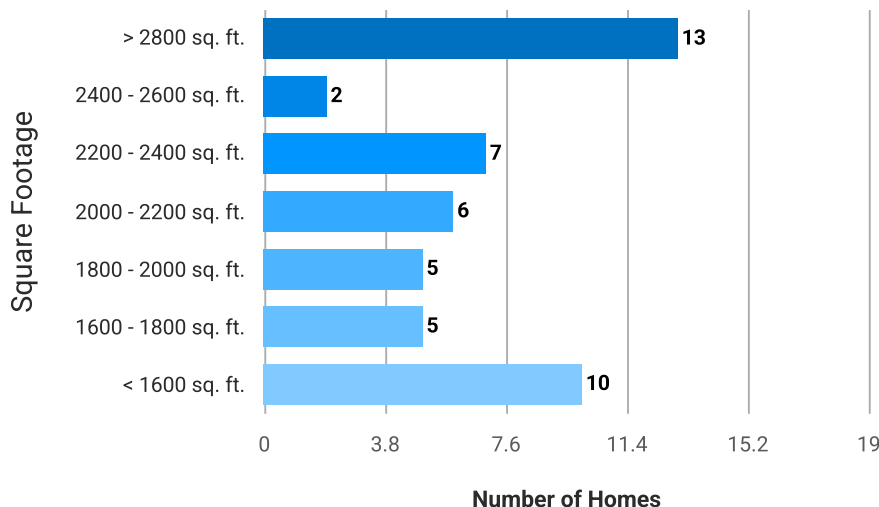


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



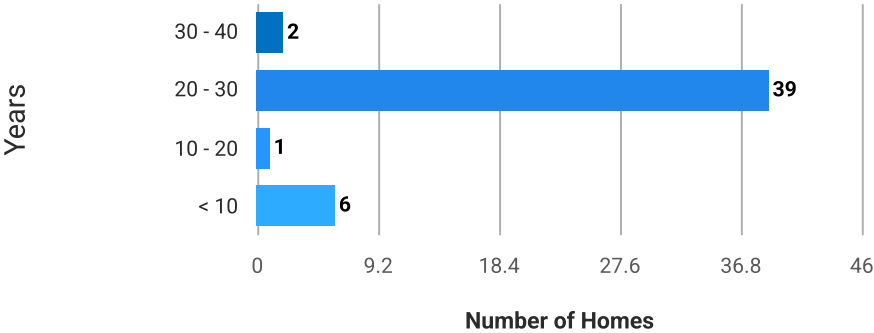
Grayhawk in Scottsdale, AZ

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

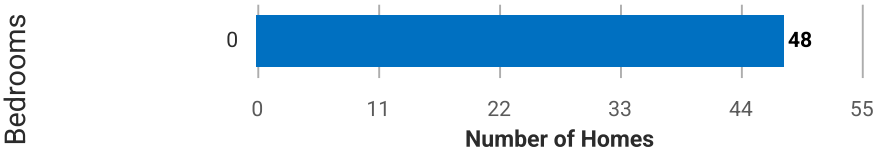


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Grayhawk	Scottsdale	Maricopa County	Arizona	USA
Population	11K	244K	4.56M	7.38M	334.92M
Population Density per Sq Mi	2.02K	1.33K	496	65	95
Pop Change since 2020	+1.6%	+3.3%	+6.8%	+6.2%	+2.5%
Median Age	49	49	38	39	39
Male / Female Ratio	48%	48%	50%	50%	50%

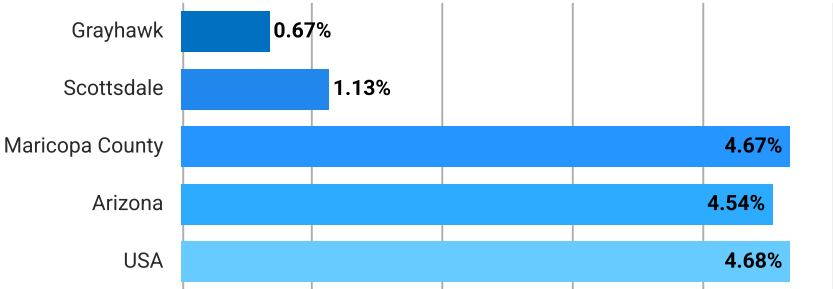
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

