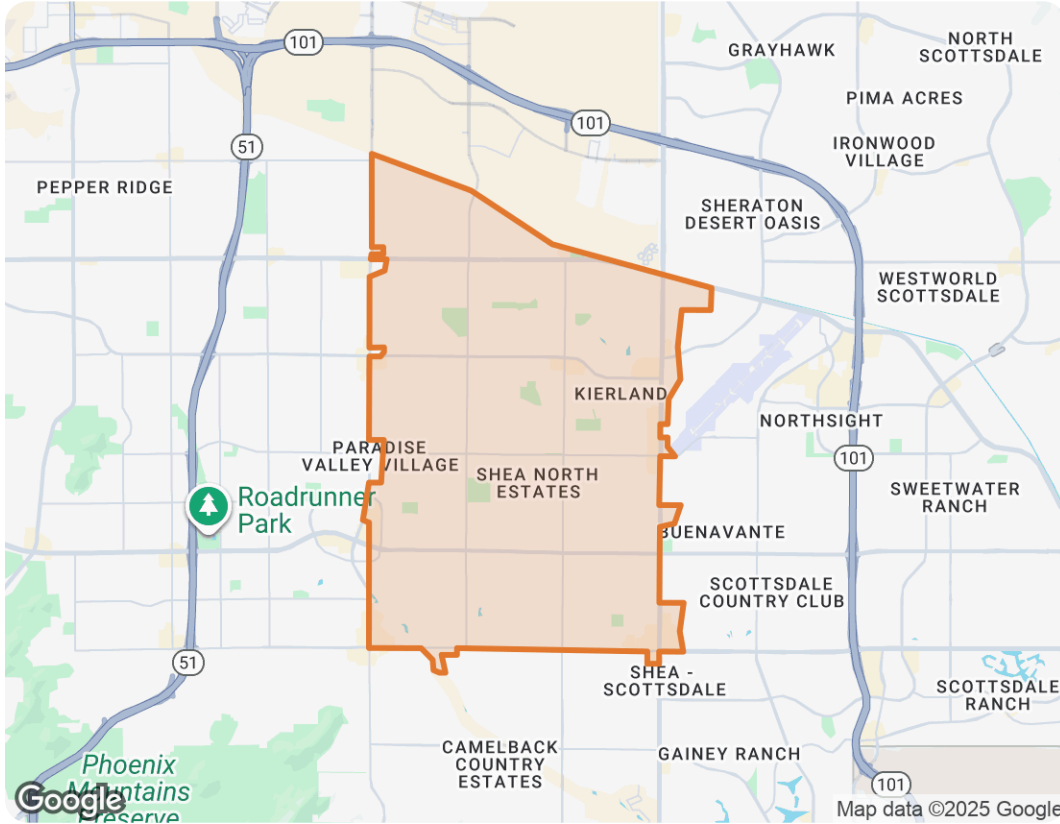


Scottsdale, AZ 85254



Heather Tawes Nelson

ABR, CRS

Arizona Real Estate License #BR565091000

📞 Work (602) 751-1675

✉️ heather@scottsdaleagent.net

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

Scottsdale - Camelback Road

6991 E. Camelback Road

Scottsdale, AZ 85251

Housing

Housing Facts & Stats

	85254	Scottsdale	Maricopa County	Arizona	USA
Median Estimated Home Value	\$941K	\$864K	\$484K	\$451K	\$374K
Est. Home Value 12-Mo. Change	+2.6%	+1.4%	+0%	+0.1%	+2%
Median List Price	\$975K	\$959K	\$520K	\$475K	–
List Price 1-Month Change	+2.6%	-1.6%	-1%	0%	–
List Price 12-Month Change	+2.7%	-1.6%	-2.2%	+0%	–
Median Home Age	37	34	32	32	44
Own	74%	68%	65%	67%	65%
Rent	26%	32%	35%	33%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	–	–	\$9.08B	\$14.75B	\$384.62B
% Change in permits <small>(for all buildings)</small>	–	–	+18%	+20%	+6%
% Change in \$ value <small>(for all buildings)</small>	–	–	+4%	+9%	+5%

