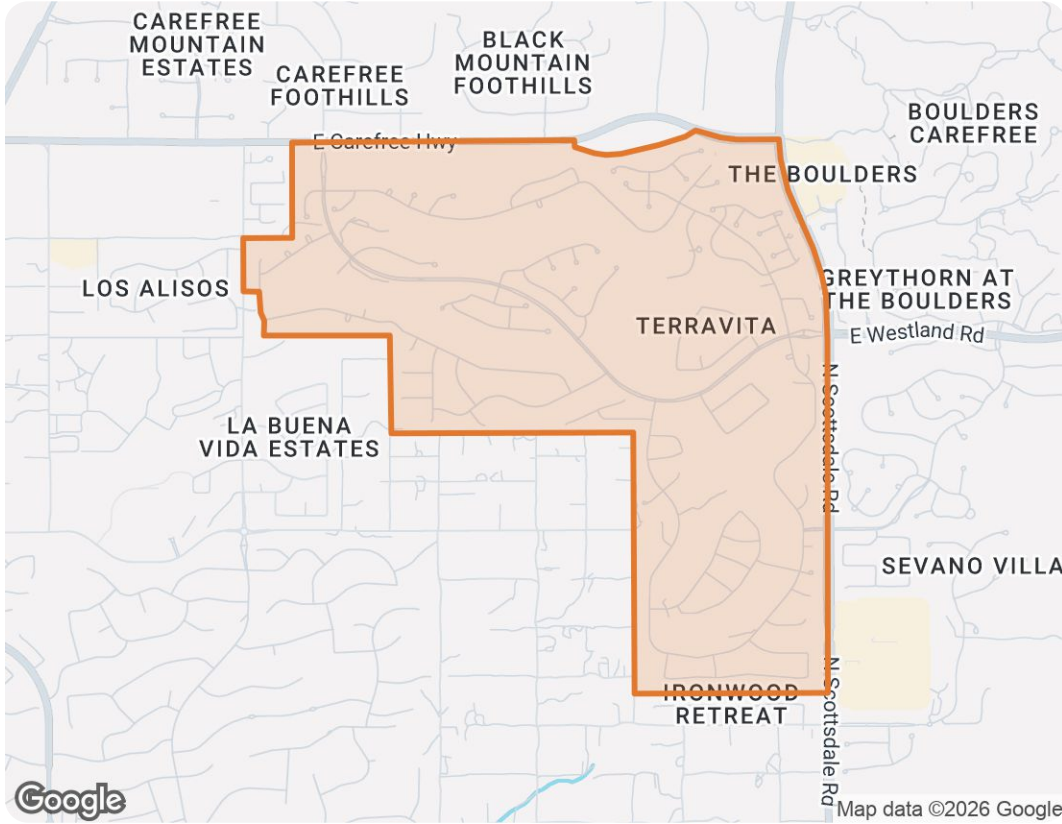


Terravita in Scottsdale, AZ



Associate Broker

<https://www.LiveBetterInScottsdale.com>

eXp Realty

6991 E. Camelback Road

Scottsdale, AZ 85251

Housing

Housing Facts & Stats

	Terravita	Scottsdale	Maricopa County	Arizona	USA
Median Estimated Home Value	\$1.14M	\$865K	\$473K	\$442K	\$372K
Est. Home Value 12-Mo. Change	-1.2%	+0.5%	-1.3%	-1.3%	+0.1%
Median List Price	\$1.54M	\$945K	\$499K	\$450K	–
List Price 1-Month Change	+22.8%	+5.3%	+0.8%	+0%	–
List Price 12-Month Change	+42.8%	-5%	-0.2%	-2%	–
Median Home Age	27	35	32	32	44
Own	94%	67%	65%	67%	65%
Rent	6%	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%



Terravita in Scottsdale, AZ

Market Trends for Terravita 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

