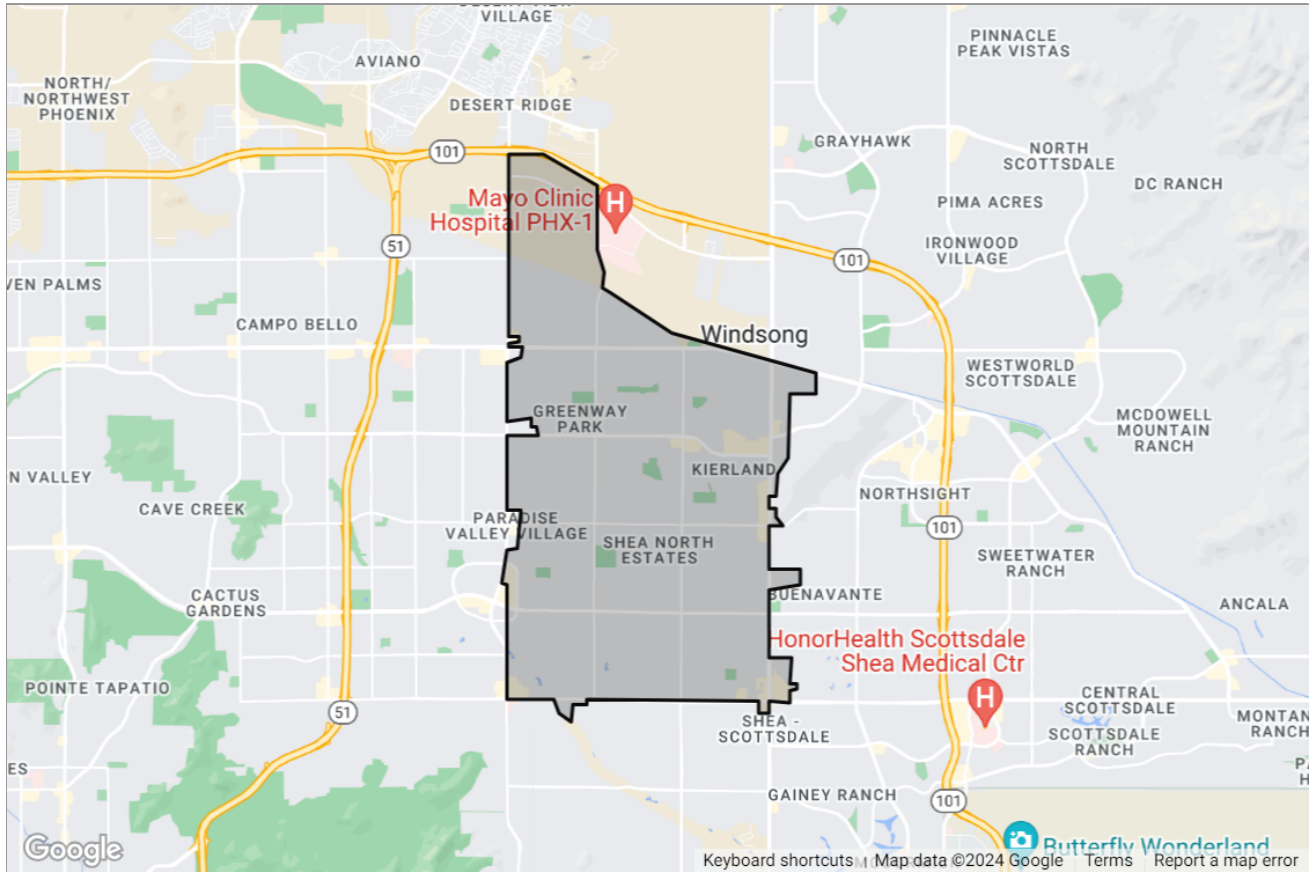


MARKET ACTIVITY REPORT

# Scottsdale, AZ 85254



Presented by

**Heather Tawes Nelson** | ABR, CRS

Arizona Real Estate License: BR565091000

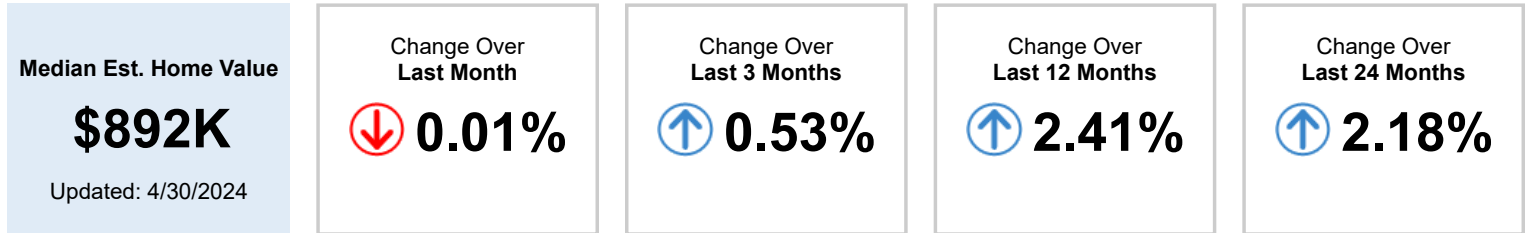
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Scottsdale, AZ 85251