Market Trends for Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

July 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

6.89

↓ 15.46% MoM

Sold to List Price %

98.2%

↑ 2.15% MoM

Median Days in RPR

60

↑ 39.53% MoM

Median Sold Price

\$960,000

↑ 1.59% MoM

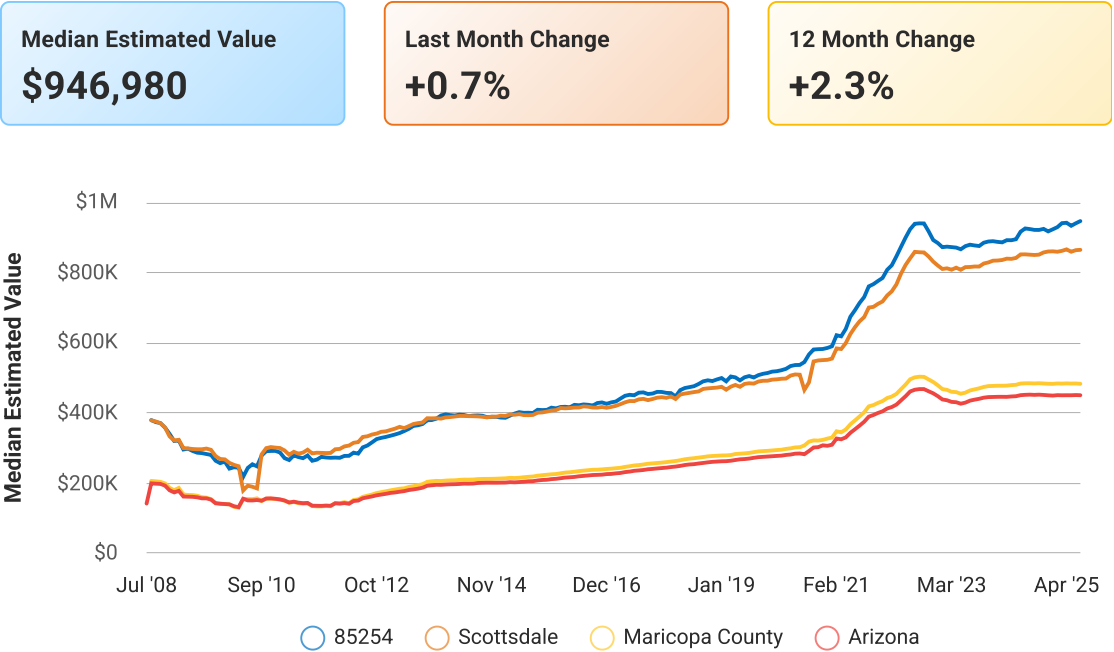
July 2025 Median Estimated Property Value

