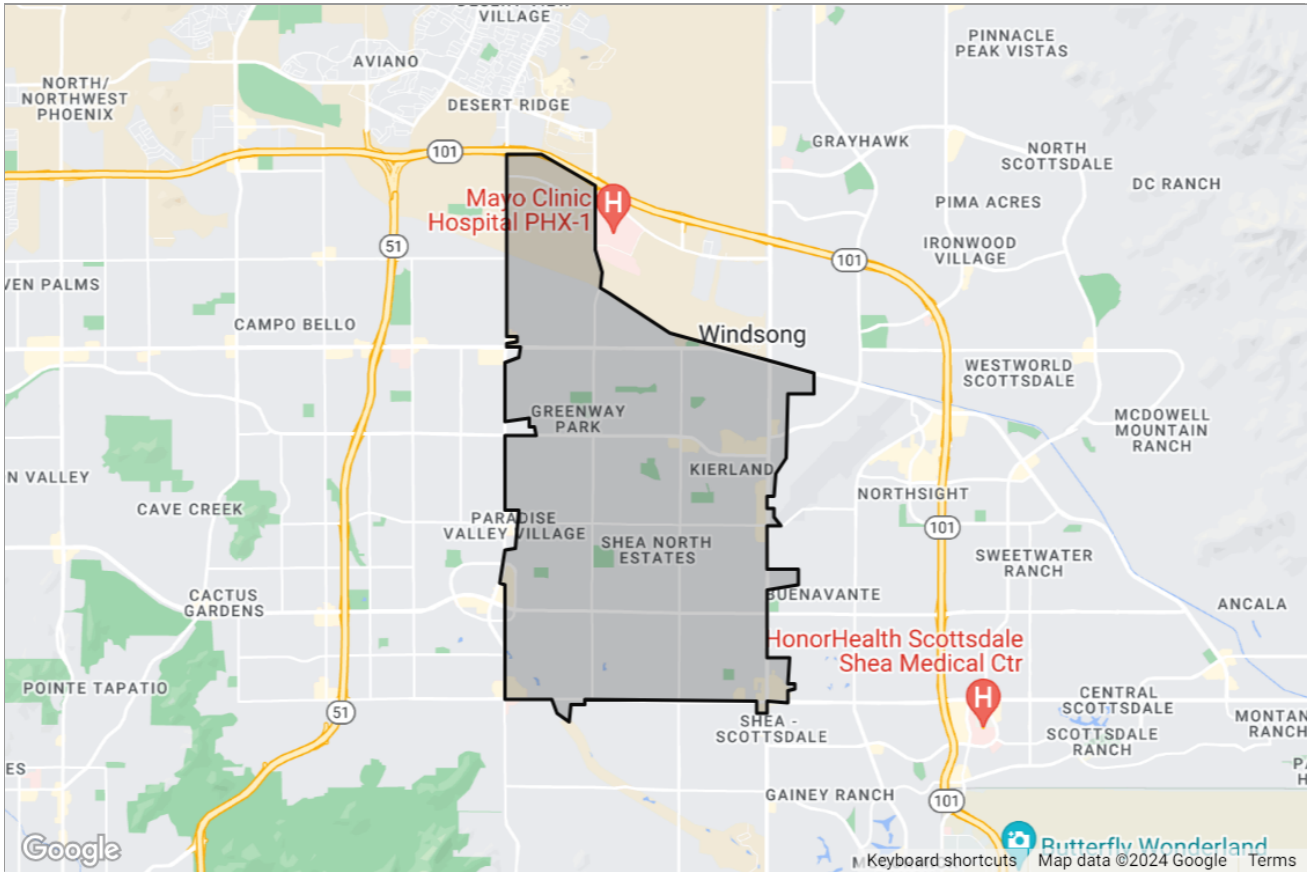


MARKET ACTIVITY REPORT

Scottsdale, AZ 85254



Presented by

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Arizona Real Estate License: BR565091000

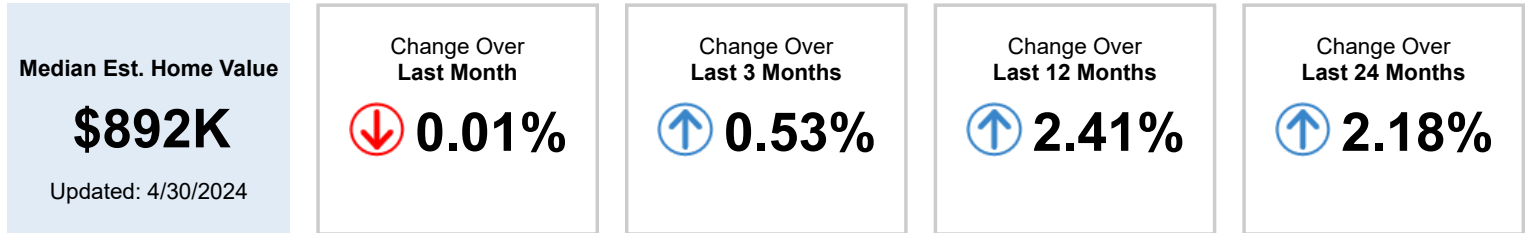
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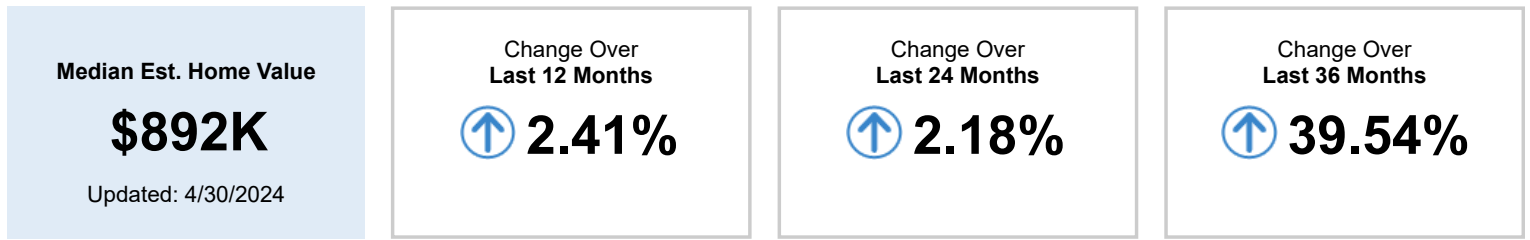
Scottsdale, AZ 85254