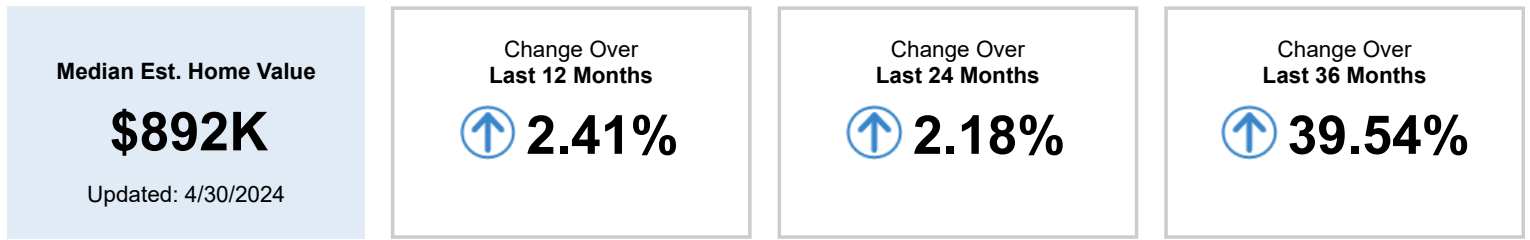
## Scottsdale, AZ 85254

### Market Snapshot: Estimated Home Values



*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

### Market Snapshot: 12-Month Change in Estimated Value



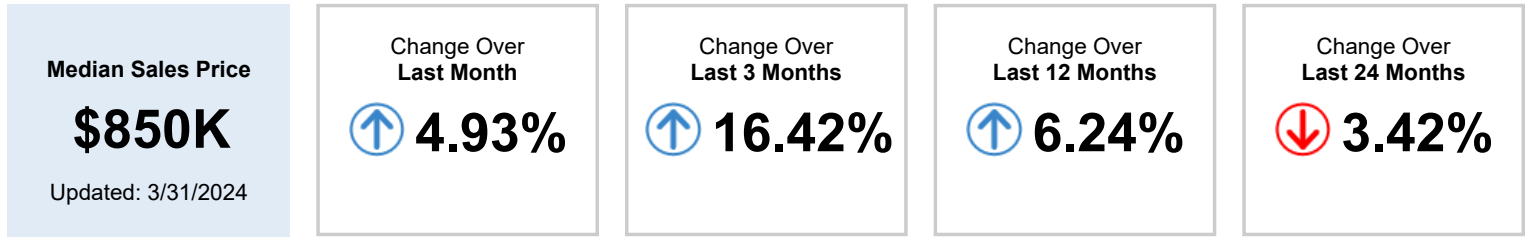
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

### Market Snapshot: Concentration of Distressed Properties



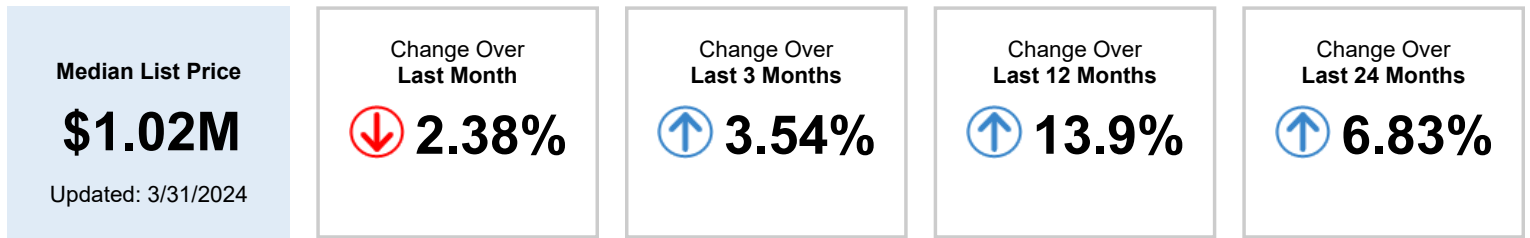
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/2/2024.*

## Market Snapshot: Sales Price



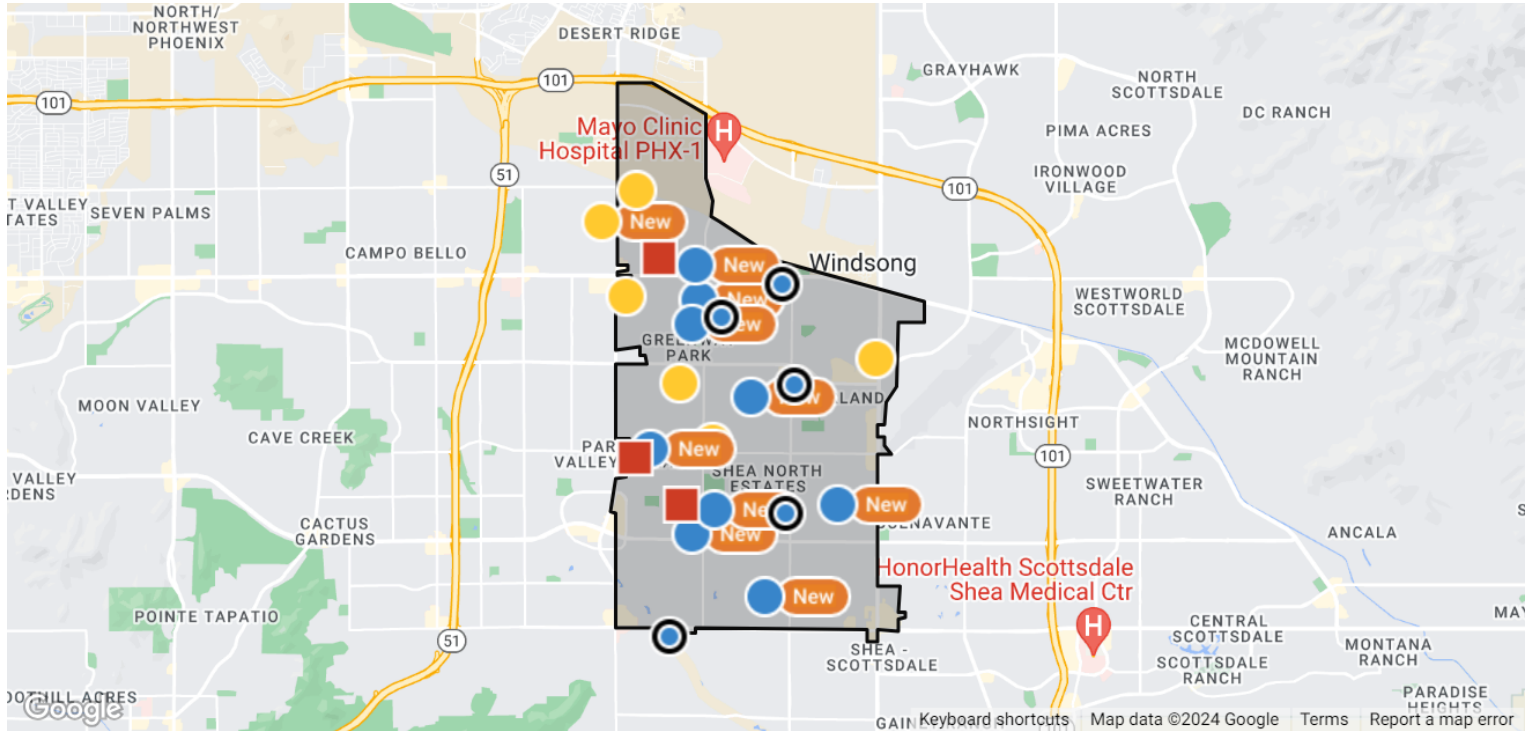
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price