4.5

↑ 85.19% MoM

Sold to List Price %

95.6%

↓ 1.44% MoM

Median Days in RPR

45

↓ 32.84% MoM

Median Sold Price

\$1,000,000

↑ 5.26% MoM

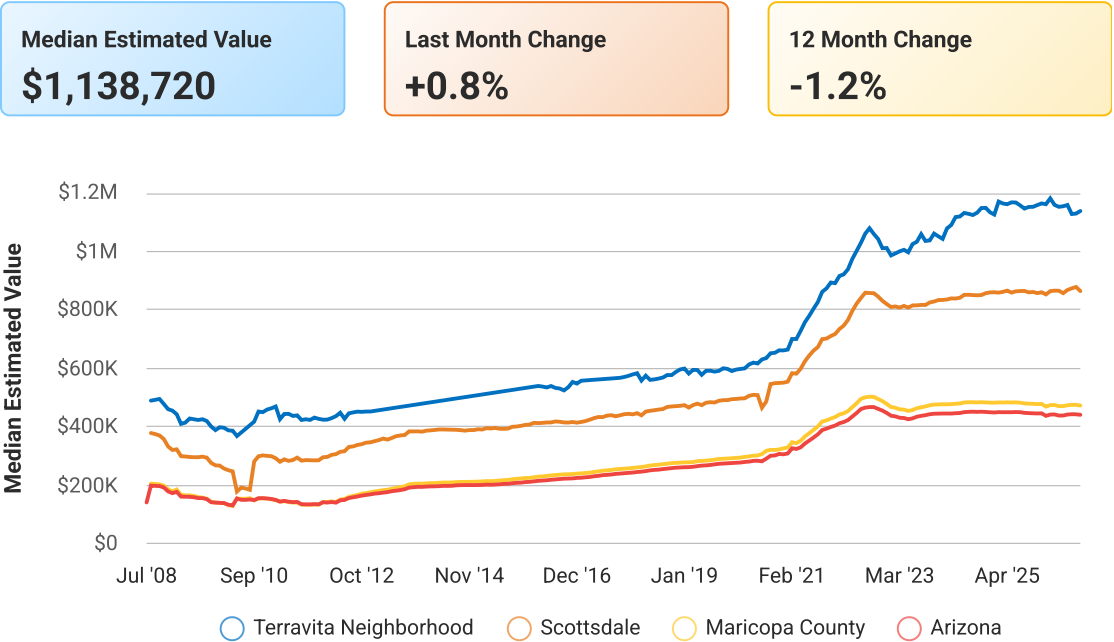
September 2026 Median Estimated Property Value

