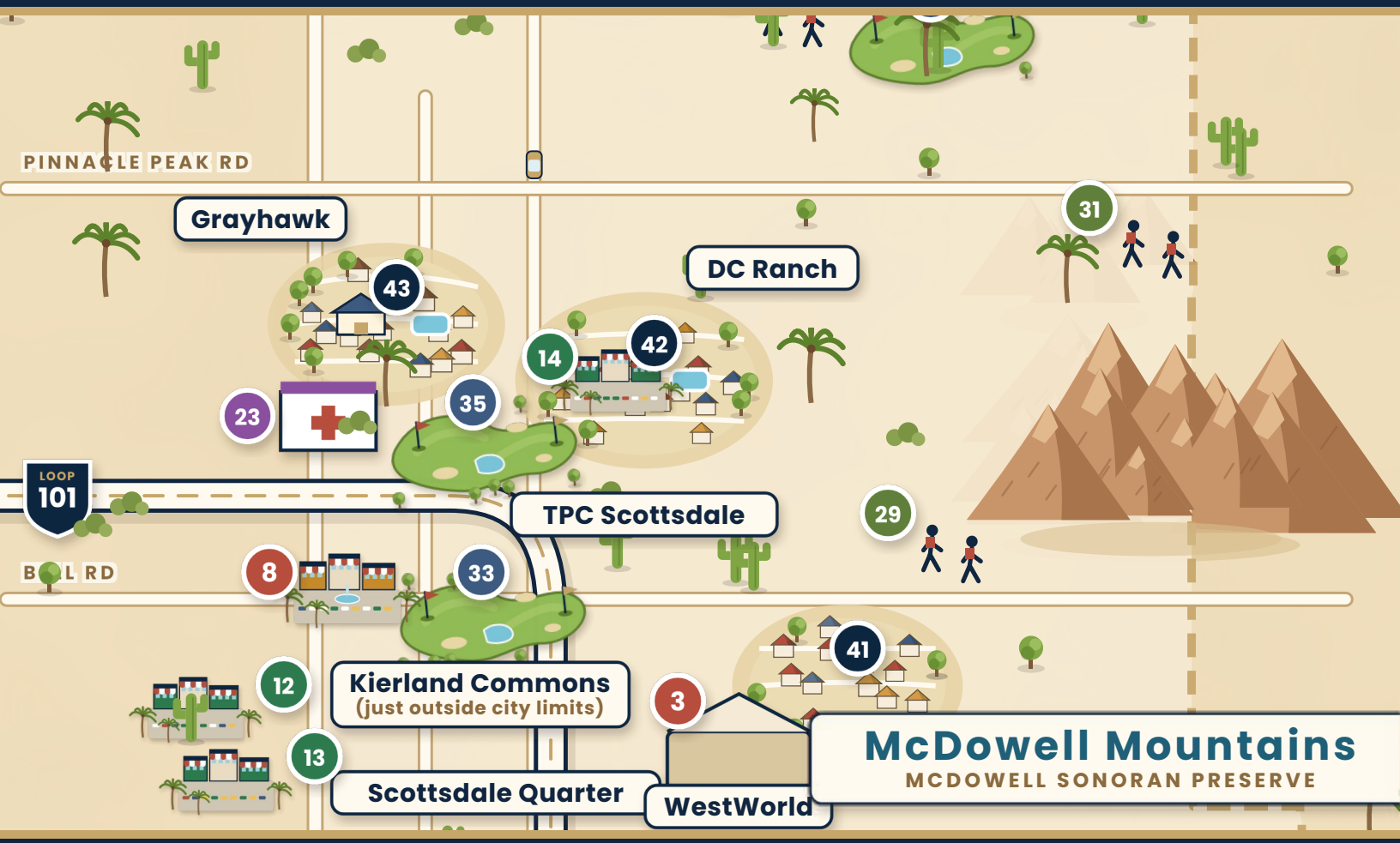
CITY GUIDE

# Scottsdale, Arizona

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.