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



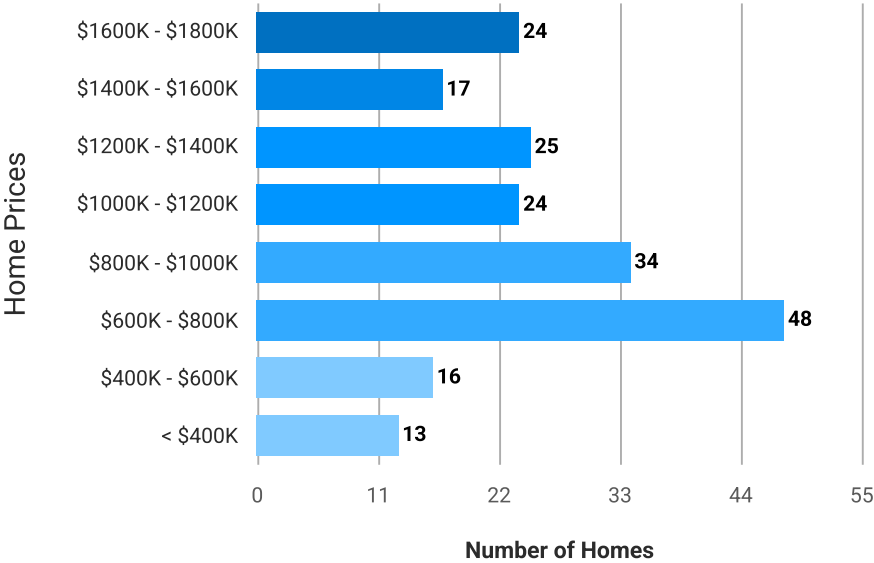
Sold Home Stats

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

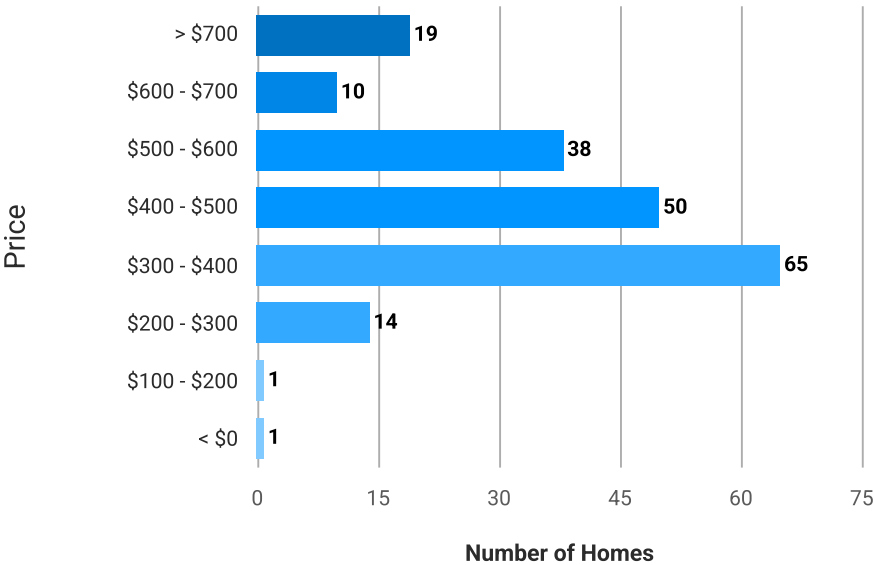


Price per Square Foot of Comps Sold

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

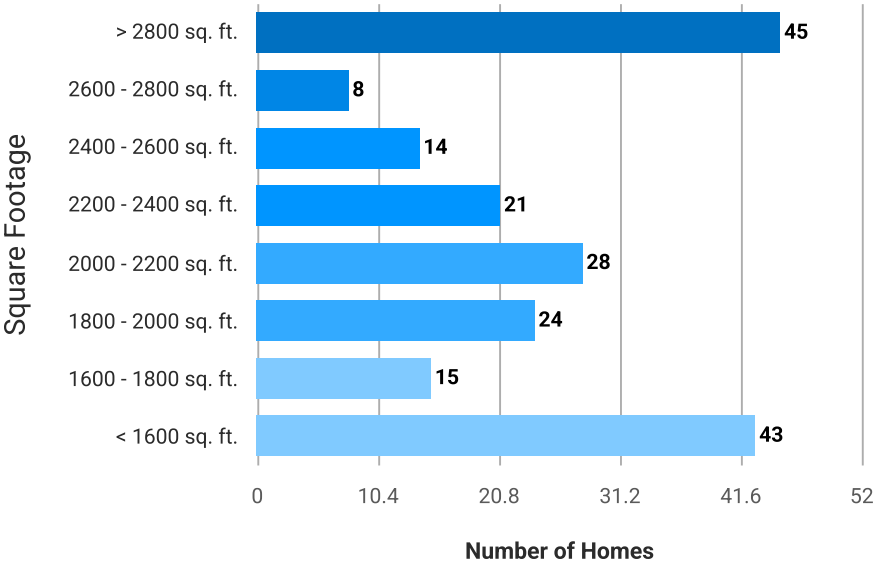


Size of Homes Sold

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

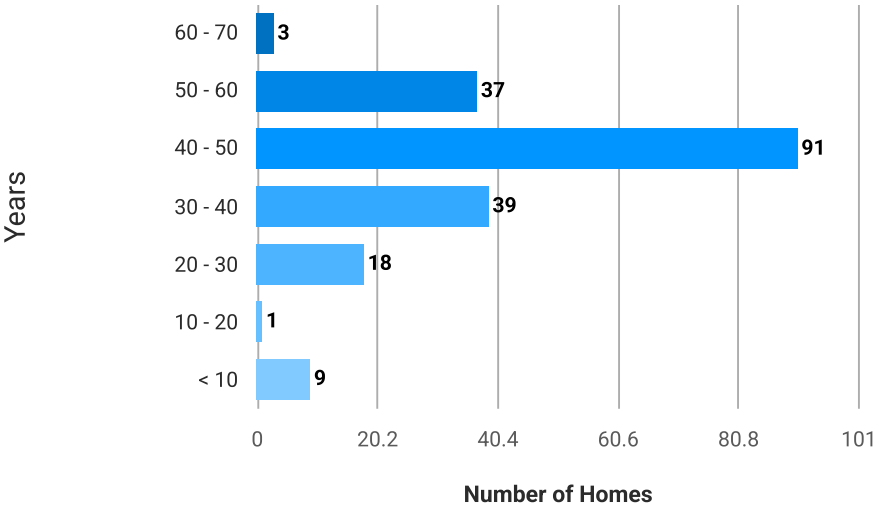


Age Range of Comps Sold

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

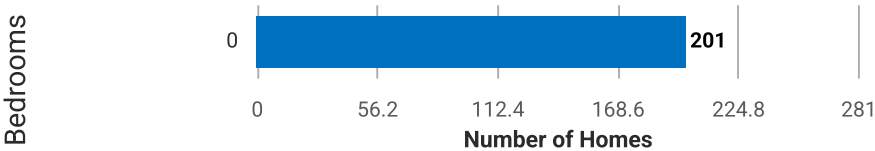


Number of Bedrooms in Homes Sold

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

	85254	Scottsdale	Maricopa County	Arizona	USA
Population	46K	242K	4.49M	7.27M	332.39M
Population Density per Sq Mi	3.43K	1.32K	488	64	94
Pop Change since 2020	+7.5%	+3.4%	+5.7%	+5.1%	+2.1%
Median Age	44	49	38	39	39
Male / Female Ratio	50%	48%	50%	50%	50%

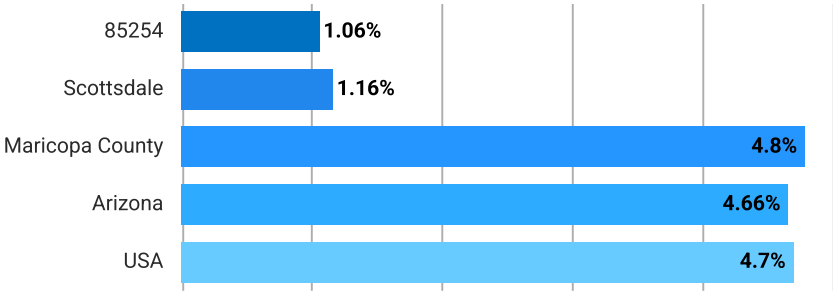
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