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



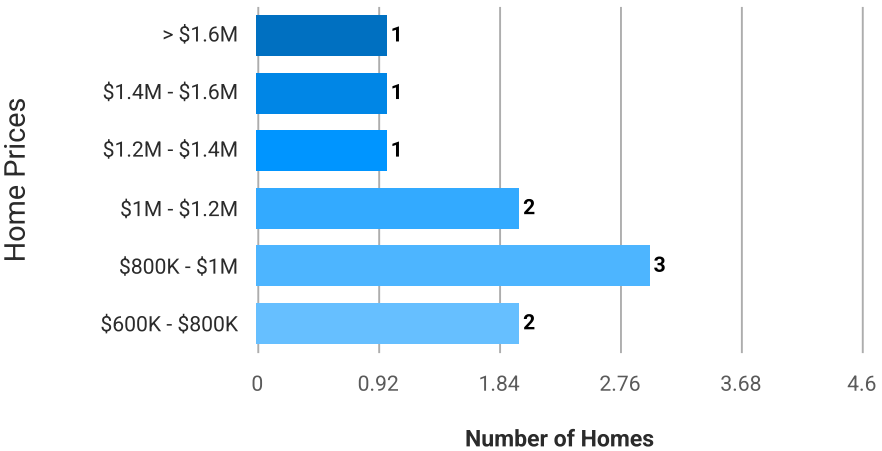
Sold Home Stats

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

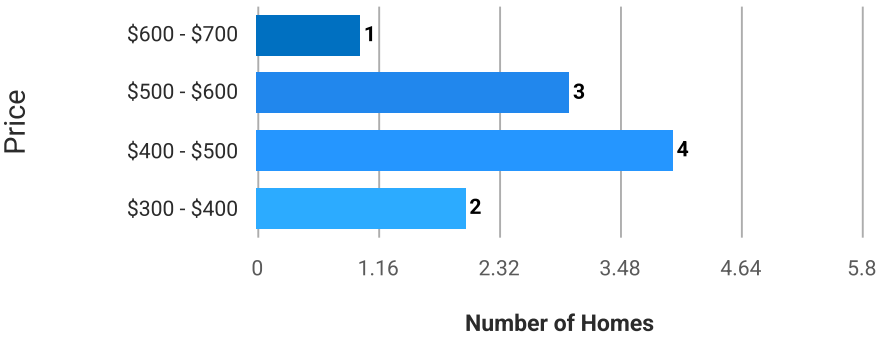


Price per Square Foot of Comps Sold

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

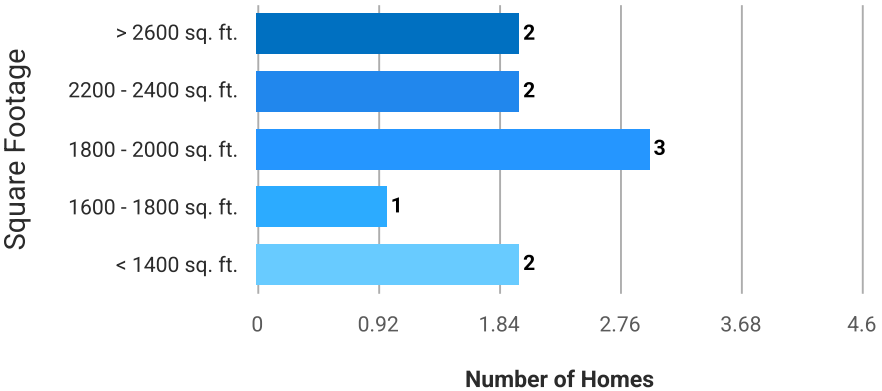


Size of Homes Sold

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

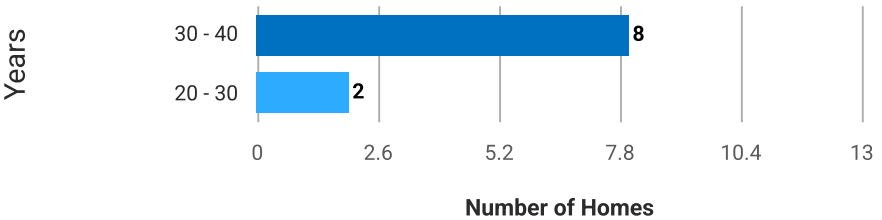


Age Range of Comps Sold

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



Terravita in Scottsdale, AZ

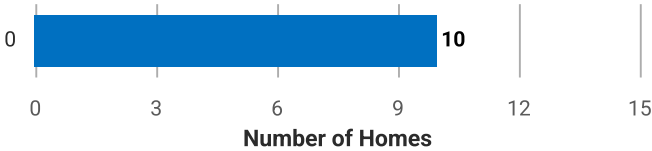
Number of Bedrooms in Homes Sold

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

Bedrooms



People

People Facts & Stats

	Terravita	Scottsdale	Maricopa County	Arizona	USA
Population	2K	244K	4.56M	7.38M	334.92M
Population Density per Sq Mi	1.29K	1.33K	496	65	95
Pop Change since 2020	-0.6%	+3.3%	+6.8%	+6.2%	+2.5%
Median Age	72	49	38	39	39
Male / Female Ratio	38%	48%	50%	50%	50%