Less than 9th Grade

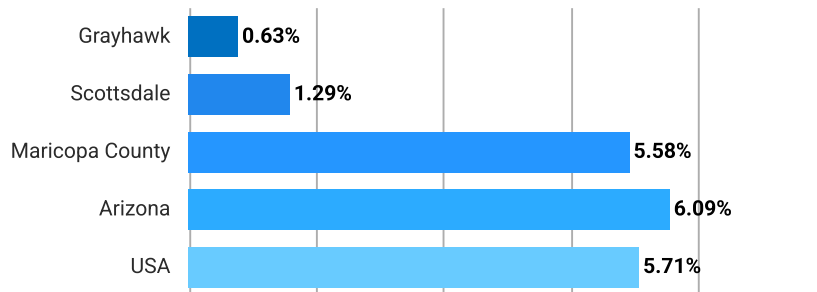
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Grayhawk in Scottsdale, AZ

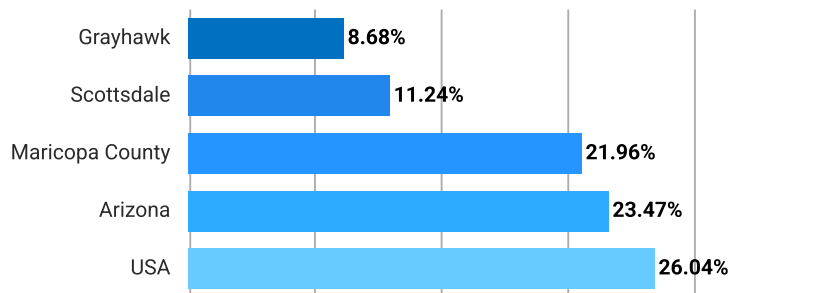
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



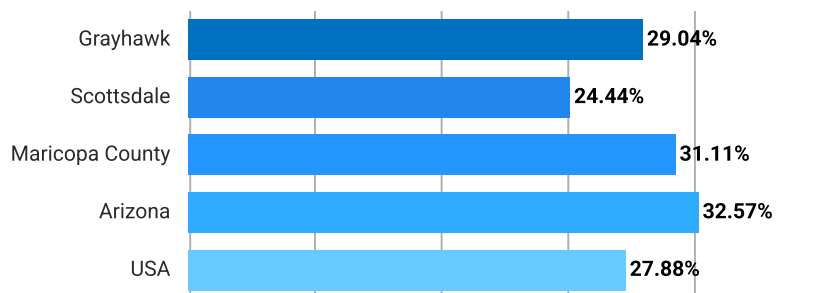
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



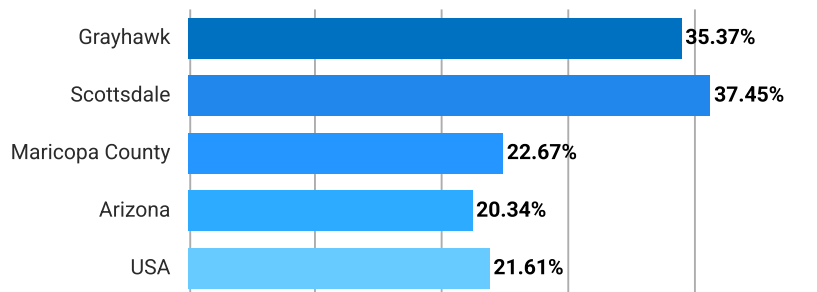
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



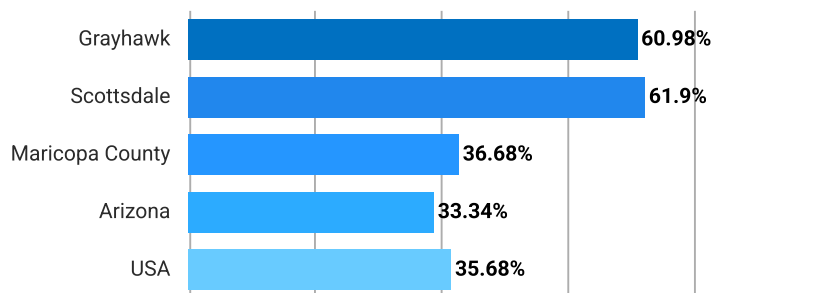
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Some College