About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

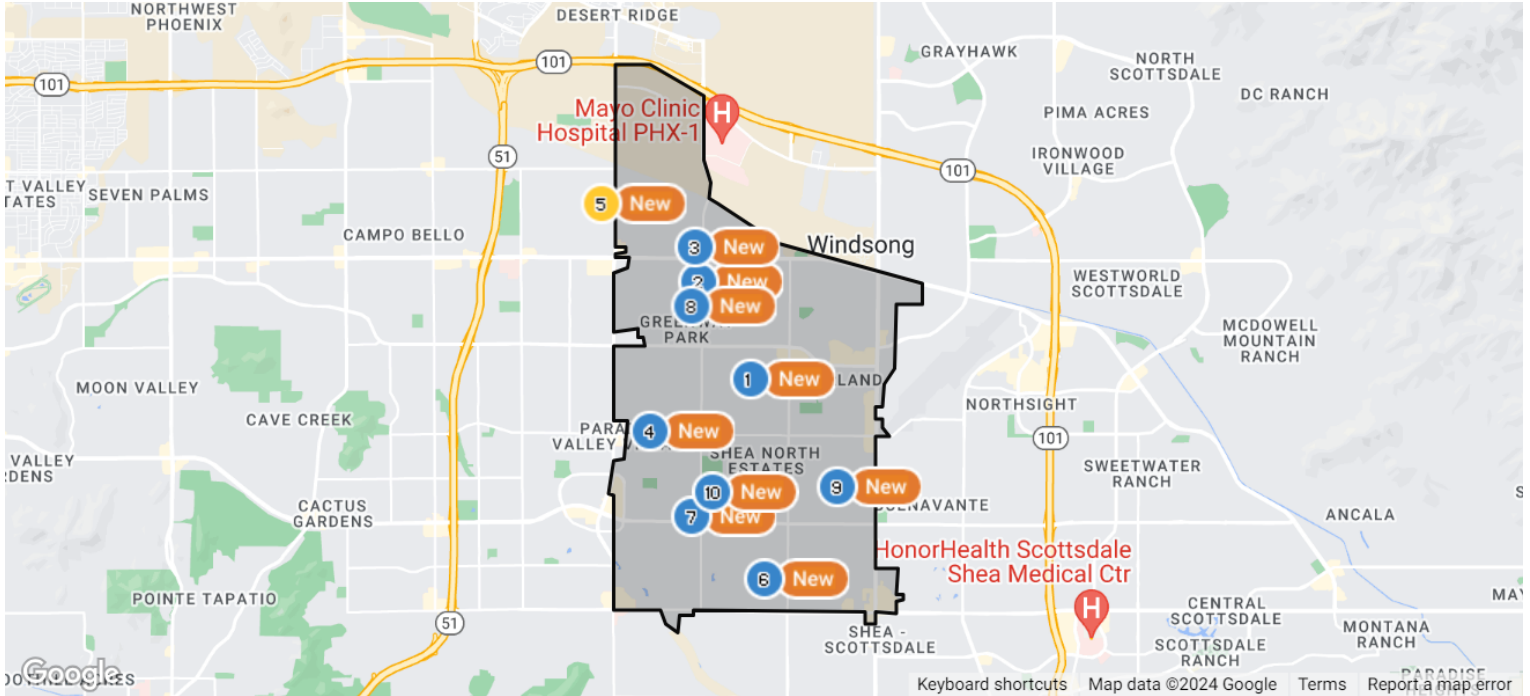
## Market Activity Summary Stats



**Search Criteria** | **Location:** Scottsdale, AZ 85254; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

|                                |  New Listings |  Pending |  Distressed |
|--------------------------------|--|---|---|
| <b>Number of Properties</b>    | 10   | 10  | 3   |
| <b>Low Price / Value</b>       | \$5,500  | \$2,000   | \$735,200   |
| <b>Median Price / Value</b>    | \$1,650,000  | \$208,350   | \$749,800   |
| <b>High Price / Value</b>      | \$3,450,000  | \$2,050,000   | \$1,092,010   |
| <b>Average Price / Sq. Ft.</b> | \$470  | \$213   | \$414   |
| <b>Median Price / Sq. Ft.</b>  | \$509  | \$138   | \$388   |
| <b>Average Days in RPR</b>     | 23   | 59  | —   |
| <b>Median Days in RPR</b>      | 16   | 62  | —   |
| <b>Total Volume</b>            | \$15,854,499   | \$5,019,100   | \$2,577,010   |

# Scottsdale, AZ 85254



## New Listings: 10

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|--|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|



1 ● Active • New, Active: 5/1/2024 MLS ID: 6699468





**6267 E Helm Dr**

Single Family    5/3    3,570 sq ft    8,599    1991    5/1/2024    \$1,650,000    \$462





Come and see this GORGEOUS 5 bed / 3 bath / 3 Car garage home with a POOL in the highly sought after 85254 zip code. NO HOA!!! Home has just been completely remodeled and it is stunning! Mature front landscaping with freshly laid artificial turf, paver walkway and new exterior paint, gives the home great curb appeal. Through the front door the soaring ceilings compliment the grand entry and the large windows overlook the sparkling pool in the back. To the left of the front foyer is your brand new luxury kitchen. Kitchen boasts all new white shaker cabinets, upgraded stainless appliances with massive fridge/freezer combo, large custom island with brand new waterfall quartz countertops, tiled backsplash and so much more. Custom huge fireplace compliments the attached family room. Laundry room has tons of storage and brand new washer and dryer that convey. Tucked away at the opposite end of the home is your own resort style master suite featuring vaulted ceilings, huge walk in closet with custom shelving and cabinets, separate shower and large soaking tub, dual sink vanity with matching storage/linen closet and white quartz tops. Modern black and brushed gold accents throughout. Two additional bedrooms and one bathroom are just off the front room. One of the bedrooms is currently being staged as an office. Down the stairs is a large game room, two more bedrooms and an additional bathroom. Solar system is through Sunrun and it is full paid for. 3 car garage features epoxied floors and built in cabinets with tons of storage and soft water system. Outback there is plenty of room to entertain with two large patios, freshly laid sod and a large pool deck. Location, Location, Location! You are just a short drive from all the great dining, shopping and entertainment that Scottsdale has to offer. Don't miss out on this gem!!!