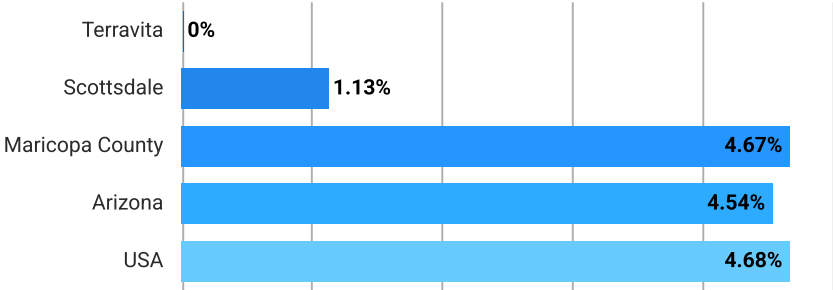
Education Levels of Population

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

Update Frequency: Annually

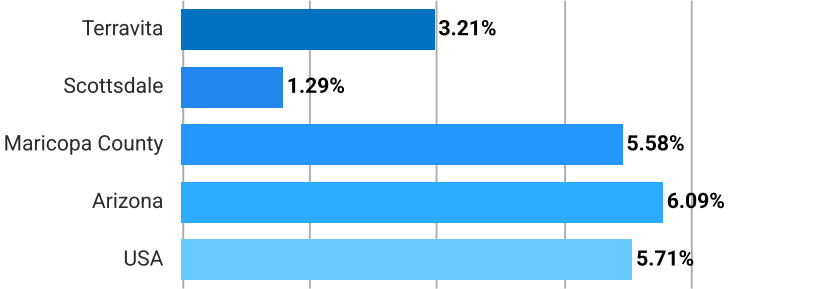
Less than 9th Grade

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



Some High School

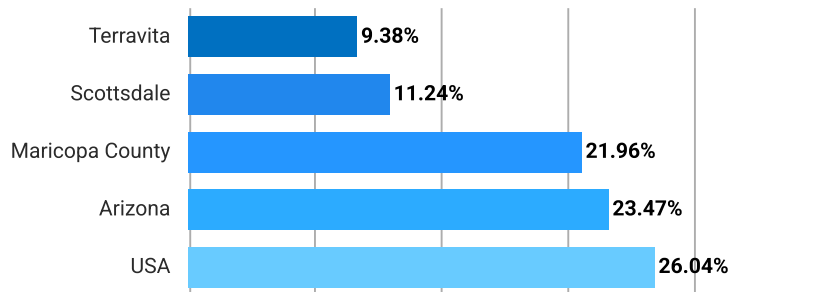
This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



Terravita in Scottsdale, AZ

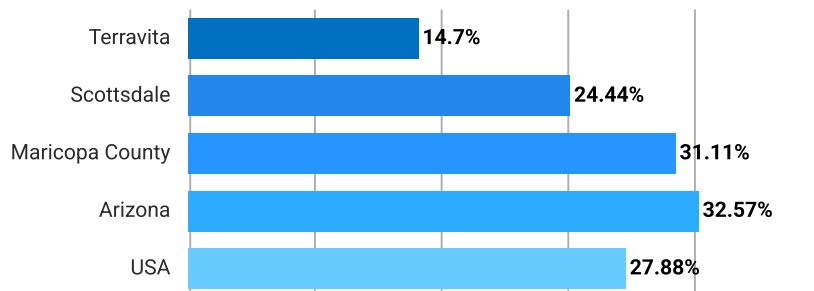
High School Graduate

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



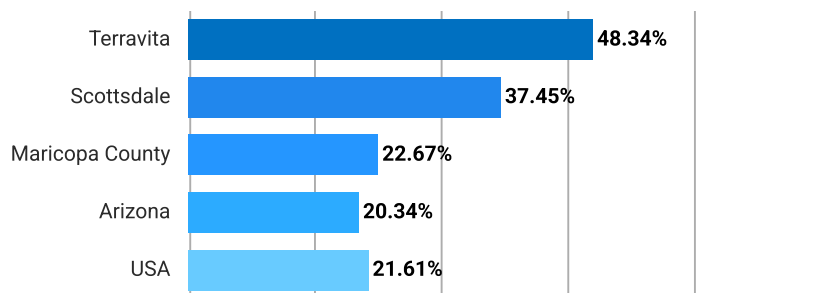
Associate Degree

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



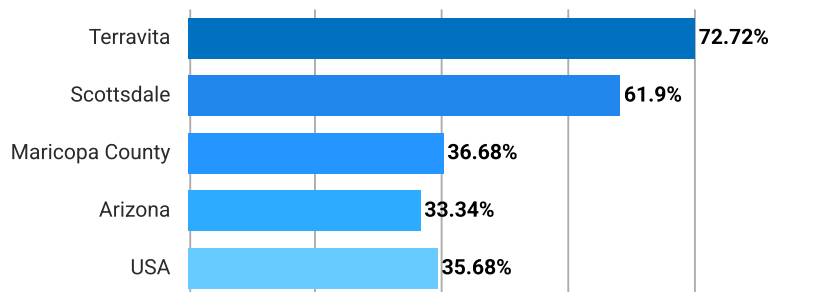
Bachelor's Degree

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



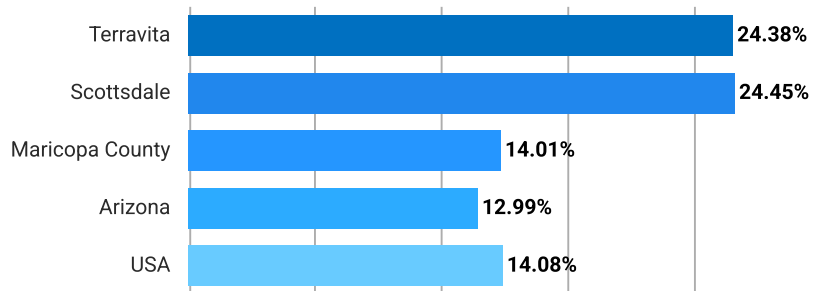
Some College

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.