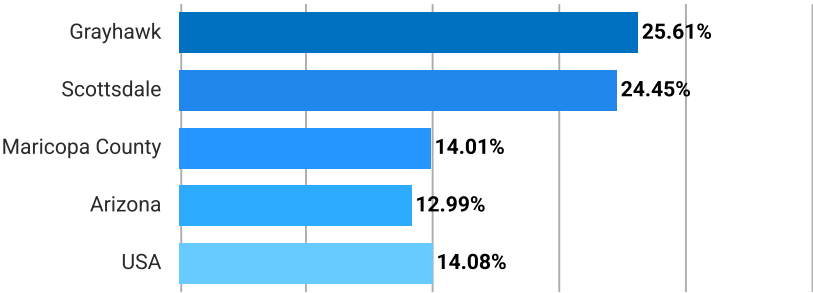
This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grayhawk in Scottsdale, AZ

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

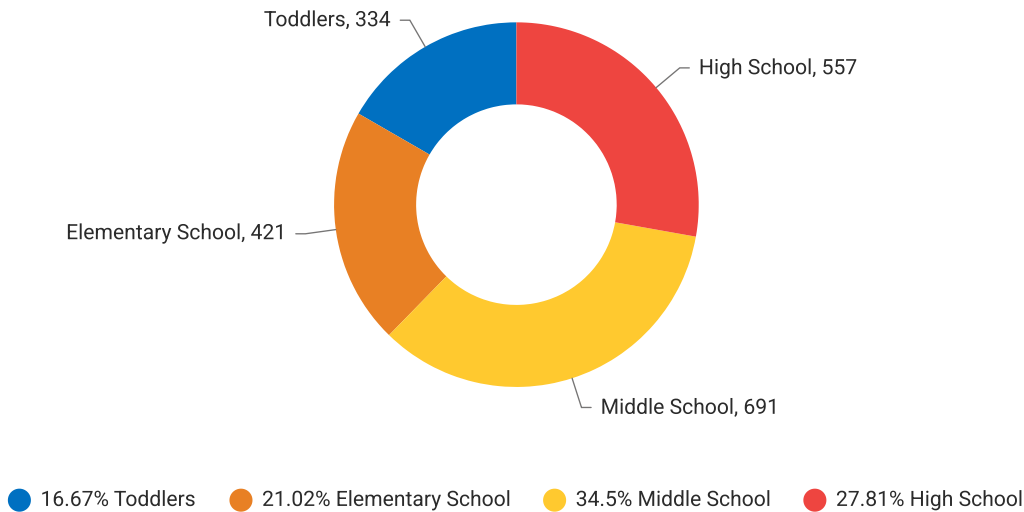


Population of Children by Age Group in Grayhawk

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



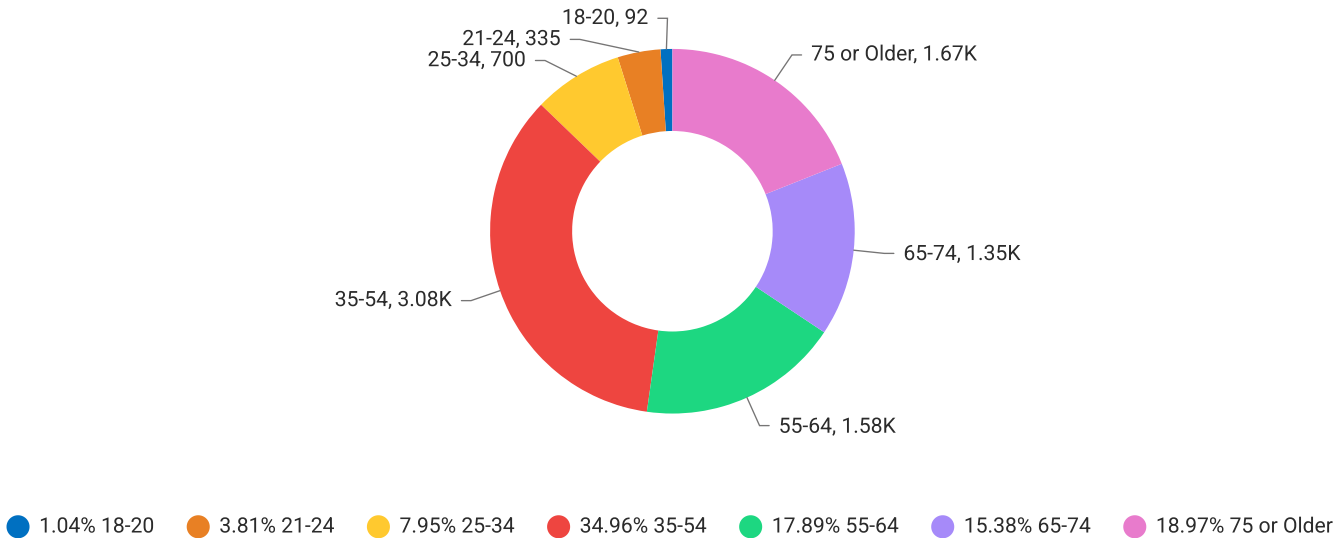
Grayhawk in Scottsdale, AZ

Population of Adults by Age Group in Grayhawk

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

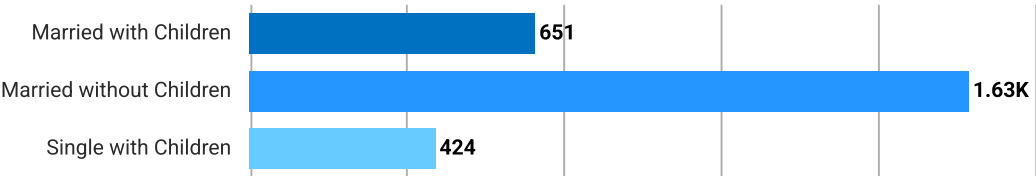