*Listing Courtesy of Balboa Realty, Llc*

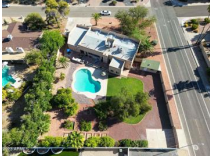
## New Listings: 10 (cont.)

|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p><b>2 ● Active</b> • New, Active: 4/18/2024 <i>MLS ID: 6693835</i></p> <p><b>5827 E Aire Libre Ave</b></p> <p>This newly renovated and professionally designed home features a beautiful and open split floor plan, vaulted ceilings and numerous upgrades including European oak engineered hardwood flooring, quartz, marble and granite countertops, custom designed wall molding, and a custom steel pivot door into the laundry room. The additional living area features a large bar area complete with a wine/beverage cooler, perfect for watching your favorite movies or sports teams. There is a bonus room which can be used as a home office, an in-home gym or a children's play area. French doors lead out to the quiet backyard with a large covered patio and plenty of trees, shrubs and turf which makes this area feel like a calm paradise. Come see for yourself why you would love to call this home yours!</p> <p><i>Listing Courtesy of Homesmart</i></p>  | Single Family | 4/3     | 2,725 sq ft         | 7,770            | 1992       | 4/18/2024 | \$1,410,000        | \$517             |
|  <p><b>3 ● Active</b> • New, Active: 2/9/2024 <i>MLS ID: 6662405</i></p> <p><b>17046 N 58th Way</b></p> <p>A rare, full-on Arcadia style home w/huge cds lot in 85254! Impeccable finishes throughout: European white oak floors, reclaimed brick fireplace, large beam ceilings, tasteful paint accents and multiple patio spaces. A cook's kitchen features loads of cabinets, a Wolf range, pot-filler, and so much more! A butler's pantry is just off the dining/kitchen area. Primary bedroom is an oasis and is split from the other bedrooms/guest suite. Four big garage spaces and an RV gate! Control 4 makes this a super smart home - control the entire house from your phone. Close to Kierland, Desert Ridge, Scottsdale Air Park, and the new Paradise Valley Mall. 101/51 are just minutes away</p> <p><i>Listing Courtesy of Arizona Best Real Estate</i></p>  | Single Family | 6/5     | 5,428 sq ft         | 29,812           | 2019       | 2/9/2024  | \$3,450,000        | \$636             |
|  <p><b>4 ● Active</b> • New, Active: 3/20/2024 <i>MLS ID: 6679993</i></p> <p><b>5415 E Ludlow Dr</b></p> <p>Wow! Prepare to be impressed by the absolute beauty and mesmerizing attention to detail this masterpiece showcases! This value displays a 3-car garage and low-care front yard. Meticulously designed interior with clean lines promotes a modern feel &amp; sophistication. Inviting foyer, archways, wood &amp; tile flooring, gorgeous light fixtures, fresh soft paint, and high ceilings add to the gem's charm and livability. Notice the amazing glass wine rack in the spacious living room. The oversized great room won't disappoint you, boasting a wall-mounted fireplace and back patio access. Magazine cover kitchen is equipped with a plethora of cabinets, stainless steel appliances such as a wall oven &amp; cooktop electric, tile backsplash, sleek quartz counters, and a waterfall island with a breakfast bar. HUGE owner's retreat is a true star! A sitting area, direct outdoor access, an ensuite with dual sinks, a garden tub, an enclosed glass shower, and his &amp; hers walk-in closets complete the picture. Let's not forget about the the bonus room with a fireplace in the basement, ideal for a recreational center or a private family room, and includes a bedroom. Experience resort-like living in the stunning backyard, highlighting a covered patio, gazebo, sports court, enticing pool, and spa. If entertaining is on your mind, this dream home is perfect for you!</p> <p><i>Listing Courtesy of West Usa Realty</i></p> | Single Family | 5/4     | 4,281 sq ft         | 17,410           | 1994       | 3/20/2024 | \$1,749,000        | \$409             |
|  <p><b>5 ● Active</b> • New, Active: 5/1/2024 <i>MLS ID: 6699371</i></p> <p><b>17842 N 49th Pl</b></p> <p>FULLY FURNISHED RENTAL - EVERYTHING IS PROVIDED FOR YOU! GORGEOUS 4 BED, 2.5 BATH IN PRIME LOCATION OF SCOTTSDALE. LARGE SPACIOUS GREAT ROOM. LIVING ROOM WITH POOL TABLE AND FORMAL EATING AREA. EAT-IN KITCHEN AND BREAKFAST BAR. ALL APPLIANCES INCLUDED. SPACIOUS MASTER BEDROOM ROMAN SOAKING TUB, SEPARATE SHOWER. VAULTED CEILINGS. GREAT BACK YARD FOR ENTERTAINING WITH POOL AND SPA, COVERED PATIO, BUILT-IN BBQ, EVEN A PUTTING GREEN! MIXTURE OF GRASS AND DESERT LANDSCAPING! YOU'LL LOVE THIS PLACE AND HURRY - IT WON'T LAST LONG!</p> <p><i>Courtesy of Griggs's Group Powered By The Altman Brothers</i></p>   | Single Family | 4/3     | 2,433 sq ft         | 12,214           | 1997       | 5/1/2024  | \$5,500 mo.        | \$2               |