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.



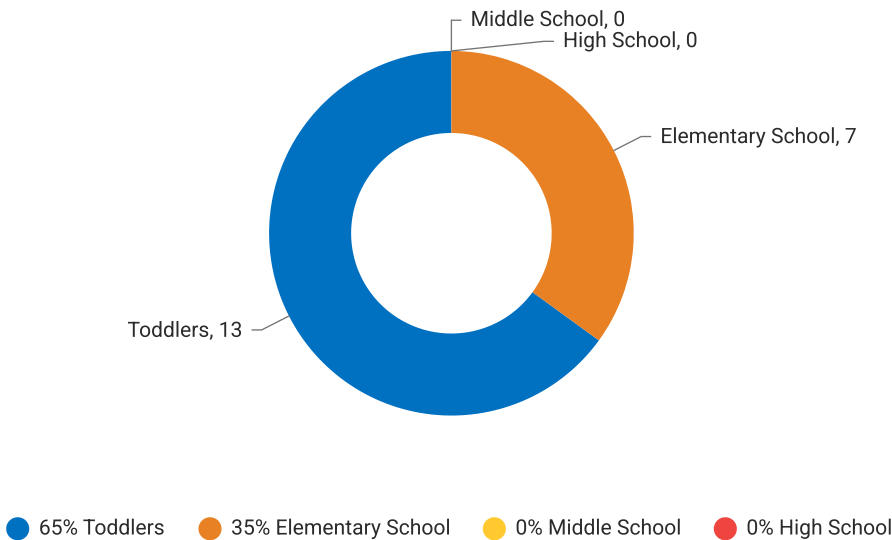
Terravita in Scottsdale, AZ

Population of Children by Age Group in Terravita

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

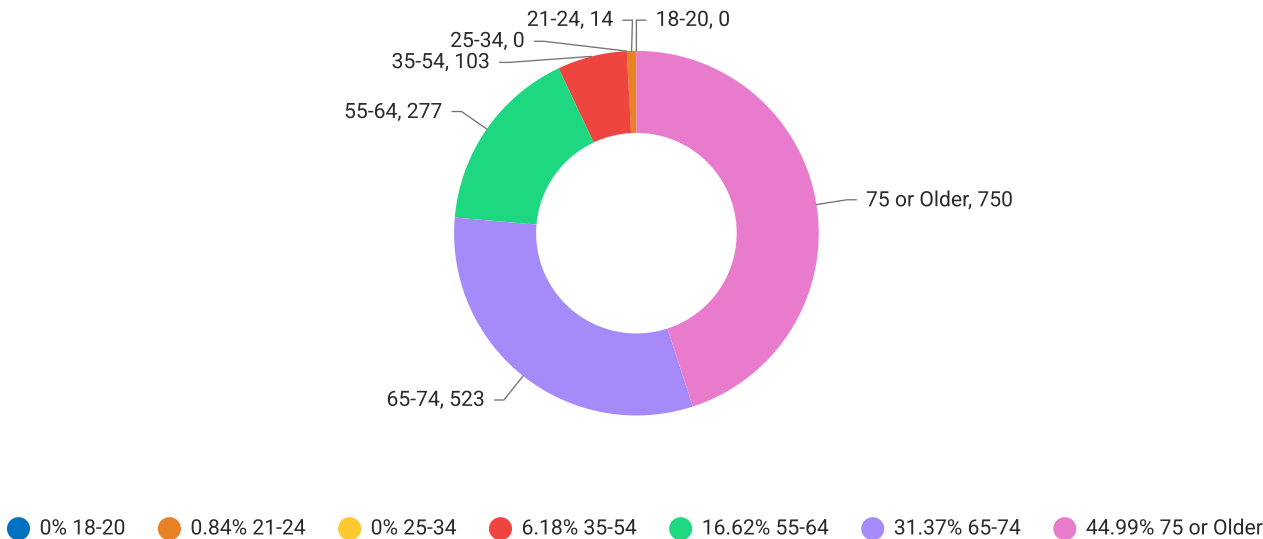


Population of Adults by Age Group in Terravita

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



Terravita in Scottsdale, AZ

Households With Children in Terravita

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

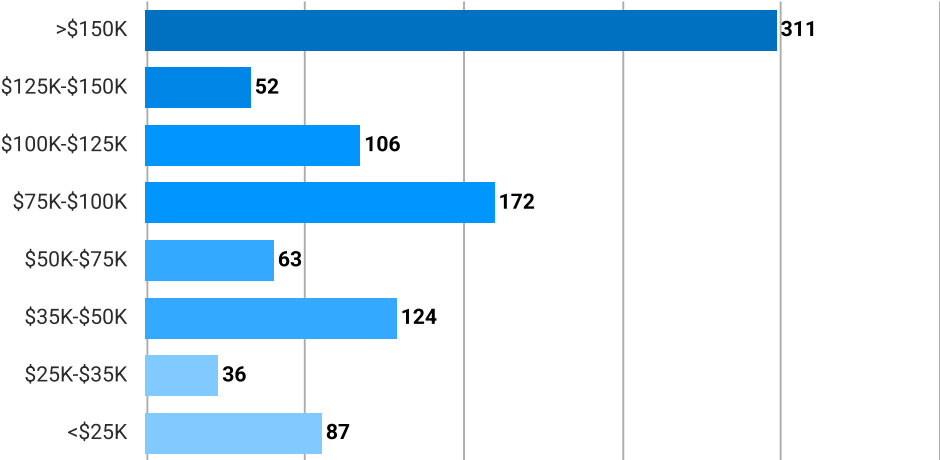


Household Income Brackets in Terravita