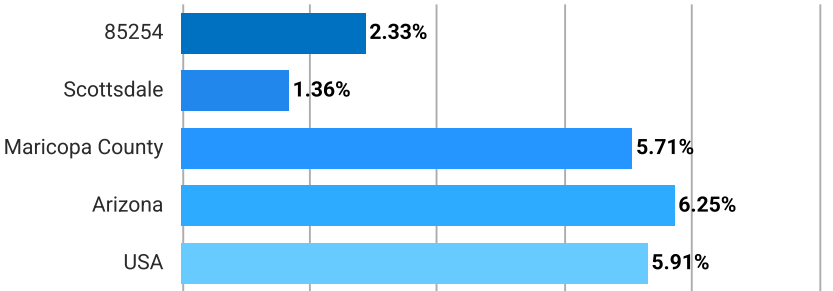
Less than 9th Grade

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



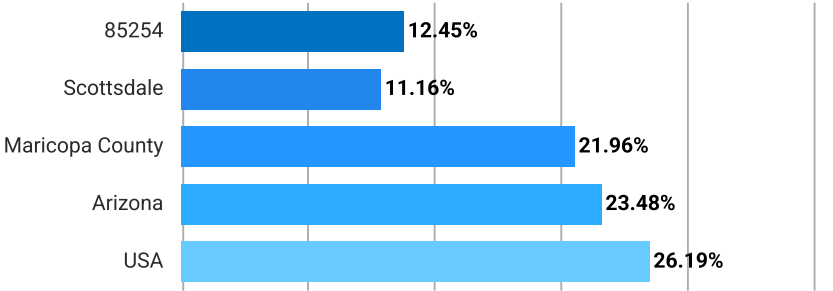
Some High School

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.



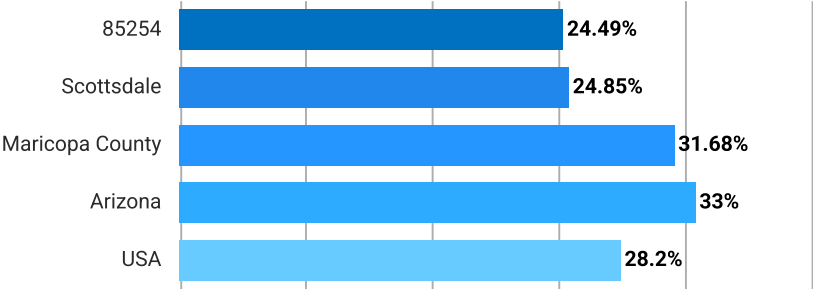
High School Graduate

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



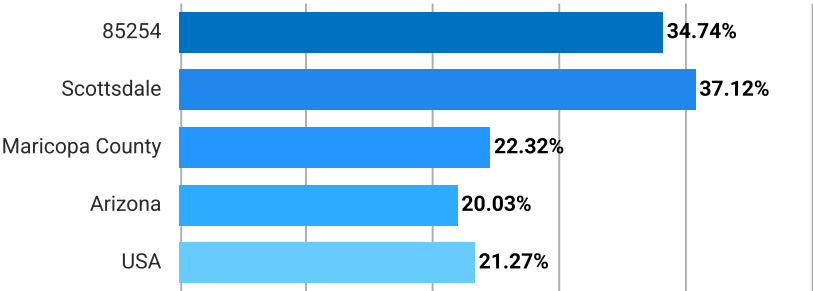
Associate Degree

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



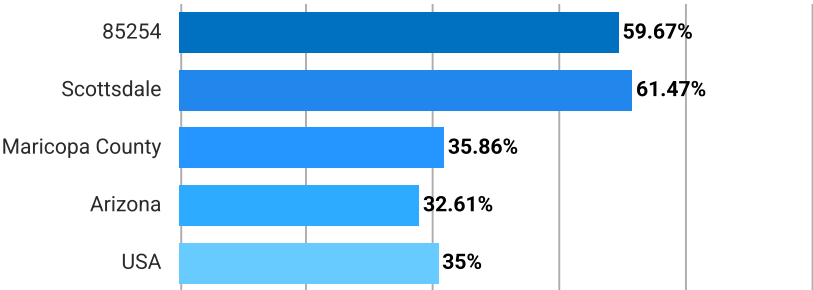
Bachelor's Degree

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



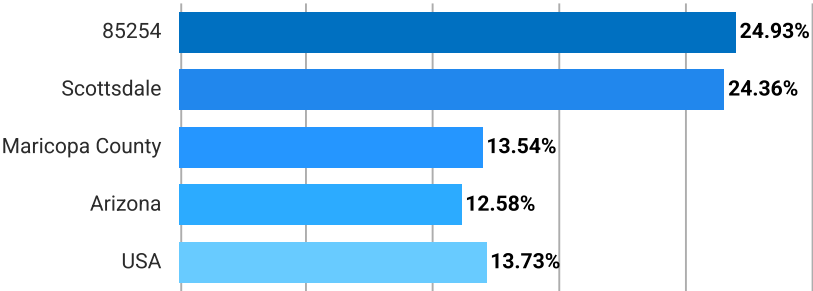
Some College

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.