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UPDATED OCTOBER 2026

WELCOME

# Thinking about Scottsdale?

Scottsdale is one of my favorite places for a day out. I'll spend an afternoon at Fashion Square, grab a drink at The Canal Club, and catch a show at the Center for the Performing Arts. As a third-generation Phoenix native, I know there's a lot more to Scottsdale than Old Town, from the golf courses to the McDowell Sonoran Preserve trails up north, and I'd love to help you find the part that fits you.

**Rebecca Medrano**

## SCOTTSDALE AT A GLANCE

**$907K**
Median sale price, June to August 2026 (Redfin)

**77 days**
Median time on market, June to August 2026 (Redfin)

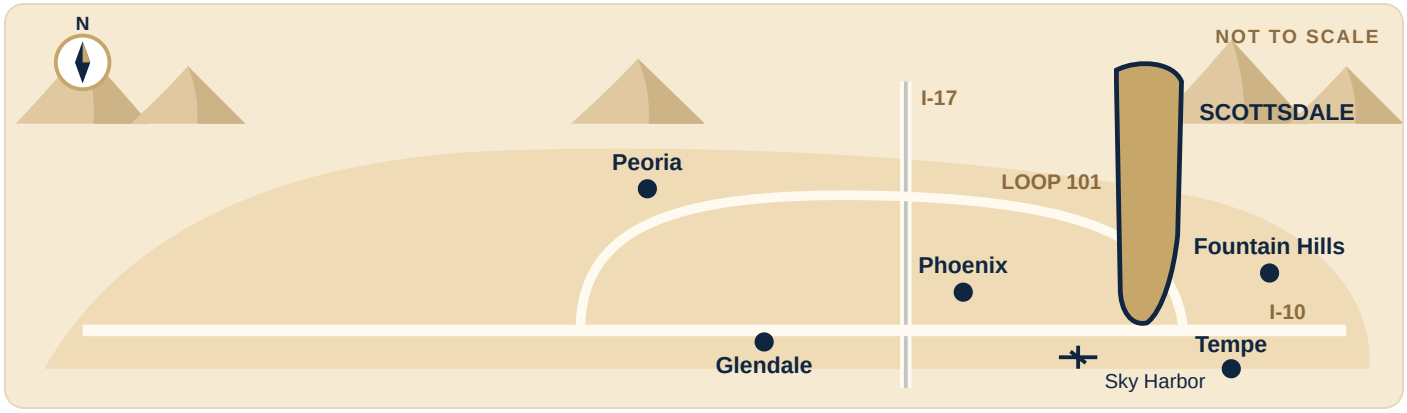
**241,361**
Residents at the 2020 Census

**184 sq mi**
Total city area (U.S. Census)

**30,500 acres**
In the McDowell Sonoran Preserve, the nation's largest urban preserve

**45 places**
On the illustrated Scottsdale map on page 5

## WHERE SCOTTSDALE SITS IN THE VALLEY




**South & central Scottsdale:** Old Town, Fashion Square and the Waterfront, plus McCormick Ranch, Gainey Ranch and spring training.

**North Scottsdale:** TPC Scottsdale, DC Ranch, Grayhawk, Troon North, Desert Mountain and the McDowell Sonoran Preserve.

WHERE TO LIVE

# Scottsdale's communities

How Scottsdale's best-known communities compare. Ask me about Gainey Ranch, Scottsdale Ranch, McDowell Mountain Ranch and the other neighborhoods, too.

## McCormick Ranch

CENTRAL SCOTTSDALE



**Lakes** · **Golf** · **Greenbelt**

- Scottsdale's first master-planned community, begun in the early 1970s on the McCormick family's former 4,200-acre ranch.
- Ten man-made lakes and about 25 miles of paths, with the Indian Bend Wash greenbelt nearby.
- McCormick Ranch Golf Club's two public courses, Palm and Pine, run through the community.