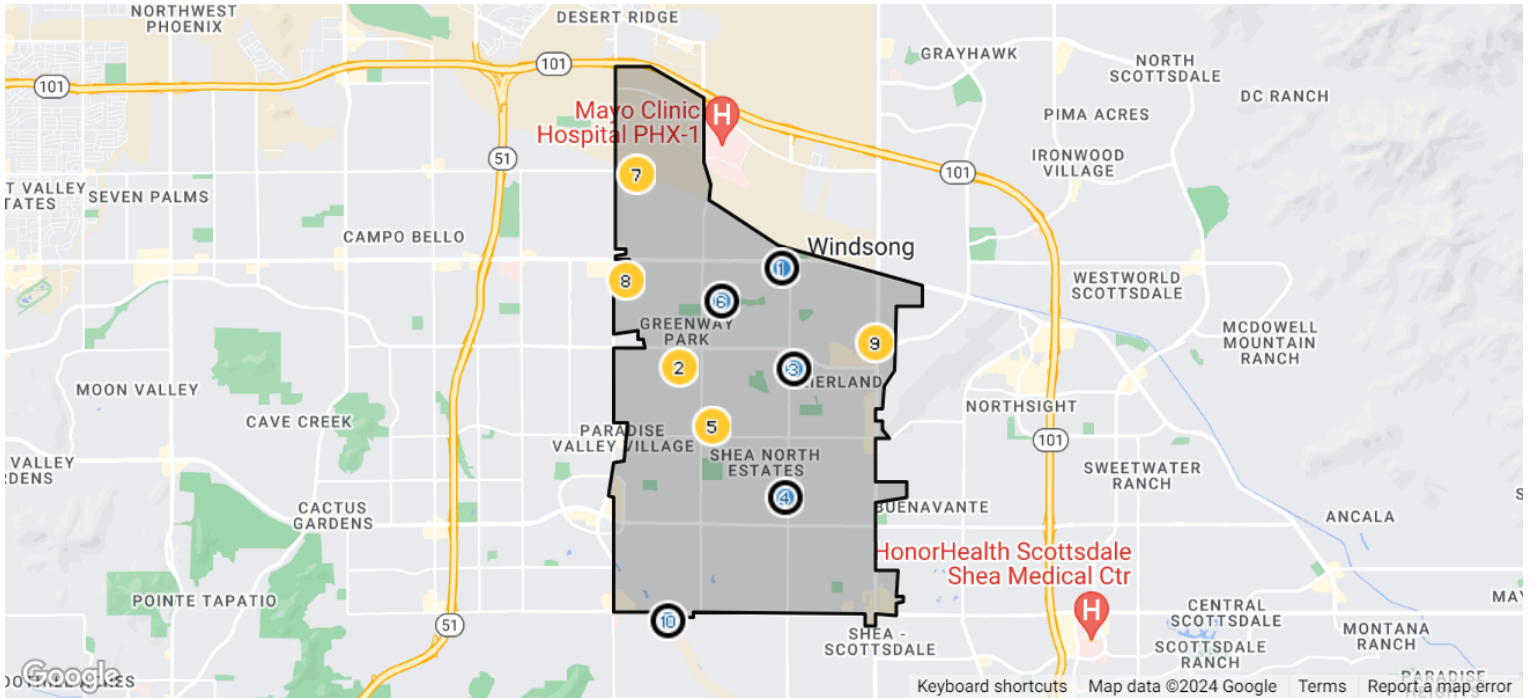
## New Listings: 10 (cont.)

|  | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p><b>6 ● Active</b> • <i>New, Active: 5/1/2024</i> <i>MLS ID: 6699350</i><br/> <b>6431 E Gary Rd</b></p>   | Single Family | 5/4     | 3,242 sq ft         | 34,812           | 1971       | 5/1/2024  | \$1,715,000        | \$529             |
| <p>Charming ranch-style home nestled on a spacious cul-de-sac lot, located near the idyllic Paradise Valley area of Arizona. This meticulously renovated residence, boasts 5 bedrooms and 3.5 baths. Upon entering you're greeted by luxurious stone flooring that flows seamlessly throughout this expansive floor plan. The kitchen is a chef's delight, featuring custom cabinets, sleek countertops, and top of the line stainless steel appliances. The living areas are bathed in natural light, creating a warm and inviting ambiance perfect for both relaxation and entertaining. The bedrooms are spacious, providing ample space for rest, while the bathrooms exude modern elegance with their stylish fixtures and finishes. The backyard offers a private oasis complete with lush landscaping, a sparkling pool, and.. a covered patio ideal for enjoying the Arizona sunsets. All this within walking distance to some of the best elementary, junior high, and high schools the state has to offer.</p> <p><i>Listing Courtesy of Prosmart Realty</i></p> |               |         |                     |                  |            |           |                    |                   |
|  <p><b>7 ● Active</b> • <i>New, Active: 4/15/2024</i> <i>MLS ID: 6692173</i><br/> <b>12222 N 58th PI</b></p>   | Single Family | 5/3     | 3,294 sq ft         | 15,628           | 1976       | 4/15/2024 | \$1,650,000        | \$501             |
| <p>Magic Zip code 85254! Remodeled to perfection! This stunning home awaits at the end of a quiet cul de sac offering 5 bedrooms, 2 of which are en-suite. 3 full bath, redone pool, new above ground spa. Meticulously landscaped, oversized, pie shaped yard is all new front and back! your very own farmer's market in your yard including banana trees, passion fruit, citrus, peaches, figs, tomatoes &amp; tons of herbs! Huge 3 garage with raised ceilings &amp; one pass thru bay for your car enthusiast. New house wide H2O system. New custom slider doors bring the outdoors in to enjoy our amazing Arizona weather. Custom brand new outdoor kitchen with BBQ, Fridge and Bar, not to mention the big screen TV. Designer touches will wow you through out this home. Come and see it today! AVAILABLE 4/30!</p> <p><i>Listing Courtesy of North&amp;co.</i></p>   |               |         |                     |                  |            |           |                    |                   |
|  <p><b>8 ● Active</b> • <i>New, AUC: 4/11/2024</i> <i>MLS ID: 6690341</i><br/> <b>16037 N 58th PI</b></p>   | Single Family | 3/3     | 1,848 sq ft         | 13,881           | 1985       | 4/11/2024 | \$975,000          | \$528             |
| <p>Must see this fabulous home on an expansive, private lot on a quiet cul-de-sac within the sought-after 85254 zip code. The welcoming front patio with gazebo and lights is great for meeting your neighbors. Walk into the light an bright open floor plan, with vaulted ceilings and large slider leading to the incredible backyard with pool, spa, putting green and privacy. Upgrades include sleek wood look tile, stone accented fireplace an plantation shutters. The remodeled kitchen is equipped with kitchen aid appliances. The master suite includes pool access, a walk-in closet, and a remodeled bathroom with steam shower. Two other bedrooms are separated from master and share a Jack &amp; Jill bath. Roof replaced 2023, New pool heater &amp; wifi controls. Furniture available separate bill or sale.</p> <p><i>Listing Courtesy of Exp Realty</i></p>  |               |         |                     |                  |            |           |                    |                   |
|  <p><b>9 ● Active</b> • <i>New, Active: 4/27/2024</i> <i>MLS ID: 6697776</i><br/> <b>12825 N 71st St</b></p>   | Single Family | 5/4     | 2,629 sq ft         | 27,848           | 1971       | 4/27/2024 | \$1,699,999        | \$647             |
| <p>This home has an OUTSTANDING BACKYARD with a HUGE 27,000+ sq ft LOT! An EXTENDED and OVERSIZED DETACHED GARAGE is one of its greatest features! The garage has FOAM INSULATION &amp; AIR CONDITIONING with a METAL ROLL GATE and ALLEY ACCESS. (Could become a FUTURE GUEST HOUSE). Upon entering the home you are greeted with a warm open living room and a beautiful floor to ceiling STONE GAS FIREPLACE. Any Chef would be honored to cook with HIGH END STAINLESS GAS APPLIANCES and gorgeous DOUBLE EDGE WATERFALL QUARTZ ISLAND &amp; COUNTERTOPS. The pantry is HUGE and is accessed by a SECRET DOOR through the cabinets! RV Gates and RV PARKING with sewer connect. SOLAR PANELS are OWNED! Camera Security system included. Updated TRANE AC Units IN 2022! You will love this home! Call to view today!</p> <p><i>Listing Courtesy of Homesmart</i></p>  |               |         |                     |                  |            |           |                    |                   |