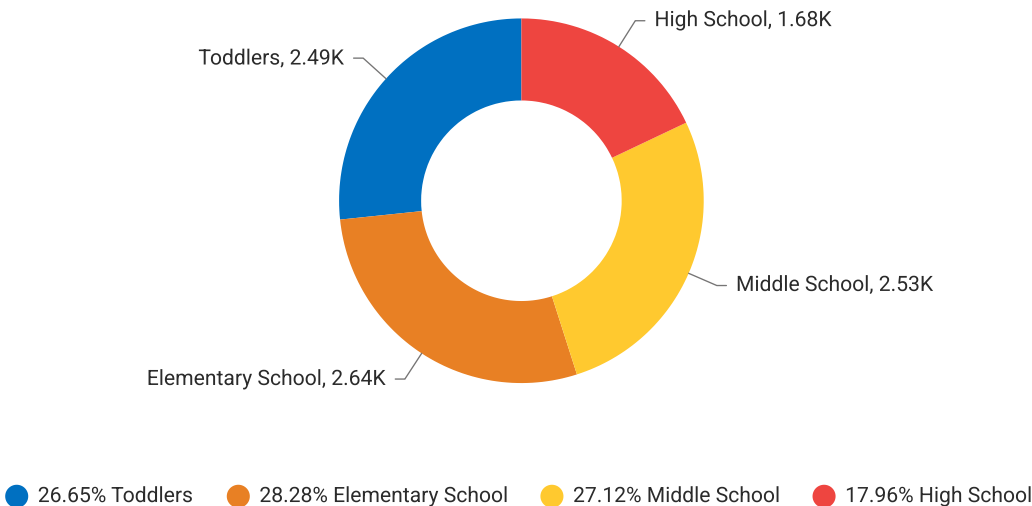


Population of Children by Age Group in 85254

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

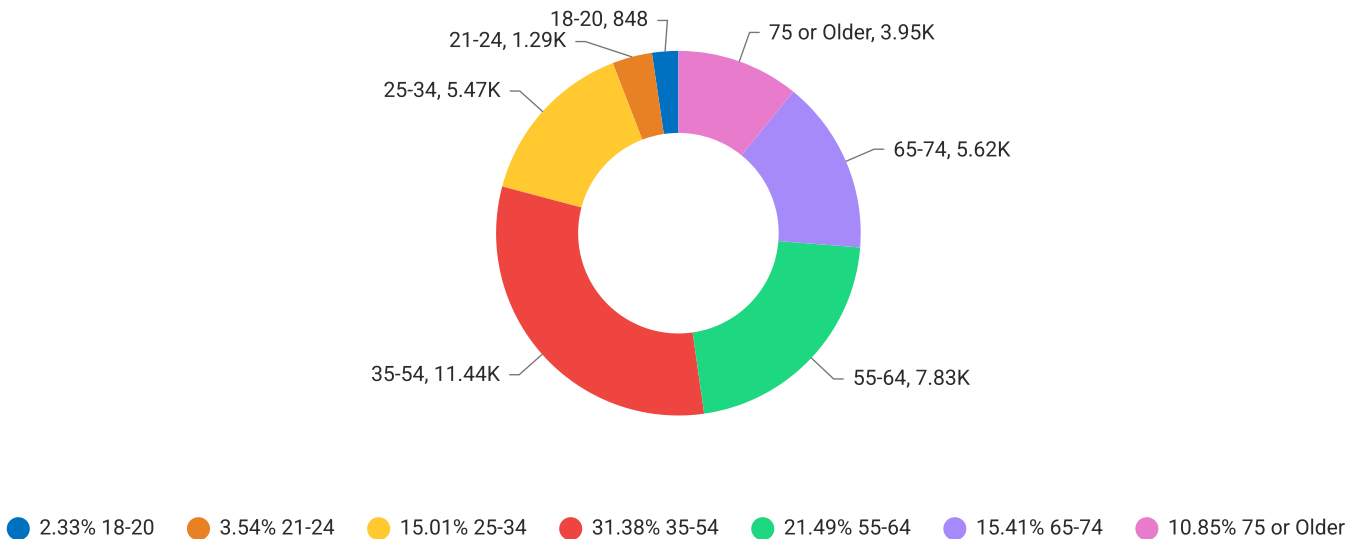


Population of Adults by Age Group in 85254

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 85254

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

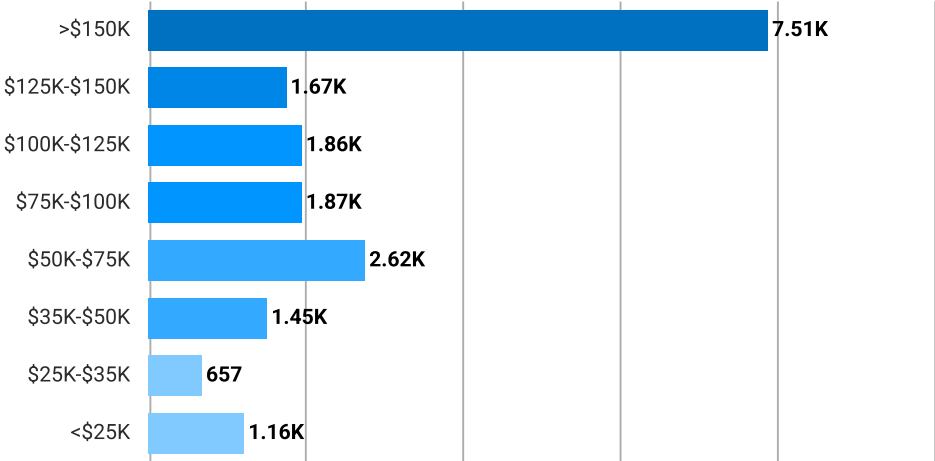


Household Income Brackets in 85254

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually

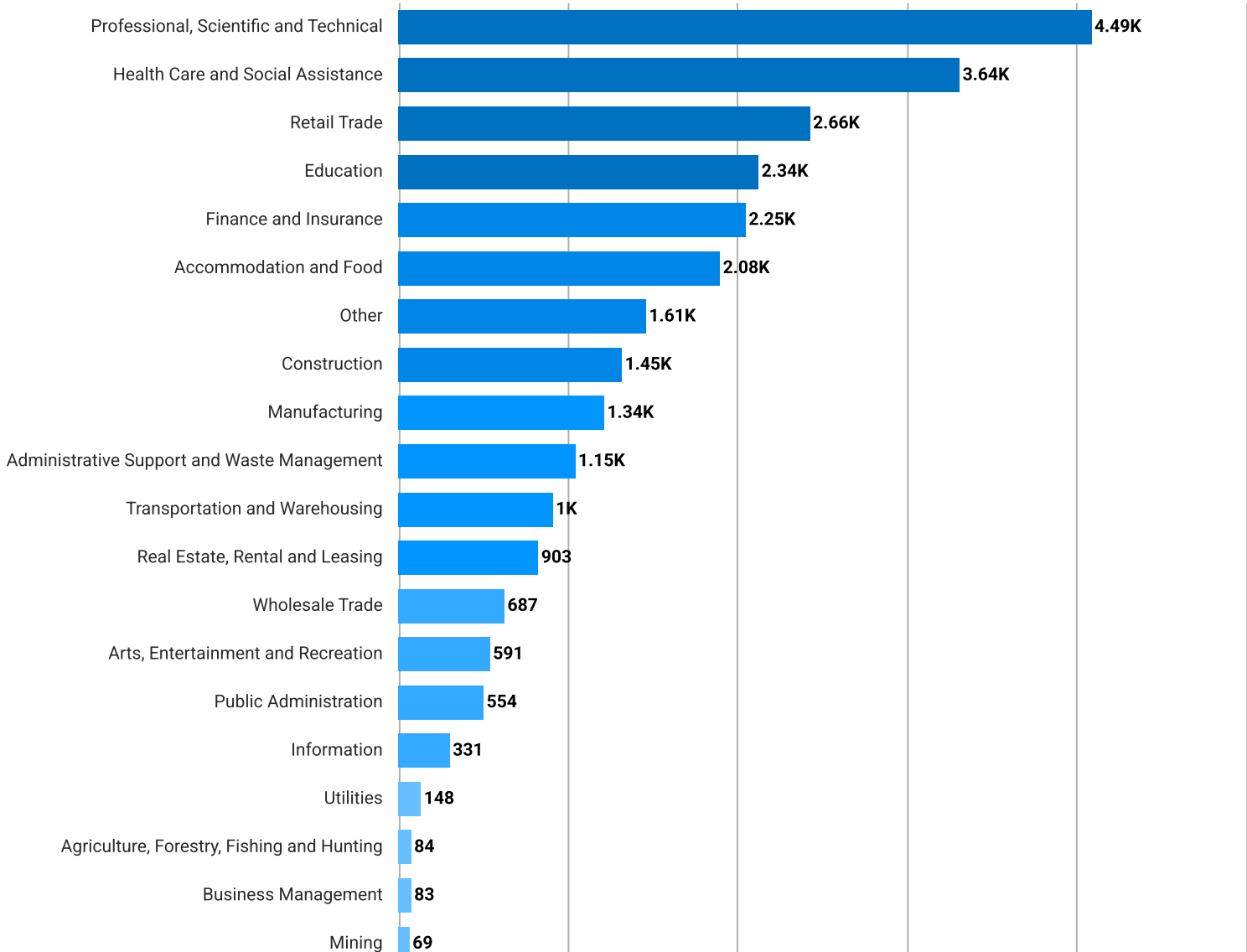


Occupational Categories in 85254

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