Households With Children in Grayhawk

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

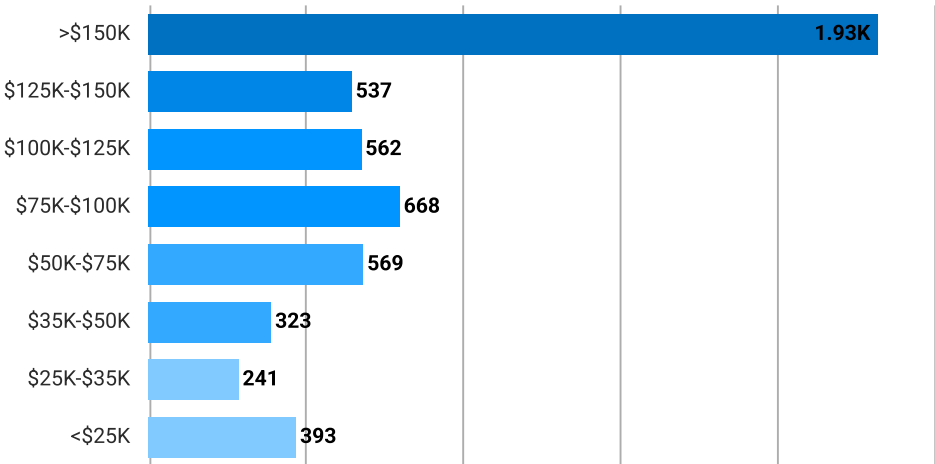


Household Income Brackets in Grayhawk

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



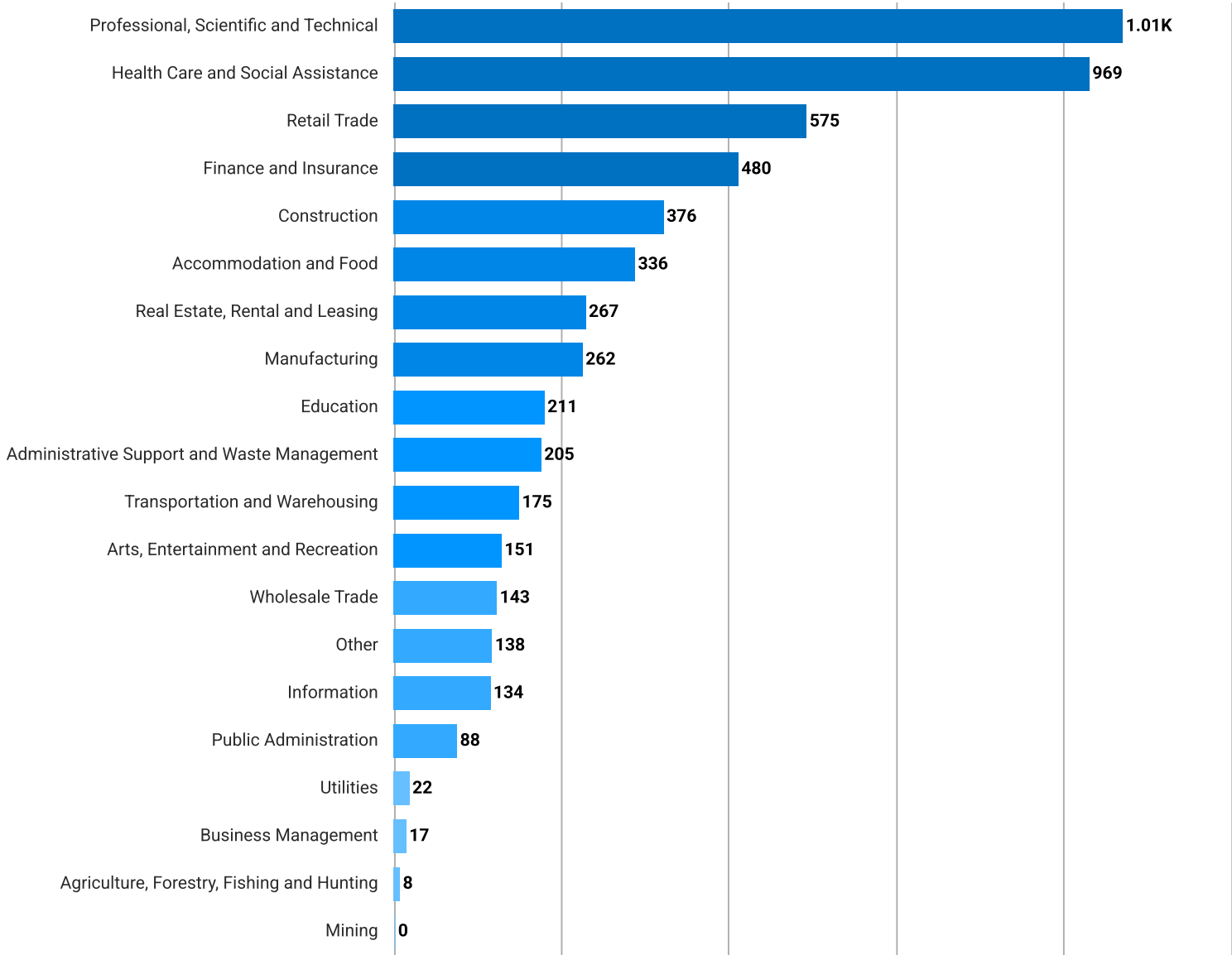
Grayhawk in Scottsdale, AZ

Occupational Categories in Grayhawk

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

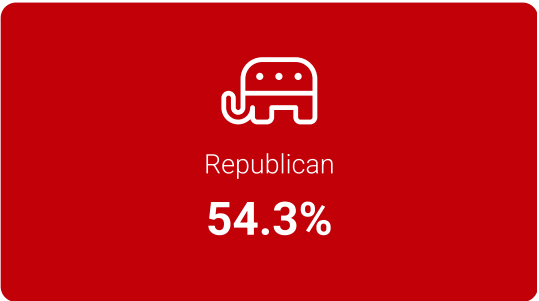
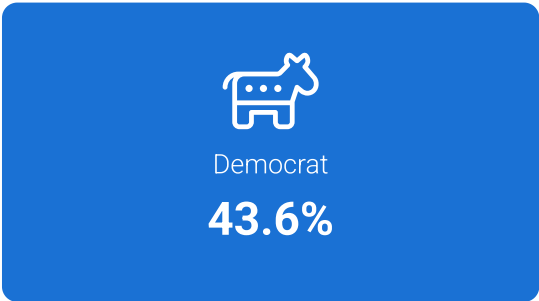


Presidential Voting Pattern in Grayhawk

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Grayhawk in Scottsdale, AZ