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



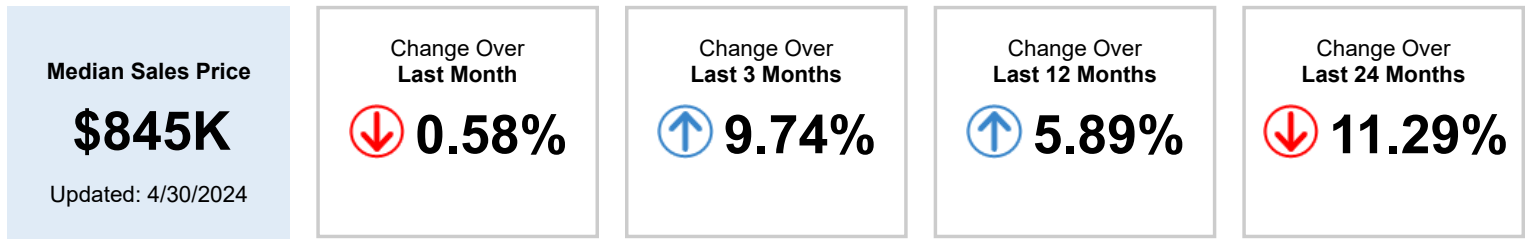
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties



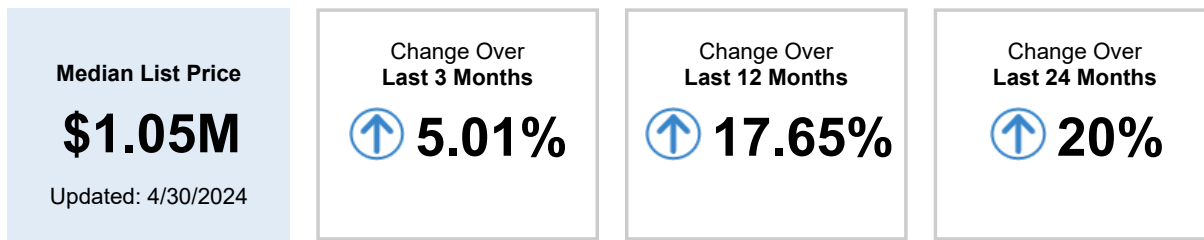
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/15/2024.*

Market Snapshot: Sales Price



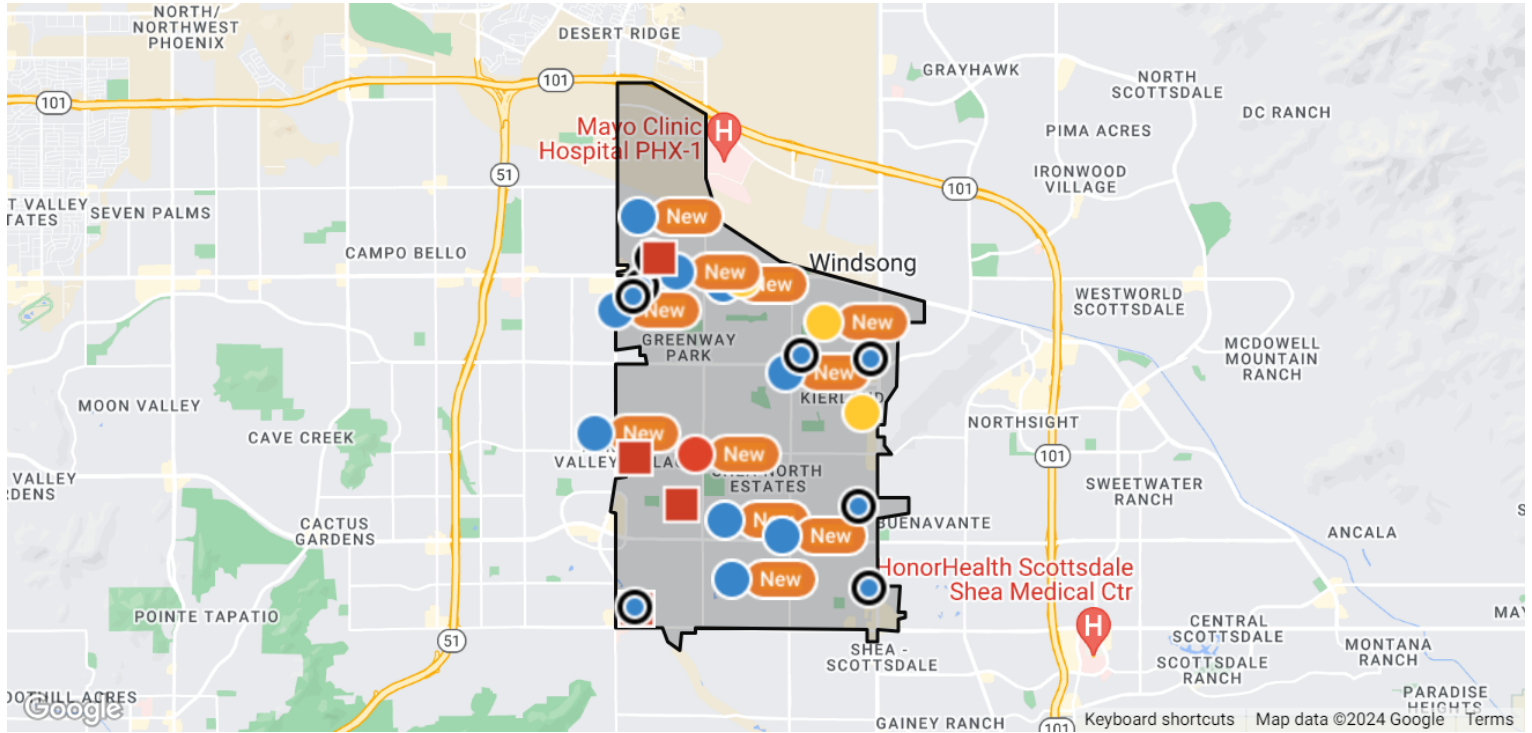
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