## DC Ranch

NORTH SCOTTSDALE



**Shopping** · **Mountain views**

- Market Street at DC Ranch has shops and restaurants inside the community.
- Silverleaf, a gated enclave, sits within DC Ranch near the McDowell Mountains.

## Grayhawk & Troon North

NORTH SCOTTSDALE



**Golf** · **Desert**

- Grayhawk surrounds Grayhawk Golf Club's two public courses, near TPC Scottsdale.
- Troon North sits beside Pinnacle Peak Park and Troon North Golf Club's two courses.

## Desert Mountain

SCOTTSDALE'S NORTHERN EDGE



**Private club** · **Golf**

- A gated private-club community on about 8,000 acres along the Tonto National Forest.
- Seven golf courses, six of them Jack Nicklaus Signature designs.

## Touring a community? Ask these questions

- What's the HOA fee, and what does it cover?
- Are there rental or short-term rental rules?
- Which amenities are included, and which cost extra?
- Is there any new building planned nearby?
- Are there special assessments or district taxes on the tax bill?
- Which schools are assigned to this address?

Sources: City of Scottsdale, McCormick Ranch POA, Desert Mountain Club, ARMLS. Confirm amenities and HOA details with each community.

THE MARKET

# What homes cost right now




Prices are up from last year, and homes are taking about two and a half months to sell.

**$907K**
Median sale price
**+9.3% vs. last year**

**$426**
Median price per sq. ft.
**+4.6% vs. last year**

**77**
Median days on market
**3 days slower vs. last year**

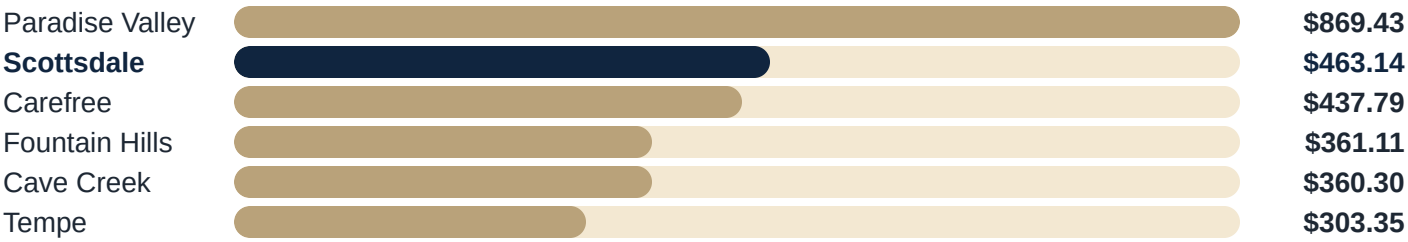
**1,352**
homes sold in August

**4.3**
months of supply

About 4.3 months of supply means it would take about four months to sell every home now listed, if no new homes came on the market.

Redfin, Scottsdale, AZ, June to August 2026.

## How Scottsdale compares: median price per square foot




The Cromford Report, single-family detached homes, October 2026. Scottsdale ranks 2nd of 41 Valley cities and is up 3.1% year over year. Prices fell in 34 of those 41 cities over the same period.

### If you're buying

- With homes taking about two and a half months to sell, there's usually room to compare options and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- I'll pull recent sales for any home you're serious about, so you know what it's really worth.

### If you're selling

- Buyers are comparing, so pricing it right from day one matters most.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