Economy

Economic Facts & Stats

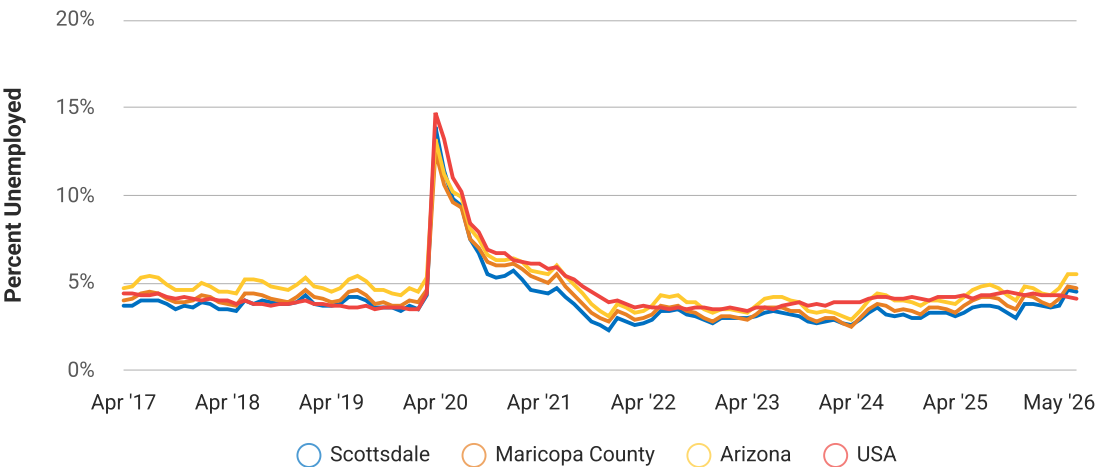
	Grayhawk	Scottsdale	Maricopa County	Arizona	USA
Income Per Capita	\$79,630	\$86,009	\$46,183	\$42,503	\$44,673
Median Household Income	\$118,572	\$110,886	\$89,300	\$79,964	\$80,734
Unemployment Rate	–	4.5%	4.7%	5.5%	4.1%
Number Unemployed	–	6K	116K	203K	6.92M
Number Employed	–	130K	2.34M	3.49M	162.18M
Number in Labor Force	–	136K	2.45M	3.69M	169.09M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

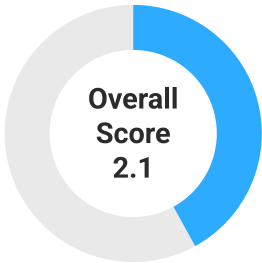
Quality of Life Facts & Stats

	Grayhawk	Scottsdale	Maricopa County	Arizona	USA
Elevation (in feet)	1,754	2,116	1,634	4,214	–
Annual Rainfall (in inches)	8.5	13.15	10.08	13.11	–
Annual Snowfall (in inches)	0	0.93	0.76	13.11	–
Days of Full Sun (per year)	180	180	180	172	–
Travel Time to Work (in minutes)	–	22	26	25	26
Water Quality (Health Violations)	–	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	11	–	–
Superfund Sites	–	1	12	22	2,466
Brownfield Sites	No	No	Yes	Yes	No

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely
Update Frequency: Quarterly