## New Listings: 10 (cont.)

|  | Prop Type  | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|--|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|    | 10 ● <b>Active</b> • New, AUC: 3/24/2024 MLS ID: 6682797 |         |                     |                  |            |           |                    |                   |
| <b>6002 E Corrine Dr</b>   | Single Family  | 5/5     | 3,332 sq ft         | 24,173           | 1974       | 3/24/2024 | \$1,550,000        | \$465             |
| <p>Large family home in desirable zip code with 5 beds, 5 baths -this is including attached " mother in law suite" and a detached guest casita. New plumbing installed with 15 year warranty. Invoice is in the document tab. tab. Electrical panel was updated 400 amps. Plus a New wall oven and dishwasher. This house is with in walking distance to the neighborhood elementary and middle schools. Less than two miles from the New PV/ Reimagined, which is set to launch in 2024. 10 minutes away from Kierland Commons and Scottsdale Quarter , 15 minutes from The Desert Ridge Mall shopping and dining district. And 15 minutes from the Mayo Clinic . This large 1/2 acre lot had many options of what you could do with it.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p> |  |         |                     |                  |            |           |                    |                   |





Pending: 10

|  | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p><b>1</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 4/10/2024</i> <b>MLS ID: 6665759</b></p> <p><b>16823 N 62nd Way</b></p> <p>Location Location Location! This very nice and well taken care &amp; maintained 3 bedroom plus den, 2 bath, 3 car garage, cul-de-sac home is just 5 minutes from Kierland Commons and Scottsdale Quarter includes granite countertops, gas cook top, wood blinds, and a newer HVAC unit! This 85254 home would also make perfect investment/short term rental property.</p> <p><i>Listing Courtesy of Homesmart</i></p> | Single Family | 3/2     | 2,059 sq ft         | 6,904            | 2/18/2024 | \$699,000          | 4/10/2024    | \$339             |
|  <p><b>2</b> <span style="color: orange;">🕒</span> Pending <i>*Pending: 5/1/2024</i> <b>MLS ID: 6692169</b></p> <p><b>15015 N 54th St</b></p> <p>This 3 bedroom, 2 bath single level with a pool is located just a few minutes from Kierland and Scottsdale Quarter and all the shops and restaurants they have to offer. Tastefully remodeled and decorated it is available immediately. Hurry and check it out before it's gone!</p> <p><i>Courtesy of Realty Executives</i></p>   | Single Family | 3/2     | 1,618 sq ft         | 9,933            | 4/15/2024 | \$3,500 mo.        | 5/1/2024     | \$2               |

## Pending: 10 (cont.)

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|



**3 Pending** \*Pending as of 5/1/2024 *MLS ID: 6670864*

**14853 N 64th Pl** Single Family 3/2 1,671 sq ft 6,823 3/1/2024 \$929,900 5/1/2024 \$556

Welcome to your own private oasis in the heart of Kierland! This meticulously remodeled home is a true gem, offering luxurious living spaces and resort-like feel. From the moment you step inside you'll experience the perfect blend of modern elegance and comfort. The open floor plan welcomes you with beautifully appointed interiors and abundant natural light, creating a warm and inviting atmosphere. Every detail has been carefully considered, from the high-end finishes to the tasteful color palette, ensuring a seamless fusion of style and functionality. The heart of the home lies in the expansive outdoor retreat crafted for relaxation and entertainment. Enjoy alfresco dining with the large covered patio just off the kitchen seamlessly allowing for indoor/outdoor living and unmatched entertaining. Lounge by the sparkling pool, play your favorite yard game, or simply relax in your outdoor oasis surrounded by the manicured greenery and easy care landscape. As you venture outside of your personal paradise, discover the unparalleled convenience of living in one of Scottsdale's most prestigious neighborhoods. Just moments away, Scottsdale Quarter and Kierland Commons await with upscale shopping, dining, and entertainment options. Whether you're indulging in a gourmet meal, catching a movie, or browsing designer boutiques, you'll find everything you desire within reach. For outdoor enthusiasts, Sandpiper Park offers a tranquil escape with its green spaces, pickleball/tennis courts, and picnic areas, perfect for family outings or morning strolls. The activities don't stop there with the Westin Kierland Golf Course just across the road you'll be at your tee time in just minutes, or with the abundance of scenic walking and biking paths you always have a reason to enjoy the outdoors. And with top-rated schools nearby, this neighborhood provides exceptional educational opportunities for children of all ages. Families looking for an incredible community, those looking for the ultimate lock and leave lifestyle, or anything in between, this home is the one for you. Come experience the epitome of modern living in Kierland, where luxury meets convenience at every turn.

*Listing Courtesy of Exp Realty*



**4 Pending** \*Pending as of 4/30/2024 *MLS ID: 6666220*

**6315 E Corrine Dr** Single Family 4/4 3,261 sq ft 24,032 2/20/2024 \$2,050,000 4/30/2024 \$629

Welcome to this complete remodel in 85254! The home is effectively a new construction with only a section of the slab and a few trusses remaining from the original home. This stunning property offers luxury living with an emphasis on entertainment, comfort, and style. Step into this exquisite 4 bed, 4 bath home and be greeted by an open floorplan and designer finishes throughout. The heart of home is the gourmet kitchen, featuring high-end appliances, custom cabinetry, and an oversized island. The master suite is complete with a large walk-in closet and a spa-like bathroom showcasing an oversized large walk-in shower and freestanding tub. This home also features a demo automation package and automation prewire throughout so buyers can personalize as they deem fit. Step outside to your own private oasis, where a heated sparkling pool + spa awaits. Perfectly manicured landscaping surrounds the outdoor living spaces, creating a serene ambiance for entertainment or relaxation. The backyard is complete with mature landscaping and built-in BBQ area with TV wall. Crafted with the utmost attention to detail, this home showcases superior workmanship and custom design elements throughout.