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



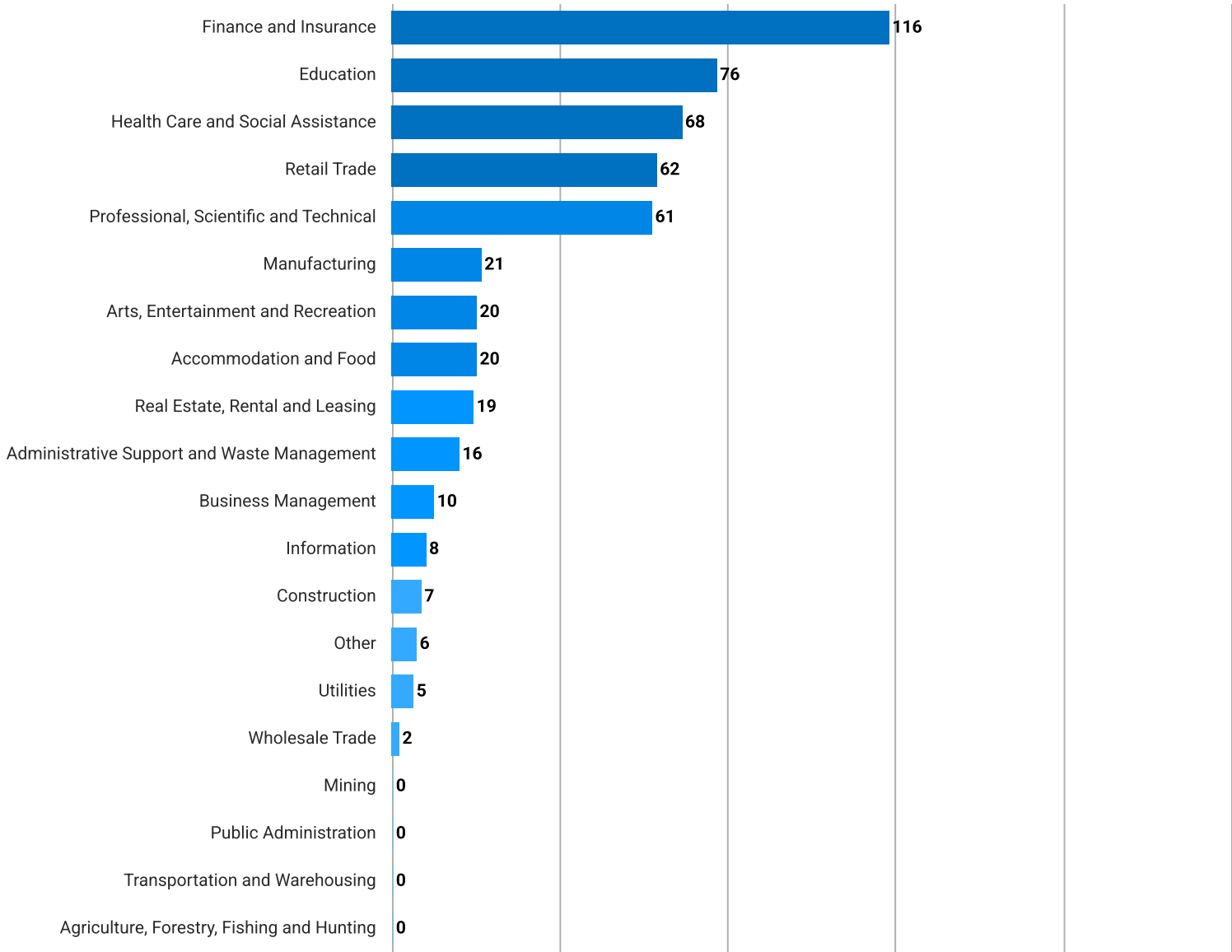
Terravita in Scottsdale, AZ

Occupational Categories in Terravita

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

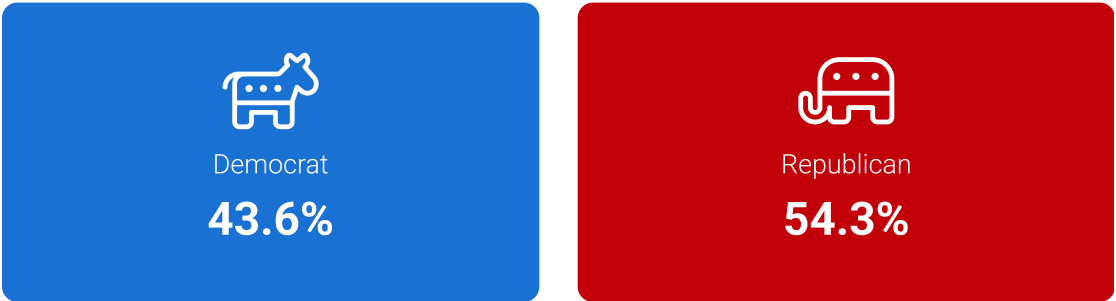


Presidential Voting Pattern in Terravita

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Terravita in Scottsdale, AZ

Economy

Economic Facts & Stats

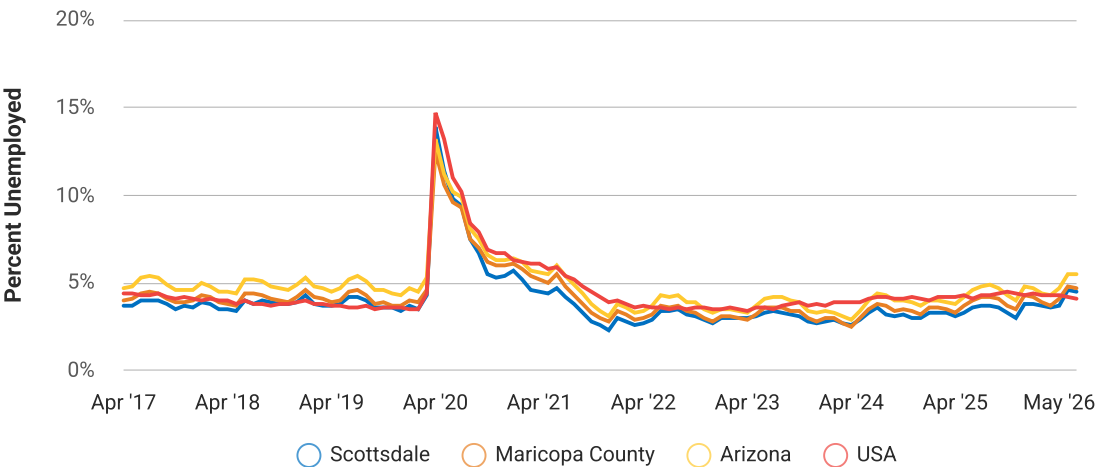
	Terravita	Scottsdale	Maricopa County	Arizona	USA
Income Per Capita	\$108,945	\$86,009	\$46,183	\$42,503	\$44,673
Median Household Income	\$99,055	\$110,886	\$89,300	\$79,964	\$80,734
Unemployment Rate	–	4.5%	4.7%	5.5%	4.1%
Number Unemployed	–	6K	116K	203K	6.92M
Number Employed	–	130K	2.34M	3.49M	162.18M
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

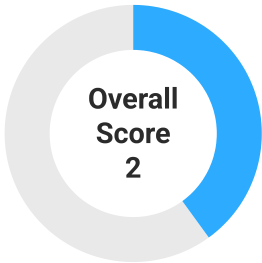
Quality of Life Facts & Stats

	Terravita	Scottsdale	Maricopa County	Arizona	USA
Elevation (in feet)	2,304	2,116	1,634	4,214	–
Annual Rainfall (in inches)	16	13.15	10.08	13.11	–
Annual Snowfall (in inches)	1.49	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