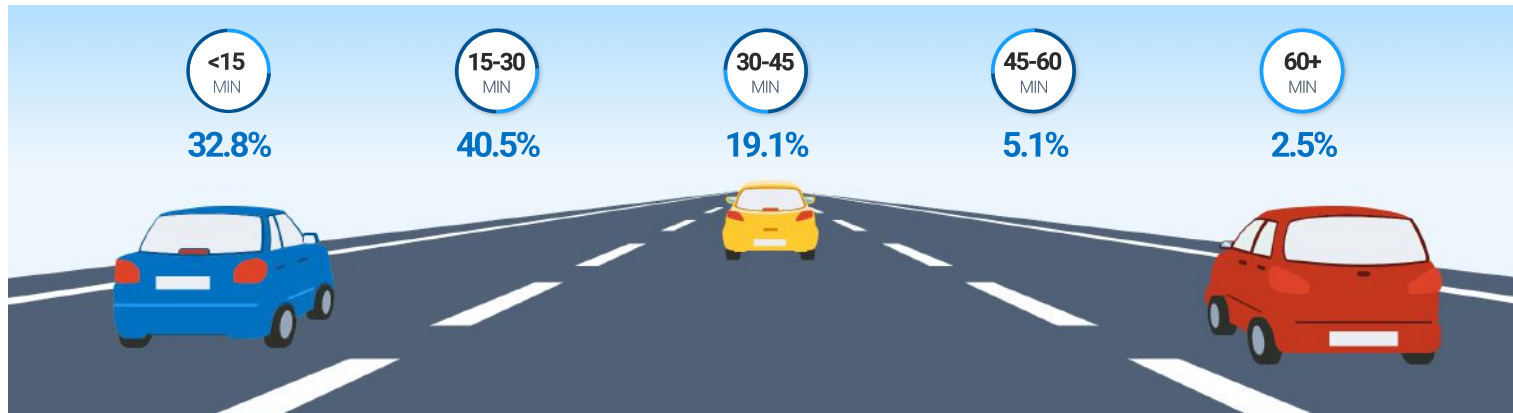
Grayhawk in Scottsdale, AZ

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

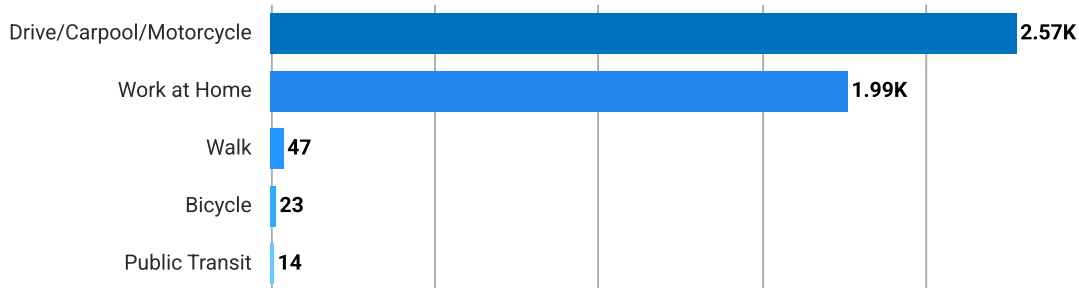


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



Nearby Neighborhoods

Micro Neighborhoods near Grayhawk in Scottsdale, AZ

Crown Point Norte in Scottsdale, AZ

Median Estimate Home Value	\$1,754,520
Number of Homes	92
Total Population	1,238

Grayhawk C East G A West in Scottsdale, AZ

Median Estimate Home Value	\$3,488,240
Number of Homes	38
Total Population	1,238

Avian at Grayhawk in Scottsdale, AZ

Median Estimate Home Value	\$786,970
Number of Homes	189
Total Population	1,238

Talon Retreat in Scottsdale, AZ

Median Estimate Home Value	\$1,213,040
Number of Homes	269
Total Population	907

Sonoran Hills in Scottsdale, AZ

Median Estimate Home Value	\$1,326,150
Number of Homes	469
Total Population	3,154

Grayhawk Village in Scottsdale, AZ

Median Estimate Home Value	\$1,241,640
Number of Homes	570
Total Population	2,259

Grayhawk in Scottsdale, AZ

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
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