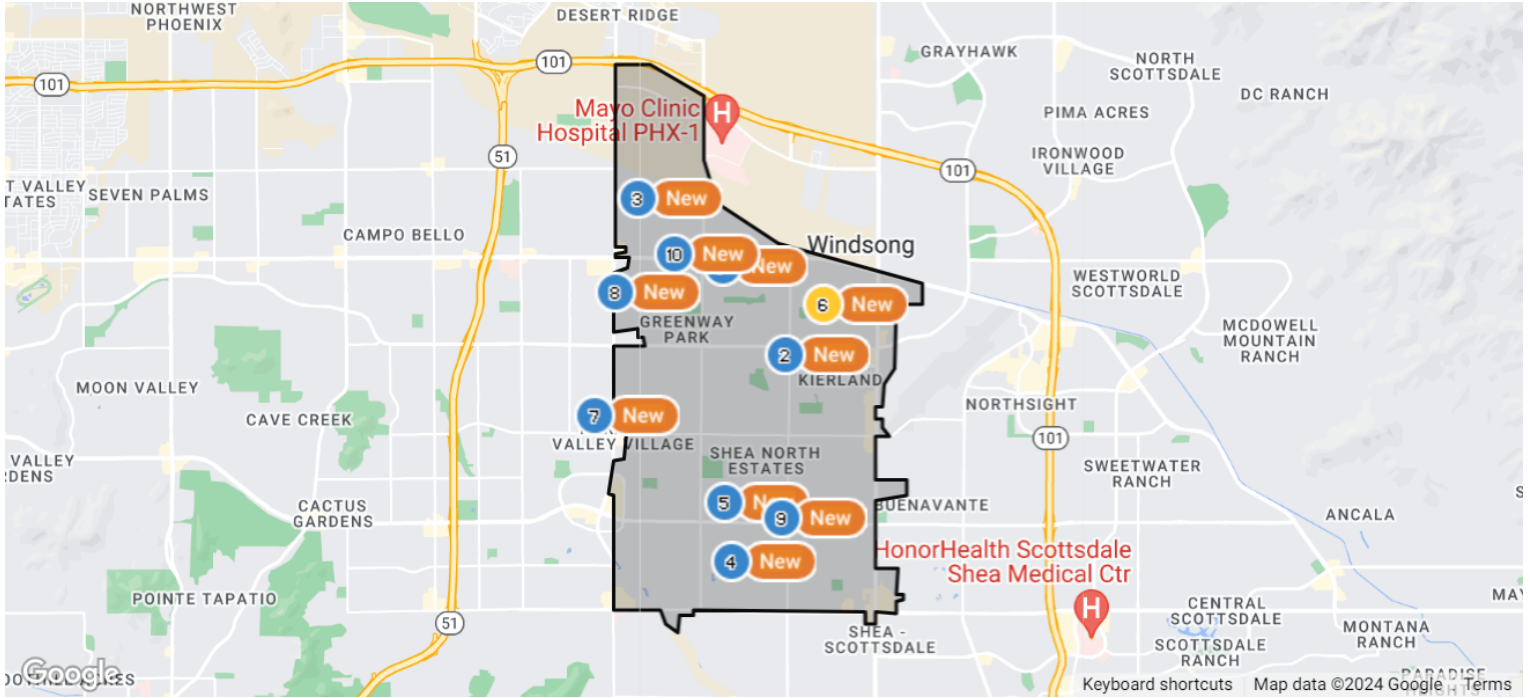
Market Activity Summary Stats





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
Number of Properties	10	10	5
Low Price / Value	\$4,050	\$2,250	\$353,910
Median Price / Value	\$1,149,950	\$688,995	\$742,660
High Price / Value	\$4,500,000	\$1,445,000	\$1,093,840
Average Price / Sq. Ft.	\$431	\$391	\$392
Median Price / Sq. Ft.	\$426	\$394	\$382
Average Days in RPR	32	89	2
Median Days in RPR	27	66	—
Total Volume	\$15,387,849	\$6,951,835	\$3,877,830




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.
 <p>1 ● Active • New, Active: 3/20/2024 <i>MLS ID: 6680123</i></p> <p>16826 N 60th PI</p> <p>Stunning home features 4 BR's, 2.5 BA's, 3 car garage & sparkling pebble tec play pool with waterfall! Newly renovated home that is move-in ready! Kitchen features granite counters, stainless appliances, black undermount sink, kitchen island & opens to the family room surrounded by windows & a gas fireplace. Luxurious master bath with a spacious vanity area with two sinks, a separate modern tub, walk-in shower and private toilet room. Large home on a corner lot with vaulted ceilings, plant shelves, niches, ceiling fans, water softener, laundry room sink, eat-in kitchen & breakfast bar, pantry, double sinks in guest bath, built-in BBQ, covered patio & beautiful landscaping front & back! The air conditioning units were both replaced; 2023 & 2024. Single level home near excellent schools!</p> <p><i>Listing Courtesy of Ventana Fine Properties</i></p>	Single Family	4/3	2,515 sq ft	8,225	1995	3/20/2024	\$1,100,000	\$437
 <p>2 ● Active • New, AUC: 5/9/2024 <i>MLS ID: 6703190</i></p> <p>15221 N Clubgate Dr, Unit 2138</p> <p>Located in the sought after gated community of Kierland Greens. This property offers 1,911/sqft, open floor plan, 3 Bed/2 Bath, a 2 car garage attached and a private patio with lush greenery. Kierland Greens offers a fabulous clubhouse, heated community pool and spa, workout room, manicured grounds and is within walking distance to Kierland Golf Club, the Westin Hotel, and the popular open-air shopping and dining destinations, Kierland Commons and Scottsdale Quarter.</p> <p><i>Listing Courtesy of Griggs's Group Powered By The Altman Brothers</i></p>	Condo/Townhouse/Apt.	3/2	1,911 sq ft	199	2000	5/9/2024	\$750,000	\$392