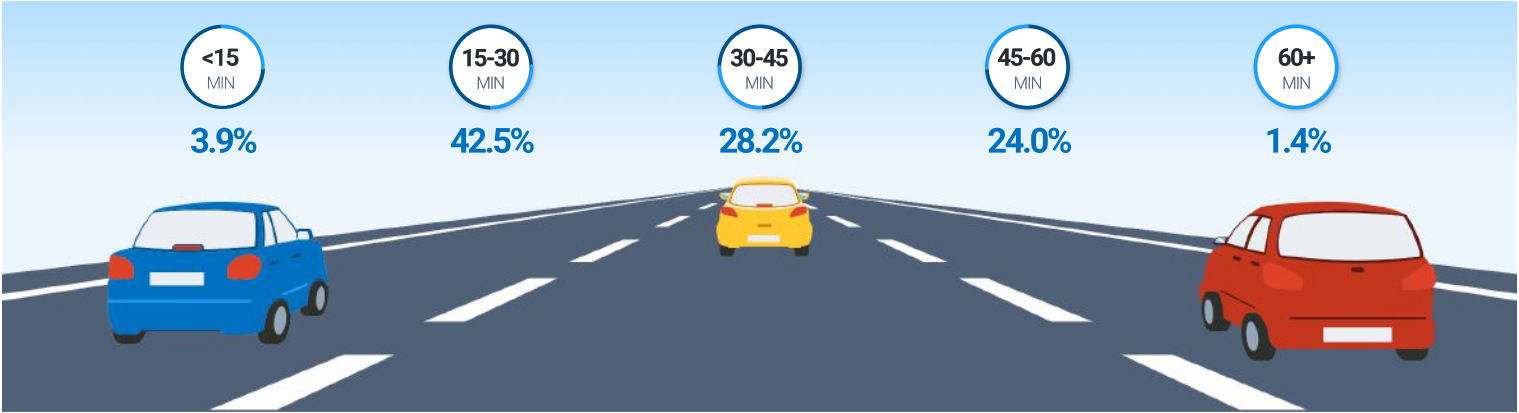
Terravita in Scottsdale, AZ

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

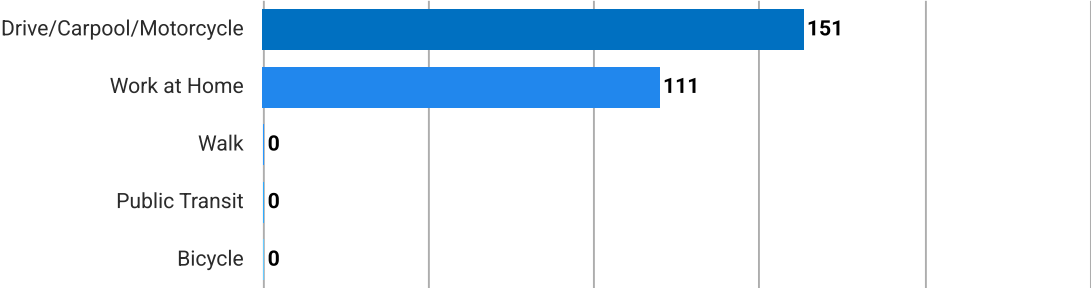


How People Get to Work

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 Terravita in Scottsdale, AZ

Black Mountain Foothills in Carefree, AZ Median Estimate Home Value \$2,292,220 Number of Homes 38 Total Population 1,617	Enclave on the Eighth in Scottsdale, AZ Median Estimate Home Value \$1,321,950 Number of Homes 32 Total Population 1,617	Carefree Foothills in Carefree, AZ Median Estimate Home Value \$1,572,850 Number of Homes 58 Total Population 1,617
Carefree Grand View Estates in Carefree, AZ Median Estimate Home Value \$2,900,770 Number of Homes 31 Total Population 1,617	Casa Montana in Scottsdale, AZ Median Estimate Home Value \$1,051,070 Number of Homes 43 Total Population 1,128	Enchantra at the Boulders in Scottsdale, AZ Median Estimate Home Value \$1,493,180 Number of Homes 20 Total Population 1,617

Terravita in Scottsdale, AZ

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🌐 <https://www.pods.com/partners/exprealty>

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