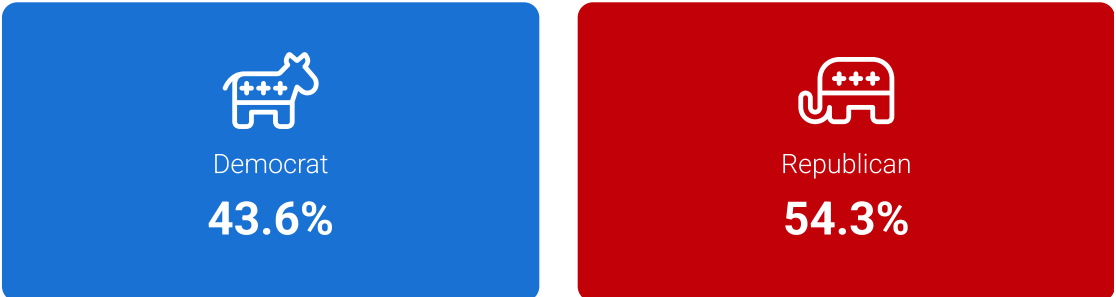


Presidential Voting Pattern in 85254

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

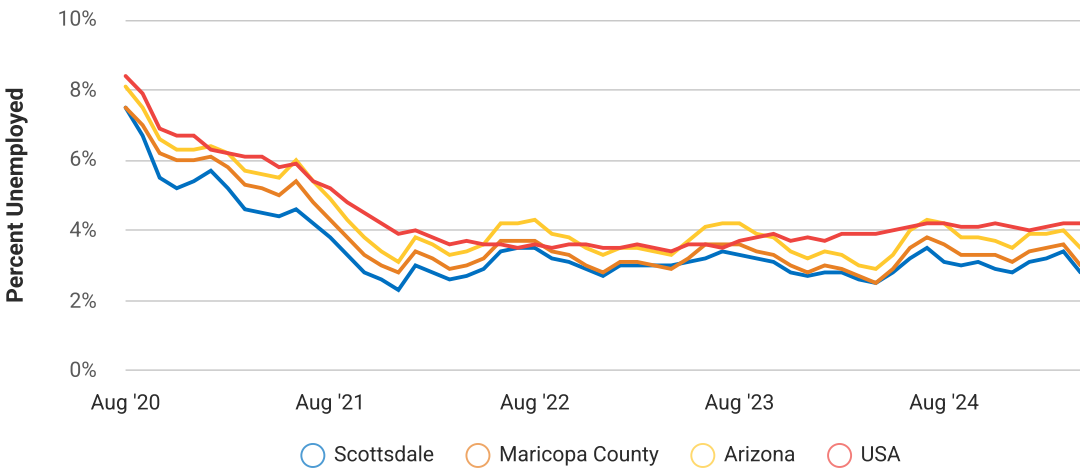
Economic Facts & Stats

	85254	Scottsdale	Maricopa County	Arizona	USA
Income Per Capita	\$68,174	\$82,697	\$44,210	\$40,736	\$43,289
Median Household Income	\$122,087	\$107,372	\$85,518	\$76,872	\$78,538
Unemployment Rate	–	2.8%	3%	3.5%	4.2%
Number Unemployed	–	4K	76K	131K	7.17M
Number Employed	–	137K	2.43M	3.64M	163.94M
Number in Labor Force	–	141K	2.51M	3.77M	171.11M

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

	85254	Scottsdale	Maricopa County	Arizona	USA
Elevation (in feet)	1,510	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	27
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

AARP Livability™ Index for 85254



A score over 50 is above average

Housing Affordability & Access	47
Neighborhood Access to Life, Work & Play	55
Transportation Safe & Convenient Options	49
Environment Clean Air & Water	14
Health Prevention, Access & Quality	68
Engagement Civic & Social Involvement	66
Opportunity Inclusion & Possibilities	65

Walkability Scores (out of 5)

Overall Score



Amenity Score

No data to display.

Leisure Score

No data to display.