### Want the numbers for one specific home?

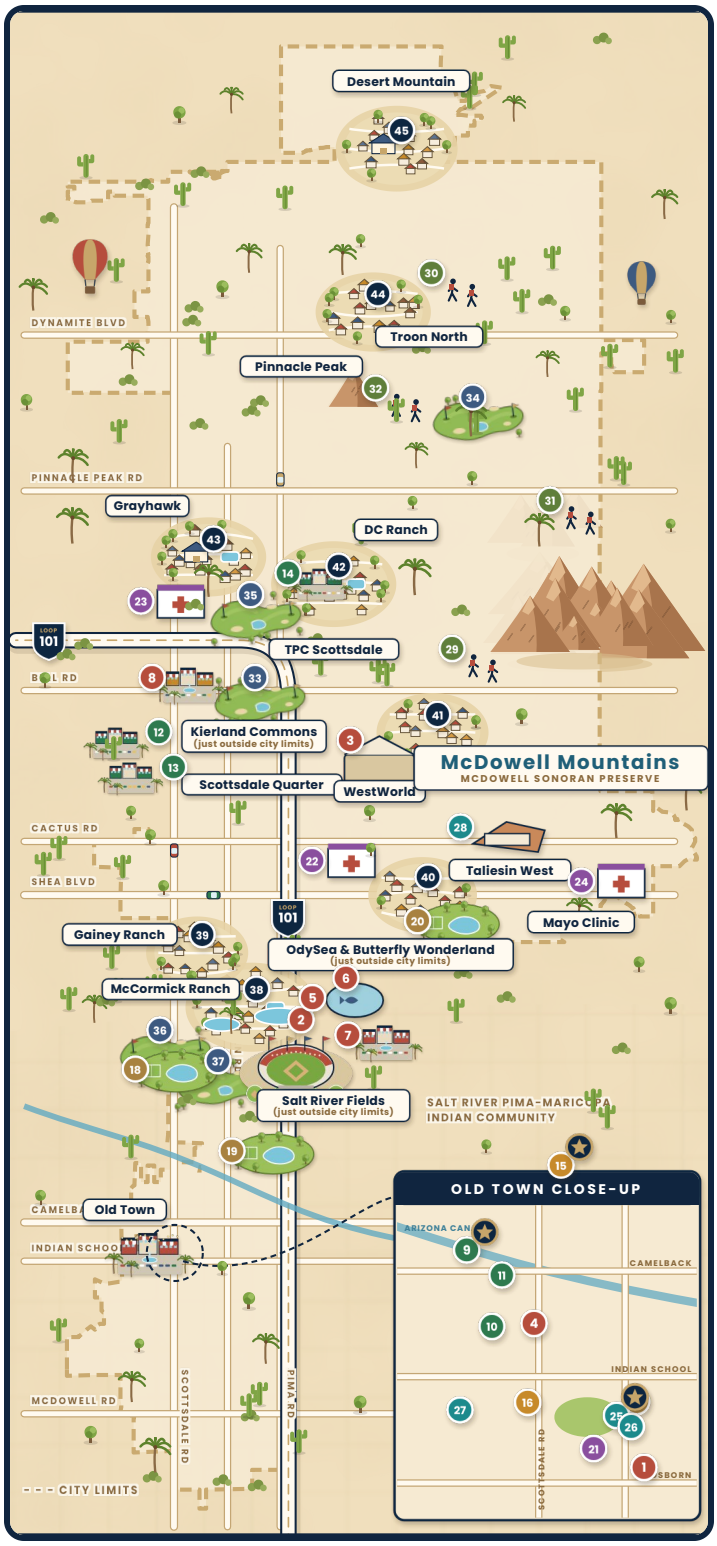
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**

Home value: **medranoaz.com/sell.html**

THE MAP

# Scottsdale, illustrated




## SPORTS & ENTERTAINMENT

1. Scottsdale Stadium
2. Salt River Fields *
3. WestWorld
4. Old Town Entertainment
5. OdySea Aquarium *
6. Butterfly Wonderland *
7. Talking Stick Resort *
8. Fairmont Princess

## SHOPPING

9. Fashion Square
10. Fifth Avenue Shops
11. Scottsdale Waterfront
12. Kierland Commons *
13. Scottsdale Quarter
14. Market Street at DC Ranch