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>3 ● Active • <i>New, Active: 4/18/2024</i> <i>MLS ID: 6693737</i></p> <p>5250 E Michelle Dr</p> <p>Single Family 4/3 2,719 sq ft 9,600 1998 4/18/2024 \$1,199,900 \$441</p> <p>Gorgeous 4 bedroom with 3 full baths in the great area of the magic zipcode of 85254 this home also has an oversized 3 car garage that is fully air conditioned. Walk into this beautiful home into a large foyer that is open to the the formal living & dining rooms that are ideal for entertaining. A gourmet kitchen with granite counter tops with all stainless steel appliances. custom cabinetry truly a dream kitchen that is open to a very large great room. Walk out to this Oasis of a backyard with a large swimming pool + spa, built-in barbecue, putting green and large covered patio with misting system. Side RV gate plenty of room for parking and storage. A must see bring your buyers they will love it</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								
 <p>4 ● Active • <i>New, Active: 4/27/2024</i> <i>MLS ID: 6697931</i></p> <p>6105 E Cortez Dr</p> <p>Single Family 4/7 6,155 sq ft 36,600 2012 4/27/2024 \$4,500,000 \$731</p> <p>Nestled within the prestigious guard-gated enclave of Equestrian Manor, this majestic residence spans an impressive 6155 square feet, showcasing a seamless blend of design and enduring sophistication. With 4 bedrooms, 7 baths, and 3 fireplaces every facet of this home exudes refined opulence. Step into a world of unrivaled splendor as the seamless integration between indoor and outdoor spaces invites you to immerse yourself in the enchanting open-air ambiance. The family room gracefully transitions into an adjoining game room, featuring a sleek bar and a multi-screen television wall, all seamlessly controlled by your integrated Control 4 system. With automatic retractable glass doors and an expansive outdoor patio area, this sanctuary offers an immersive luxury living experience at every turn. Venture outdoors to discover a tranquil oasis where lush landscapes and dramatic boulders create a captivating backdrop for outdoor entertainment. Enjoy the meticulously designed outdoor amenities, including a pristine putting green, a sleek linear fire pit, a built-in BBQ, and enchanting pots of fire with mesmerizing water spillways cascading over the azure pool. Unleash your culinary prowess in the heart of this home - a sophisticated European-style kitchen adorned with every conceivable comfort and cutting-edge appliance. Whether hosting grand soirées or relishing intimate family gatherings, this culinary haven is sure to inspire culinary excellence and unforgettable moments. For the automotive aficionado, a sprawling 2400 square foot garage awaits, capable of accommodating 8 to 10 vehicles with ease, ensuring that your prized collection is housed in unparalleled luxury and security. With its seamless integration of modern conveniences and effortless operation, this exceptional residence epitomizes luxury living at its zenith in the coveted enclave of Equestrian Manor. Don't miss the chance to claim this extraordinary property and elevate your lifestyle to unparalleled heights.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>5 ● Active • <i>New, Active: 5/2/2024</i> <i>MLS ID: 6700067</i></p> <p>6101 E Larkspur Dr</p> <p>Single Family 5/6 5,055 sq ft 23,830 2024 5/2/2024 \$3,075,000 \$608</p> <p>NEW from Thomas James Homes with an opportunity to select some interior finishes during early stages of construction! This house has a great address and great schools. Sitting in the highly desirable Scottsdale neighborhood, this beautiful 5 bedroom, 5 bathroom modern home is the definition of exceptional design. Wide plank wood flooring, decorative ceiling and wall treatments, including beams and wood paneling, impressive custom lighting, outstanding millwork, stone and tile accents, a gorgeous floor to ceiling fireplace, shaker cabinetry and a 4-car garage are just a sampling of the outstanding finishes going into the home. The large single story open concept floorplan is expertly crafted for modern living with a large interior courtyard leading to the home's entrance. Inside you'll find a large great room and luxury kitchen joined by a large quartz countertop island. The grand suite hosts a large his and hers walk-in closet and a spa like bathroom with a freestanding soaking tub and walk-in shower. The secondary bedrooms throughout the home have en-suite bathrooms. In addition to the bedrooms, you'll find ample added living space with a private office and a kitchen prep area adjoining a bonus room and a game room. Home will feature fully landscaped front and back yards with a pool and spa, providing great Arizona outdoor living space. This home is minutes from dining, shopping and more. Expected completion date of early 2025.</p> <p><i>Listing Courtesy of Thomas James Homes</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.