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

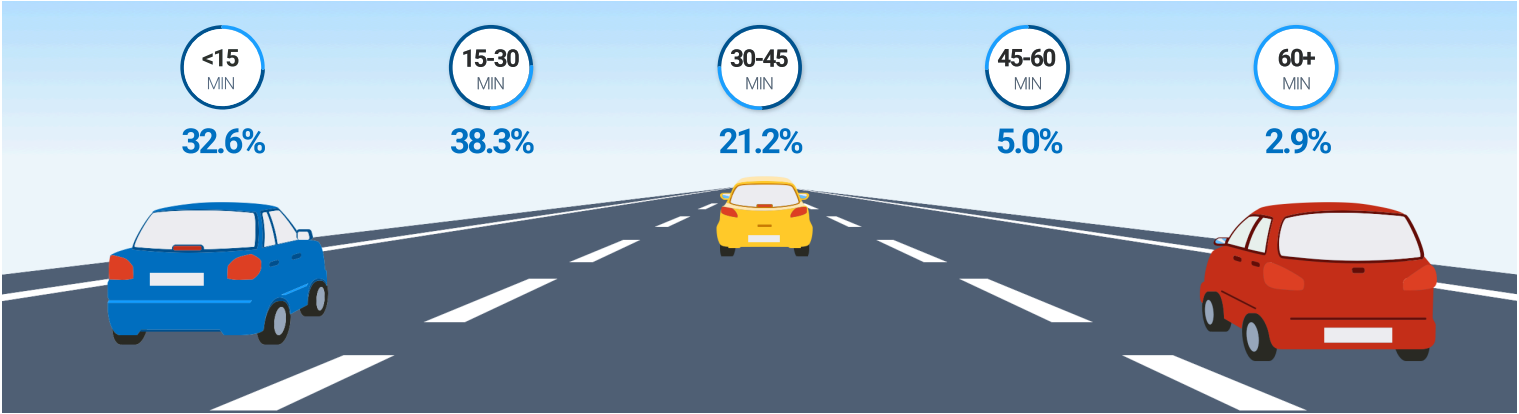
Update Frequency: Quarterly

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

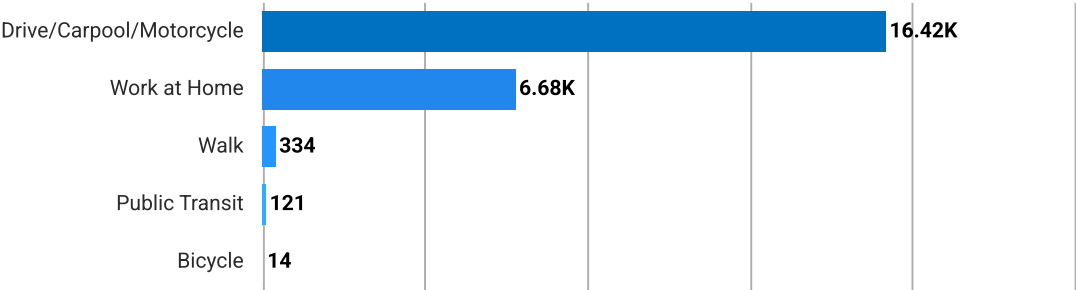


How People Get to Work

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



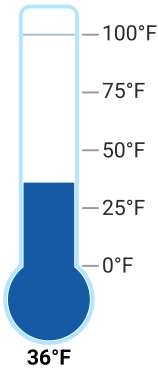
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

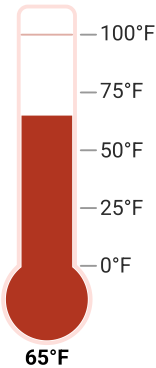
Source: NOAA

Update Frequency: Annually

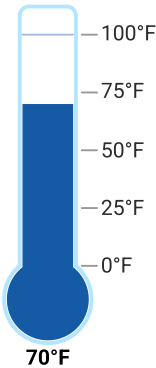
Avg. January Min. Temp



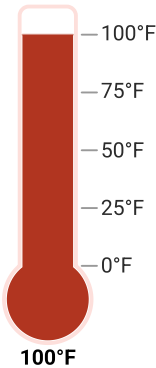
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

ZIP Codes near Scottsdale, AZ 85254

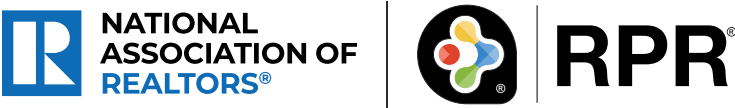
Phoenix, AZ 85032 Median Estimate Home Value \$493,320 Number of Homes 20,858 Total Population 67,092	Scottsdale, AZ 85260 Median Estimate Home Value \$715,390 Number of Homes 16,453 Total Population 40,699	Phoenix, AZ 85028 Median Estimate Home Value \$756,100 Number of Homes 8,349 Total Population 18,858
Paradise Valley, AZ 85253 Median Estimate Home Value \$3,214,000 Number of Homes 8,737 Total Population 16,136	Phoenix, AZ 85054 Median Estimate Home Value \$685,440 Number of Homes 3,312 Total Population 6,575	Scottsdale, AZ 85258 Median Estimate Home Value \$865,000 Number of Homes 14,395 Total Population 23,982

About RPR




- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Ancillary Services

Silverline Title and Escrow  http://exprealty.workplace.com/groups/S...	IntroLend First Cloud  http://exprealty.workplace.com/groups/l...	America's Preferred Home Warranty  http://exprealty.workplace.com/groups/A...
---	--	--

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

Ancillary Services

Express Offers



<http://exprealty.workplace.com/groups/E...>

Build A Sign



<http://exprealty.workplace.com/groups/B...>

Currencies Direct



<http://exprealty.workplace.com/groups/C...>

eXp 360 Tours



<http://exprealty.workplace.com/groups/e...>

Utility Connect



<https://exprealty.workplace.com/groups/...>

The CE Shop



<http://exprealty.workplace.com/groups/T...>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.