*Listing Courtesy of Homesmart*






**5 Pending** \*Pending: 4/30/2024 *MLS ID: 6670691*

**13849 N 57th St** Single Family 3/2 2,045 sq ft 10,545 2/29/2024 \$3,250 mo. 4/30/2024 \$2



Situated on .25 acres, this spacious home presents an outstanding rental opportunity! Conveniently located near Kierland and renowned PV Schools, it caters to those seeking quality living and accessibility. Inside, enjoy the modern kitchen with Granite Slab counters and Stainless Appliances. The master suite boasts a private patio exit and a luxurious jetted tub for relaxation. Energy-efficient upgrades such as Low E Windows and dual-zone A/C with Nest thermostats. Outside, the expansive backyard features a large covered patio and HUGE DIVING POOL, perfect for outdoor enjoyment. Property offers ample parking options, including an RV gate for convenient RV or boat parking, slab parking, and garage spaces. Don't miss out on this fantastic rental opportunity - schedule a viewing today!

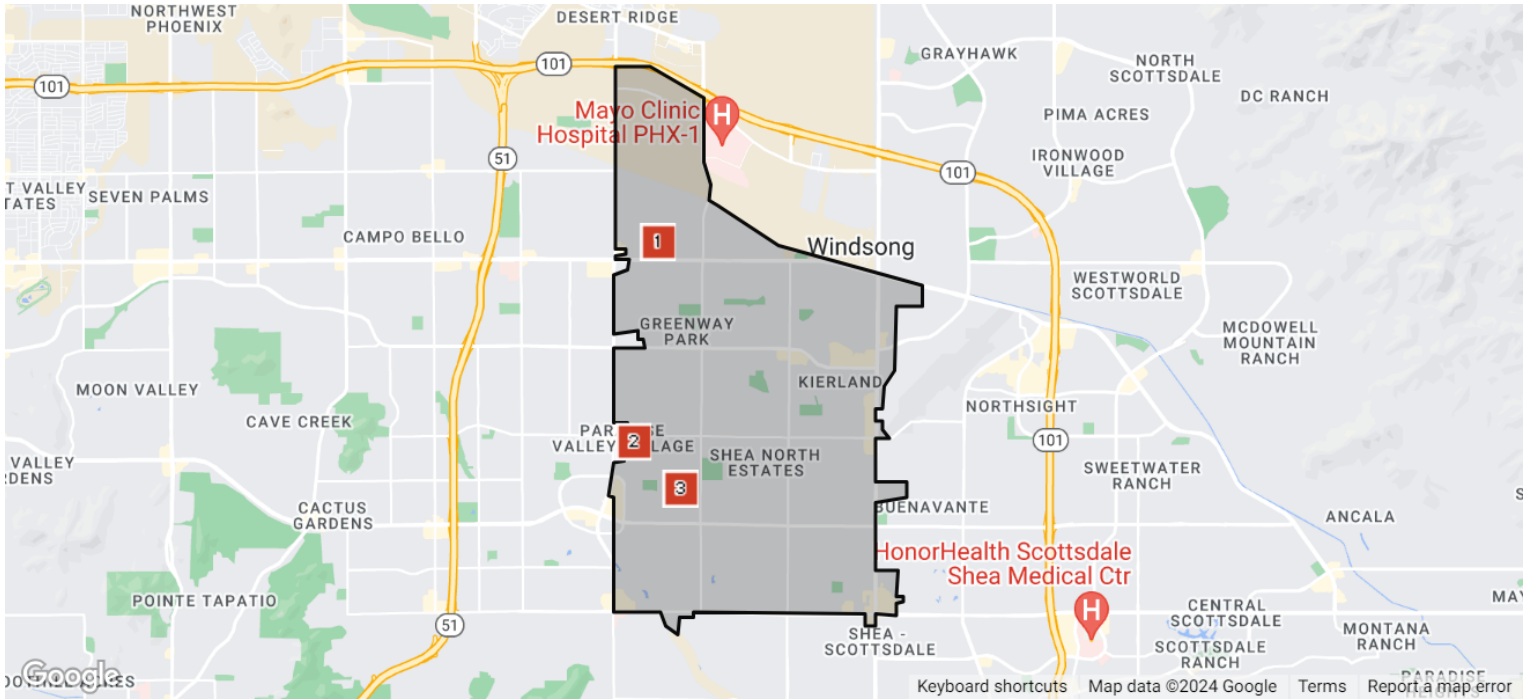
*Courtesy of West Usa Realty*

## Pending: 10 (cont.)

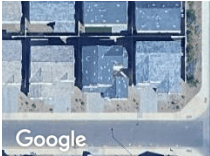


|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p><b>6</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 3/26/2024</i> <i>MLS ID: 6621866</i></p> <p><b>5679 E Beverly Ln</b>      Single Family      4/3      3,349 sq ft      7,798      10/24/2023      \$910,900      3/26/2024      \$272</p> <p>Amazing Home with Sparkling Pool in Paradise Park Vista Subdivision. This Home offers 4 Bedrooms, 3 Bath, Living Room, Great Room and Game Room. Plenty of Storage throughout! Seller is currently installing a full roof underlayment. A Must See!<br/><i>Listing Courtesy of Ensign Properties Corp</i></p>  |           |         |                     |                  |           |                    |              |                   |
|  <p><b>7</b> <span style="color: orange;">🕒</span> Pending <i>*Pending: 4/29/2024</i> <i>MLS ID: 6671435</i></p> <p><b>4930 E Villa Theresa Dr</b>      Single Family      3/2      1,952 sq ft      5,407      3/1/2024      \$3,850 mo.      4/29/2024      \$2</p> <p>Stunning complete remodel with all new appliances, flooring, brand new roof, windows and Trane AC. Ready to move in and enjoy the perfect location and beautiful gated community. Home backs to the canal for privacy and great views. The primary bedroom is HUGE with a built in electric fireplace and 2 closets. This home is great for entertaining with lots of open space to make it your own.<br/><i>Courtesy of My Home Group Real Estate</i></p>  |           |         |                     |                  |           |                    |              |                   |
|  <p><b>8</b> <span style="color: orange;">🕒</span> Pending <i>*Pending: 4/29/2024</i> <i>MLS ID: 6685233</i></p> <p><b>4901 E Kelton Ln, Unit 1083</b>      Condo/Townhouse/Apt.      3/2      1,196 sq ft      723      4/1/2024      \$2,000 mo.      4/29/2024      \$2</p> <p><b>**NEW PAINT**NEW CARPET**</b> Spacious &amp; fully upgraded &amp; remodeled tri-level townhome with 3-bedrooms &amp; 2 baths. Beautiful kitchen cabinets, stainless appliances, tile back splash, Bathrooms are beautiful with bowl sinks &amp; other upgrades. Living room with fireplace plus kitchen on main level. Upper level has 2 bedrooms, one is adjacent to bathroom but bathroom is accessible by hallway as well. Lower level has family room, 3rd bedroom, laundry &amp; full bathroom. Laundry is a full-size stack washer &amp; dryer. Check out the patio with deck-like flooring, lattice for privacy &amp; storage closet. End unit &amp; a community pool as well. \$2000/month rent plus 3.5% city tax &amp; tenant admin fee (\$70)= \$2070 total monthly rent. Security/Cleaning Deposit is \$2100. NOT PETS ALLOWED. \$40 application fee per adult. No past evictions and no rental collections allowed. Proof of income must equal 3 times the rent.<br/><i>Courtesy of Schreiner Realty</i></p> |           |         |                     |                  |           |                    |              |                   |

## Pending: 10 (cont.)

|  | Prop Type            | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft)                         | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|----------------------|---------|---------------------|--|-----------|--------------------|--------------|-------------------|
|    | 9                    |         | <b>Pending</b>      | *Pending: 4/29/2024 MLS ID: 6694786      |           |                    |              |                   |
| <b>7180 E Kierland Blvd, Apt 707</b>   | Condo/Townhouse/Apt. | 3/2     | 1,758 sq ft         | 1,758                                    | 4/20/2024 | \$6,700 mo.        | 4/29/2024    | \$4               |