 <p>6 ● Active • <i>New, Active: 4/29/2024</i> <i>MLS ID: 6698313</i></p> <p>6937 E Paradise Ln</p> <p>Single Family 4/3 2,228 sq ft 9,276 1994 4/29/2024 \$4,050 mo. \$2</p> <p>BEAUTIFUL home situated on the Kierland Golf Course * Home is on a corner lot and cul-de-sac with no homes directly behind *Lots of windows, natural light and vaulted ceilings *2 large primary suites with en suite bathrooms *Spacious kitchen with island, lots of cabinets and stainless steel appliances * Backyard features golf course views, covered patio, heated pool and turf *Just steps from Kierland, Scottsdale Quarter & much more!</p> <p><i>Courtesy of West Usa Realty</i></p>								
 <p>7 ● Active • <i>New, AUC: 3/7/2024</i> <i>MLS ID: 6677926</i></p> <p>14024 N 49th St</p> <p>Single Family 4/2 2,109 sq ft 15,528 1979 3/7/2024 \$839,900 \$398</p> <p>PRICE REDUCTION! LARGE LOT! Nestled in the sought-after neighborhood of PARADISE VILLAGE NORTH, sits this sprawling, corner cul-de-sac lot of over 1/3 acre! This 2100 SF family home seamlessly blends traditional charm with modern comforts. Home boast 4 bedrooms, 2 bathrooms, and tile throughout. Its exterior showcases a harmonious blend of stone and stucco, sparkling pool, workshop, covered patio and plenty of space for sport court and various other yard improvements. One of the few and largest lots in the neighborhood. The home has been meticulously maintained including having had the roof, AC, and pool all updated within the past few years. Perfect opportunity to update and have immediate positive equity!</p> <p><i>Listing Courtesy of The Arrow Agency</i></p>								
 <p>8 ● Active • <i>New, Active: 3/27/2024</i> <i>MLS ID: 6683133</i></p> <p>16236 N 51st St</p> <p>Single Family 5/4 3,538 sq ft 9,320 1990 3/27/2024 \$1,299,000 \$367</p> <p>NO HOA in the magic zip code! Exquisite corner lot property, including a 3-car garage & RV gate in Tatum Square, is a dream come true! Fall in love with a captivating interior featuring tile flooring, soothing palette throughout, high-vaulted ceilings, modern recessed lighting, & a delightful fireplace. The remarkable kitchen boasts a plethora of white cabinets, granite counters, SS appliances, a chic mosaic backsplash, & an island complete with a breakfast bar. Double doors open to the oversized main suite, comprised of a private bathroom with dual sinks & a walk-in closet. Enjoy outdoor living in the sensational backyard oasis, offering a full-length covered patio, putting green, built-in BBQ, a cozy fire pit, & a sparkling swimming pool ideal for the summer! Don't miss out on this one</p> <p><i>Listing Courtesy of Exp Realty</i></p>								
 <p>9 ● Active • <i>New, Active: 4/7/2024</i> <i>MLS ID: 6688272</i></p> <p>12209 N 66th St</p> <p>Single Family 5/4 4,266 sq ft 44,179 1965 4/7/2024 \$2,200,000 \$516</p> <p>Flat acedDream backyard. Quiet and minimally traveled street. Front door flows open to large bifolds creating a beautiful indoor outdoor environment. Custom white oak kitchen w quartzite countertops. Walk in pantry. Tremendous temperature controlled showcase wine cooler. Separate dining space with bar. 3 fireplaces. Two primary suites, 5bed 3.5 ba several living rooms with options for convertible space. Among its unrivaled features is a 1300sf garage with tremendous ceilings and workshop space. Every inch of this house has been completely gut renovated. New ductwork and AC units. Fresh roof. Brand new stucco. Fresh plumbing roughing. Every fixture brand new. Resort like backyard, the exterior showcases a brand new pool, oversized outdoor kitchen, water feature, fire pits</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.
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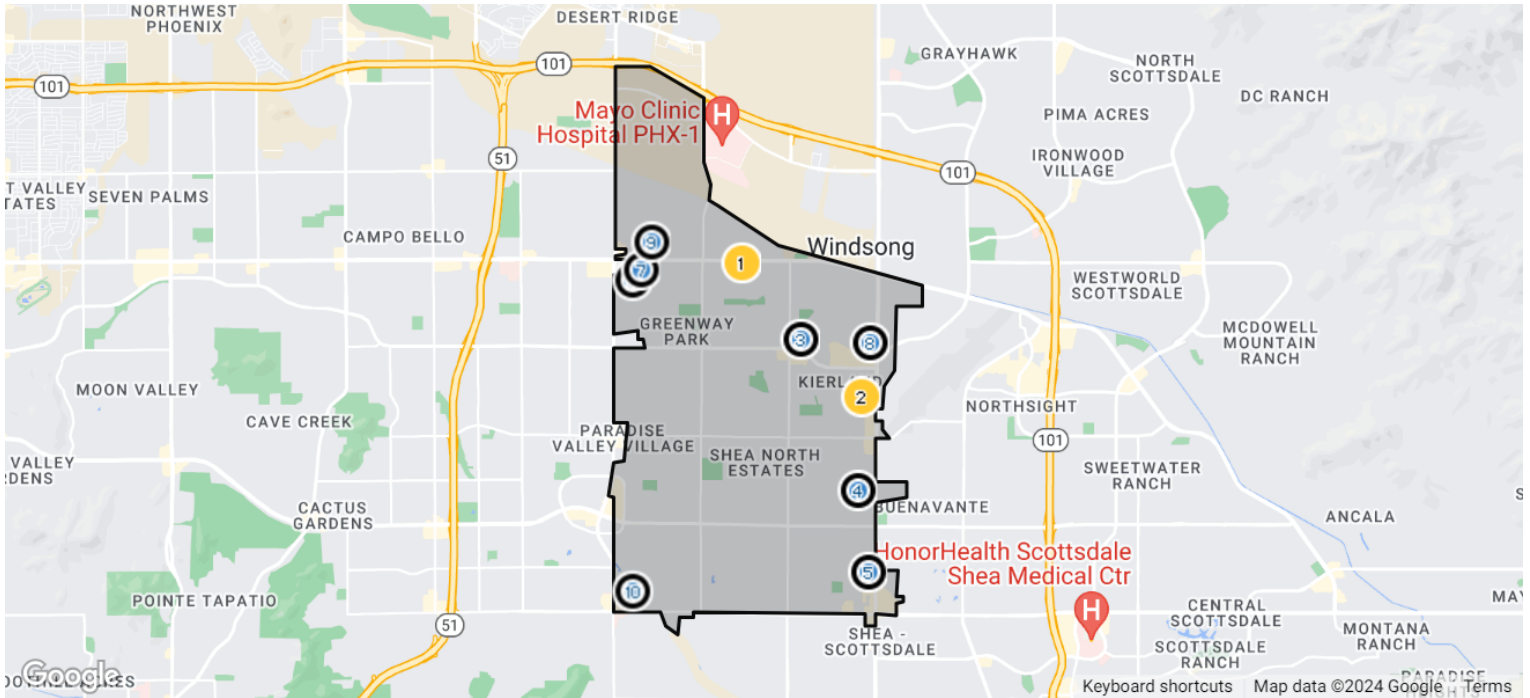