## DINING

15. The Canal Club
16. Old Town Dining

## PARKS & RECREATION

17. Civic Center
18. McCormick-Stillman Railroad Pk.
19. Chaparral Park
20. Scottsdale Ranch Park

## HEALTHCARE

21. HonorHealth Osborn
22. HonorHealth Shea
23. HonorHealth Thompson Peak
24. Mayo Clinic campus

## CULTURE & HISTORY

25. Center for the Performing Arts
26. SMoCA
27. Western Spirit museum
28. Taliesin West

## TRAILS & PRESERVES

29. Gateway Trailhead
30. Brown's Ranch Trailhead
31. Tom's Thumb Trailhead
32. Pinnacle Peak Park

## GOLF

33. TPC Scottsdale
34. Troon North Golf Club
35. Grayhawk Golf Club
36. McCormick Ranch Golf Club
37. Silverado Golf Club

## COMMUNITIES

38. McCormick Ranch
39. Gainey Ranch
40. Scottsdale Ranch
41. McDowell Mountain Ranch
42. DC Ranch
43. Grayhawk
44. Troon North
45. Desert Mountain

## REBECCA'S PICKS

- Scottsdale Fashion Square
- The Canal Club
- Scottsdale Center for the Performing Arts

* Just outside city limits. Map not to scale. Places shown in their general locations.

THINGS TO DO

# Weekends in Scottsdale



## Spring training

The Giants play at Scottsdale Stadium in Old Town, and the Diamondbacks and Rockies share Salt River Fields just east of the city.

## Old Town & ArtWalk

Nine walkable districts in a little over a square mile, with galleries open late for ArtWalk every Thursday evening.

## Civic Center

Twenty-one acres of lawns and public art, home to the Center for the Performing Arts and SMoCA.

## Taliesin West

Frank Lloyd Wright's winter home and studio, a UNESCO World Heritage Site, open for guided tours.

## McDowell Sonoran Preserve

About 30,500 acres and 225+ miles of trails, from trailheads like Gateway, Brown's Ranch and Tom's Thumb.

## McCormick-Stillman Railroad Park

Train rides and a carousel on land the McCormick family donated to the city.

## Golf

TPC Scottsdale hosts the WM Phoenix Open, and Troon North, Grayhawk, McCormick Ranch and Silverado are open to the public.

## Shopping

Fashion Square and the Waterfront in Old Town, Scottsdale Quarter and Kierland Commons (just across the Phoenix line), and Market Street at DC Ranch.

## ★ Rebecca's picks

**Scottsdale Fashion Square**
7014 E Camelback Rd
*“In need of some retail therapy? Well, there's no better place to spend a day shopping than here!”*

**The Canal Club**
4925 N Scottsdale Rd, at The Scott
*“Such a cute place for a drink or a date night. A lil Cuban flair in the middle of Scottsdale? I'm in!”*

**Scottsdale Center for the Performing Arts**
7380 E Second St
*“A beautiful campus with an amazing theater, great for dates or a night at a show with the family.”*

Sources: City of Scottsdale, Experience Scottsdale, Scottsdale Arts, Frank Lloyd Wright Foundation, McDowell Sonoran Conservancy, TPC Scottsdale. Check hours and event schedules before you go.

BEFORE YOU BUY

# Know before you buy in Scottsdale



## HOAs and CC&Rs

Most master-planned communities have an HOA, and some have more than one. Review the fees, what they cover, and the CC&Rs, including rules on rentals, parking and exterior changes.

## Event season

January through March brings the WM Phoenix Open, Barrett-Jackson and spring training. Ask me what event weeks are like near Old Town, WestWorld or TPC.

## Schools

Scottsdale Unified serves much of the city, but some areas are in Paradise Valley or Cave Creek Unified. Confirm the assigned schools for any address with the district.

## Getting around

Scottsdale Road runs the length of the city, with Loop 101 along its east side. Sky Harbor is around 20 minutes from Old Town on average, longer at rush hour.

## Older and newer homes

South Scottsdale has many homes from the 1950s to the '70s; the north is mostly newer. On older homes, have your inspector look closely at the plumbing, electrical and roof.

## Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

## Wondering which part of Scottsdale fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.


**Rebecca Medrano**

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Email: **rebecca@medranoaz.com**

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Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.