| <p>Experience luxurious sky-high living at Optima Kierland. This prestigious 7th-floor fully furnished corner residence within the renowned Optima Kierland community boasts 1,758 square feet of upscale living, a paragon of Scottsdale luxury, blending high-end furnishings with breathtaking views and world-class amenities. This Residence offers elevated comfort as it comes fully furnished with sophisticated decor, providing a seamless move-in experience. Floor-to-ceiling windows illuminate the space, showcasing Arizona's famed natural light. The functional floor plan situates the primary bedroom away from the two guest bedrooms separated by the living area, modern kitchen, and stunning dining room. The oversized laundry room has generous storage options and is pulled away from the bedrooms. The primary suite allows you to wake up to stunning views, complete with plush bedding, an ensuite bath and a massive walk in closet for a truly serene experience. Walk out to the private balcony through the living room or the third bedroom to enjoy the cascading landscaping and unique architecture. The exclusive amenities in this unit include two garage parking spaces; one featuring an EV charger. The home is fully stocked from your practical and elegant everyday furniture down to your silverware. The Optima Kierland allows for an active lifestyle with amenities such as a large workout room, sports courts for basketball, racketball, pickle ball, a golf simulator, bocce ball, gaming room, and dog park for your furry friends. And we haven't even gotten to the rooftop perks yet! Immerse yourself in the rooftop pool, where lounge areas offer a perfect escape amidst views of the McDowell Mountain Preserve. Enjoy the outdoor kitchen or lounge and entertaining spaces. Care for your mind and body with access to both a hot tub, cold plunge and rooftop fire pits to unwind at while enjoying the desert at sunset. Situated across the street from Kierland Commons and Scottsdale Quarter, enjoy immediate access to shopping, gourmet dining, and entertainment. Minutes from Scottsdale Airport, your getaways are as effortless as your day-to-day living. This unit features inclusive fees as all HOA fees are included in your rent, covering essentials such as water, sewer, trash, basic cable, and internet services for a worry-free move-in. Unit 707 is not just a residence; it's a lifestyle choice for those who value luxury, convenience, and the allure of Scottsdale living. Whether you're indulging in the Optima Kierland amenities or exploring the vibrant locale, this fully furnished condo offers an unparalleled rental opportunity. Step into the epitome of Scottsdale elegance. Your exceptional Optima Kierland home awaits.</p> <p style="text-align: right;"><i>Courtesy of Homesmart</i></p> |                      |         |                     |  |           |                    |              |                   |
|   | 10                   |         | <b>Pending</b>      | *Pending as of 4/29/2024 MLS ID: 6696499 |           |                    |              |                   |
| <b>5249 E Shea Blvd, Unit 118</b>  | Condo/Townhouse/Apt. | 2/2     | 1,264 sq ft         | 700                                      | 4/25/2024 | \$410,000          | 4/29/2024    | \$324             |
| <p>This newly remodeled condo is perfectly located adjacent to the wash with mountain views from the covered patio and minutes to a huge selection of Scottsdale shopping and restaurants. This first level, split floor plan condo offers 2 bedrooms / 2 bathrooms, new kitchen with quartz countertops and spacious great room and LVP flooring throughout. Property includes assigned covered parking, heated community pool and spa. A must have location in Scottsdale.</p> <p style="text-align: right;"><i>Listing Courtesy of Prosmart Realty</i></p>  |                      |         |                     |  |           |                    |              |                   |



Distressed: 3

|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Price | List Date | Distressed Date        | Status |
|---|---------------|---------|---------------------|------------------|------------|-----------|------------------------|--------|
|  <p>1 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i><br/> <b>5138 E Anderson Dr</b><br/>                     -</p> | Single Family | -/4     | 1,977 sq ft         | 3,750            | -          | 2/29/2024 | Notice of Trustee Sale |        |
|  <p>2 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i><br/> <b>4931 E Sharon Dr</b><br/>                     -</p>  | Single Family | -/2     | 1,932 sq ft         | 10,065           | -          | 4/1/2024  | Notice of Trustee Sale |        |
|  <p>3 <span style="color: red;">■</span> <b>Closed</b> • Notice of Trustee Sale <i>MLS ID: -</i><br/> <b>5402 E Windrose Dr</b><br/>                     -</p>    | Single Family | -/2     | 2,271 sq ft         | 15,412           | -          | 2/23/2024 | Notice of Trustee Sale |        |

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- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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