10 ● **Active** • *New, Active: 4/18/2024* *MLS ID: 6693392*




5640 E Bell Rd, Unit 1075 Condo/Townhouse/Apt. 2/3 1,013 sq ft 632 1985 4/18/2024 \$419,999 \$415

Nestled in Scottsdale's sought-after 85254 zip code, this 2 bedroom, 2.5 bathroom townhome boasts a prime location with easy access to upscale shopping, dining, entertainment, and recreational amenities. Enjoy the vibrant energy of urban living with the tranquility of a tucked away residential oasis. Walk past the easy to maintain turf landscaping, the two car garage, and step inside to discover a modern masterpiece, featuring fresh paint, tall ceilings, plantation shutters, and gorgeous flooring throughout. The galley style kitchen is a chef's delight, boasting stainless steel appliances, new quartz countertops, and ample storage space. Whether you're preparing a gourmet meal or a quick snack, this kitchen is sure to impress. Step outside to your own private patio, where you can soak in the Arizona sunshine, enjoy alfresco dining, or relax and unwind with a glass of wine after work. Residents of Las Hadas not only get to enjoy access to the community pool, but the location offers tons of options such as hiking, golfing, shopping, and dining all within minutes of the complex. Make this home yours today! Buyers currently living in Maricopa or Pinal County ask about an ADDITIONAL \$7,000 home buyer credit available on this home via the Community Promise Program.





Listing Courtesy of Exp Realty






Pending: 10

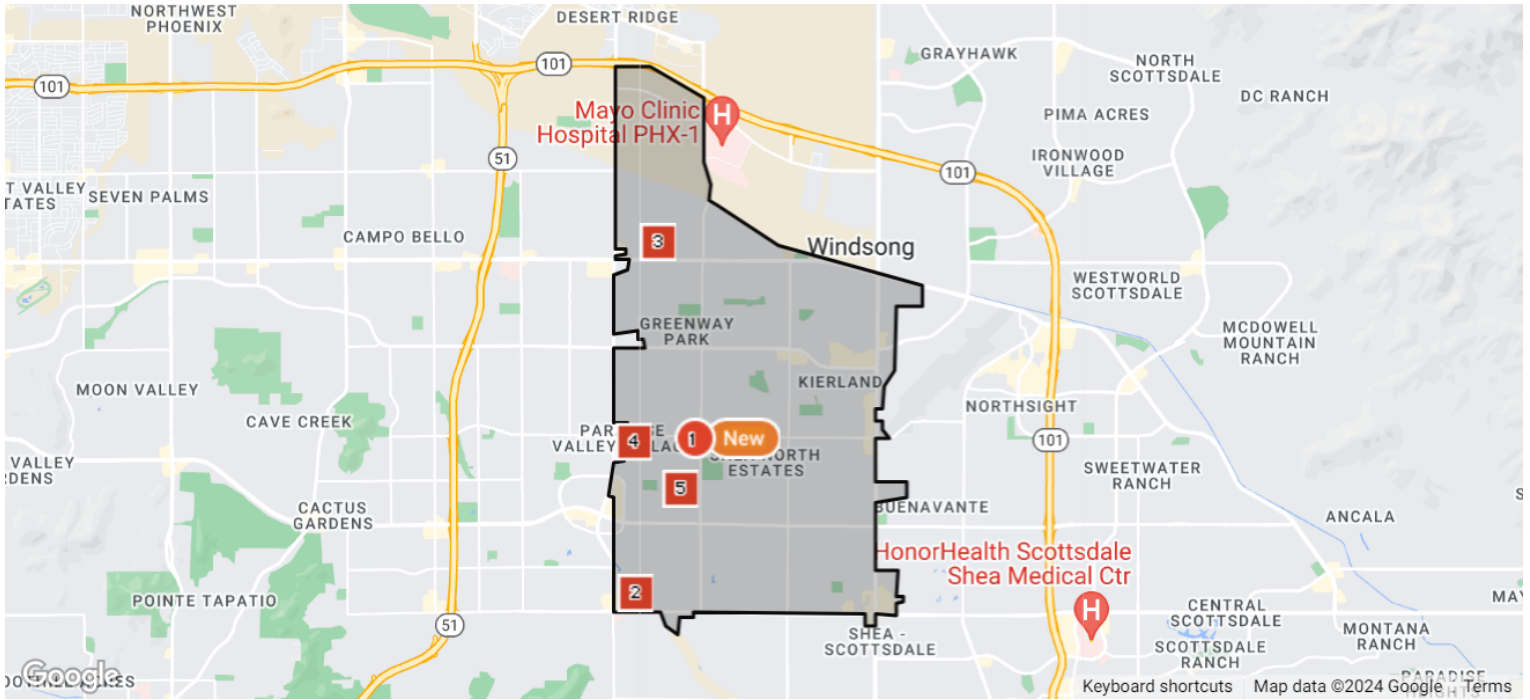
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Pending: 5/13/2024 <i>MLS ID: 6689779</i></p> <p>5934 E Juniper Ave</p> <p>GREAT HOME!!! 3 BED 2 BATH!!! VAULTED CEILINGS THROUGHOUT!!! GOURMET KITCHEN WITH ISLAND THAT OPENS TO FAMILY ROOM WITH FIREPLACE!!! FORMAL LIVING AND DINING!!! LARGE MASTER WITH SEPERATE SHOWER AND TUB!</p> <p><i>Courtesy of Prestige Realty</i></p>	Single Family	3/2	1,817 sq ft	5,442	4/10/2024	\$2,695 mo.	5/13/2024	\$1
 <p>2 Pending • Pending: 5/13/2024 <i>MLS ID: 6658111</i></p> <p>7009 E Acoma Dr, Unit 2110</p> <p>Amazing gated community walking distance from Scottsdale's finest restaurants and shopping. Beautiful 2nd floor corner unit with wrap around patio. Roomy two bedroom, two bath with perfect floorplan. Energy Efficient and ready for you! 12 month lease minimum, 6 + month lease negotiable. Tenant is responsible for Electric, Cable, Phone. Washer and Dryer included. Pet must be approved by owner. No smoking in unit or on patio. Pet deposit is non-refundable.</p> <p><i>Courtesy of Realty One Group</i></p>	Condo/Townhouse/Apt. 2/2		972 sq ft	973	2/1/2024	\$2,250 mo.	5/13/2024	\$2
 <p>3 Pending • Pending as of 5/13/2024 <i>MLS ID: 6667711</i></p> <p>6505 E Betty Elyse Ln</p> <p>This inviting 4-bedroom 2.5 bath home presents a fantastic opportunity. Perfectly located in the sought-after magic zip code of 85254 this residence offers a spacious canvas for your personalized updates. The open and flexible floor plan with large windows and soaring ceilings bring an abundance of natural light into the home. Featuring an eat in kitchen open to the great room as well a formal living and dining area. The ground floor primary bedroom is a generous retreat with an en-suite bathroom and large walk-in closet. Two of the three additional bedrooms feature walk in closets and all rooms are spacious. The backyard features a refreshing pool and hot tub, providing the perfect setting for outdoor entertainment. All of this near top rated schools, dining, and entertainment.</p> <p><i>Listing Courtesy of Luxe Realty</i></p>	Single Family	4/3	2,397 sq ft	6,804	2/20/2024	\$949,000	5/13/2024	\$396

Pending: 10 (cont.)


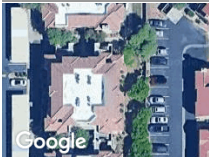
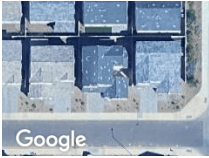

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>4 🕒 Pending <i>*Pending as of 5/10/2024</i> <i>MLS ID: 6693774</i></p> <p>7015 E Aster Dr</p> <p>Single Family 4/2 2,501 sq ft 24,248 4/18/2024 \$1,150,000 5/10/2024 \$460</p> <p>Step into luxury living with this beautifully remodeled 4-bedroom, 2-bathroom home nestled in the highly coveted area of Scottsdale. Situated on expansive lots without the constraints of an HOA. Boasting a split floor plan, the home exudes elegance with custom designer finishes throughout. No detail has been overlooked in this meticulous renovation, completed in 2019, creating a seamless blend of modern convenience and timeless charm. This residence has served as a successful short-term rental for the past 4 years, making it an ideal investment opportunity or a dreamy permanent residence. The backyard oasis is an entertainer's paradise, featuring a remodeled pool with a paver surround and heating for year-round enjoyment. Imagine hosting gatherings under the stars with a lighted 9-hole put thing course. Ample parking options including a large extended driveway, RV parking, and a circular drive offer flexibility and potential for future additions, such as a garage. Fully furnished, this turnkey property is ready for you to move in and start enjoying the luxury lifestyle that Scottsdale has to offer. Don't miss out on this rare opportunity to own a piece of paradise in one of Scottsdale's most desirable neighborhoods.</p> <p style="text-align: right;"><i>Listing Courtesy of Delex Realty</i></p>								
 <p>5 🕒 Pending <i>*Pending as of 5/11/2024</i> <i>MLS ID: 6694209</i></p> <p>7101 E Cholla St</p> <p>Single Family 3/3 2,446 sq ft 35,889 4/19/2024 \$1,295,000 5/11/2024 \$529</p> <p>Great opportunity to own a equestrian home in the heart of Scottsdale, accessible to everything! Well positioned 3 doors off Scottsdale Rd., this home offers great flexibility in either a remodel or future build, while enjoying either short or long term rental income. No HOA! lots of parking with 5 car garage and RV parking in either front or back yards. lagoon style pool and covered barn</p> <p style="text-align: right;"><i>Listing Courtesy of Grand Canyon Realty</i></p>								
 <p>6 🕒 Pending <i>*Pending as of 5/11/2024</i> <i>MLS ID: 6685055</i></p> <p>4901 E Kelton Ln, Unit 1213</p> <p>Condo/Townhouse/Apt. 2/1 784 sq ft 811 3/30/2024 \$349,900 5/11/2024 \$446</p> <p>Welcome home to this fantastic 2-bedroom end unit condo! The contemporary updates elevate this condo to a new level of sophistication. From the sleek, upgraded kitchen boasting modern appliances to the stylishly renovated bathroom, every detail has been carefully considered to enhance your living experience. Convenience is key, and this condo delivers with its prime location. **One year warranty included for HVAC system only</p> <p style="text-align: right;"><i>Listing Courtesy of Southwest Property Sales & Leasing</i></p>								
 <p>7 🕒 Pending <i>*Pending as of 5/7/2024</i> <i>MLS ID: 6664107</i></p> <p>16803 N 49th Way</p> <p>Single Family 4/2 1,717 sq ft 5,720 2/15/2024 \$658,000 5/7/2024 \$383</p> <p>GATED Encantobella in the prestigious 85254 Magic Zip Code! This impeccable split floorplan has 4 BEDS, 2 FULL baths, a PUTTING GREEN & a covered patio with PAVERS. An open concept dream kitchen awaits with subtle GRANITE countertops, maple raised-panel cabinets, and STAINLESS steel appliances. Newer LG GAS washer/dryer. The serene primary suite has a jetted tub, double sinks, & a spacious WALK IN CLOSET. Recent upgrades include a 2022 WATER HEATER Lennox AC, & a new 2022 ROOF with prime underlayment. Finished 2 car GARAGE FLOOR with multi STORAGE cabinets. R/O & water softener to go with the fresh CITRUS from your backyard! Sparkling community pool and picnic area. Minutes to MAYO AMEX Kierland Desert Ridge Scottsdale Quarter Top A+ Schools Golf TSMC. Assumable VA loan.</p> <p style="text-align: right;"><i>Listing Courtesy of Homesmart</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.
	8		Pending *Pending as of 5/11/2024 <i>MLS ID: 6609794</i>					
	7120 E Kierland Blvd, Apt 918	Condo/Townhouse/Apt. 2/3	1,535 sq ft	1,532	9/18/2023	\$1,445,000	5/11/2024	\$941
<p>This Optima Kierland Upgraded Luxury Home in like no other! Featuring the sleek and refined design of *Luxury German Bulthaup Cabinets *Upgraded Sub-Zero/Wolf Appliances & Wine Storage *Double Storage Locker *Two Prime Parking Spaces *New Carpet *Upgraded Miele W/D *Recessed LED Ceiling lights *Freshly Painted *Motorized & Blackout Shades *Reverse Osmosis *Classy Closets. Fantastic City Light & Mountain Vista Views just add to this open & airy Optima Kierland Luxury Corner Home with World Class amenities: gym, lockers, biz center, conference room, steam & saunas, SPAs, cold plunge, squash court, massage & yoga rooms, party & theatre room, 25 yd heated and refrigerated SkyDeck pool, cabanas, towel service, putting & golf simulator, fire pits & BBQ's. It Doesn't get any better than Optima! Located in the famed Kierland/Scottsdale Quarter surrounded by world class Restaurants, Entertainment, & Golf with Great City Light & Mountain Vista Views from this Ultimate Urban Optima Kierland Luxury Home! Floor to ceiling windows highlight this 1,535 Sq Ft home featuring the sleek and refined design of Bulthaup cabinetry, Sub-Zero/Wolf appliances, Classy Closets, storage locker, motorized & blackout shades , 225 Sq Ft. patio, New Carpet. Resort style living includes world class custom amenities including: a state of the art gym, lockers, biz center, conference room, steam rooms, saunas, hot tubs, cold plunge, squash court, massage & yoga room, party & theatre room, 25 yd heated & refrigerated rooftop pool, cabanas, towel service, indoor putting area and golf simulator, fire pits & BBQ's. Located in the famed Kierland/Scottsdale Quarter surrounded by world class Restaurants, Entertainment, & Golf.</p> <p style="text-align: right;"><i>Listing Courtesy of Realty Executives</i></p>								
	9		Pending *Pending as of 3/9/2024 <i>MLS ID: 6618100</i>					
	17322 N 51st St	Single Family	3/3	1,832 sq ft	3,857	10/14/2023	\$719,990	3/9/2024
<p>Corner Lot w/ rear view fencing-Ready Now! Welcome to our brand-new community in Arizona's desirable zip code. Arabella is in close proximity to the Loop 101, Scottsdale Quarter, Kierland Commons, Desert Ridge Marketplace, Paradise Valley's Shopping & Dining and much more! Our popular 'Doubletree' floorplan features 3 full bedrooms, 2.5 bathrooms, 2 Car-Garage and a private yard. Designer-selected finish includes White Cabinetry, 3 CM Quartz Kitchen Countertops, Two Tone Paint, Wood Like Tile, and Plush Carpet in all the bedrooms. This beautiful home will have it all including, 8' doors throughout, Smudge Proof Stainless Steel Appliances, Blinds, Pre-Plumb for Soft Water, and Smart Home Technology.</p> <p style="text-align: right;"><i>Listing Courtesy of Drh Properties Inc</i></p>								
	10		Pending *Pending as of 5/8/2024 <i>MLS ID: 6696678</i>					
	4925 E Desert Cove Ave, Unit 138	Condo/Townhouse/Apt. 2/2	1,059 sq ft	11,148	4/25/2024	\$380,000	5/8/2024	\$359
<p>Gated community of Tuscany Villas in Scottsdale. Ground level unit w/ a Premium location by the pool! 1,059 sq ft 2 bed 2 bath unit in Pristine condition w/ mountain & pool views. Kitchen is open to the dining area & includes stainless steel appliances & granite counters open to the dining area. Lots of storage. Covered patio that overlooks the pool. Primary suite also has a door that leads to the patio. Close to shopping, dining & freeways. (with fossils!) floors and 4" stone baseboards throughout the home. Plantation shutters throughout the home and custom security screen doors. Downstairs den exits to the backyard. Shed with double door street access with power and lighting will fit UTV, golf cart etc. Huge Date Palm gives great shade in the backyard. Close to parks, hiking, golf & A+ rated schools.</p> <p style="text-align: right;"><i>Listing Courtesy of Redfin Corporation</i></p>								



Distressed: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● Active • Pre-Foreclosure, New, Active: 5/7/2024 <i>MLS ID: 6701983</i></p> <p>13642 N 58th PI</p> <p>Single Family 4/2 2,447 sq ft 13,889 \$949,900 5/7/2024 5/7/2024 Pre-Foreclosure</p> <p>Beautifully remodeled home in heart of North Scottsdale. Turn-key opportunity for short-term or corporate rental business. Spacious feel with vaulted beam/wood ceilings. Cozy fireplace in great room. Gorgeous gourmet kitchen with island open to great room. Formal dining space as well. Luxurious primary bedroom and bathroom with glass walk-in shower, separate tub & 2 walk-in closets. Split floorplan with good sized secondary bedrooms. Large backyard with covered patio, diving pool and plenty of room for entertaining. Premium location for WM Open, Barret-Jackson & all the Winter activity in Scottsdale, Close to Scottsdale Airport, Scottsdale Quarter, Restaurants, Kierland Mall, hiking & world-renowned golf courses.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
 <p>2 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i></p> <p>4925 E Desert Cove Ave, Unit 231</p> <p>Condo/Townhouse/Apt. -/2 1,059 sq ft 11,148 - 4/25/2024 Notice of Trustee Sale</p>								
 <p>3 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i></p> <p>5138 E Anderson Dr</p> <p>Single Family -/4 1,977 sq ft 3,750 - 2/29/2024 Notice of Trustee Sale</p>								
 <p>4 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i></p> <p>4931 E Sharon Dr</p> <p>Single Family -/2 1,932 sq ft 10,065 - 4/1/2024 Notice of Trustee Sale</p>								

Distressed: 5 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5	■ Off Market	* Notice of Trustee Sale MLS ID: -						
	5402 E Windrose Dr	Single Family	-/2	2,271 sq ft	15,412	-	2/23/2024	Notice of Trustee Sale	

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **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.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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