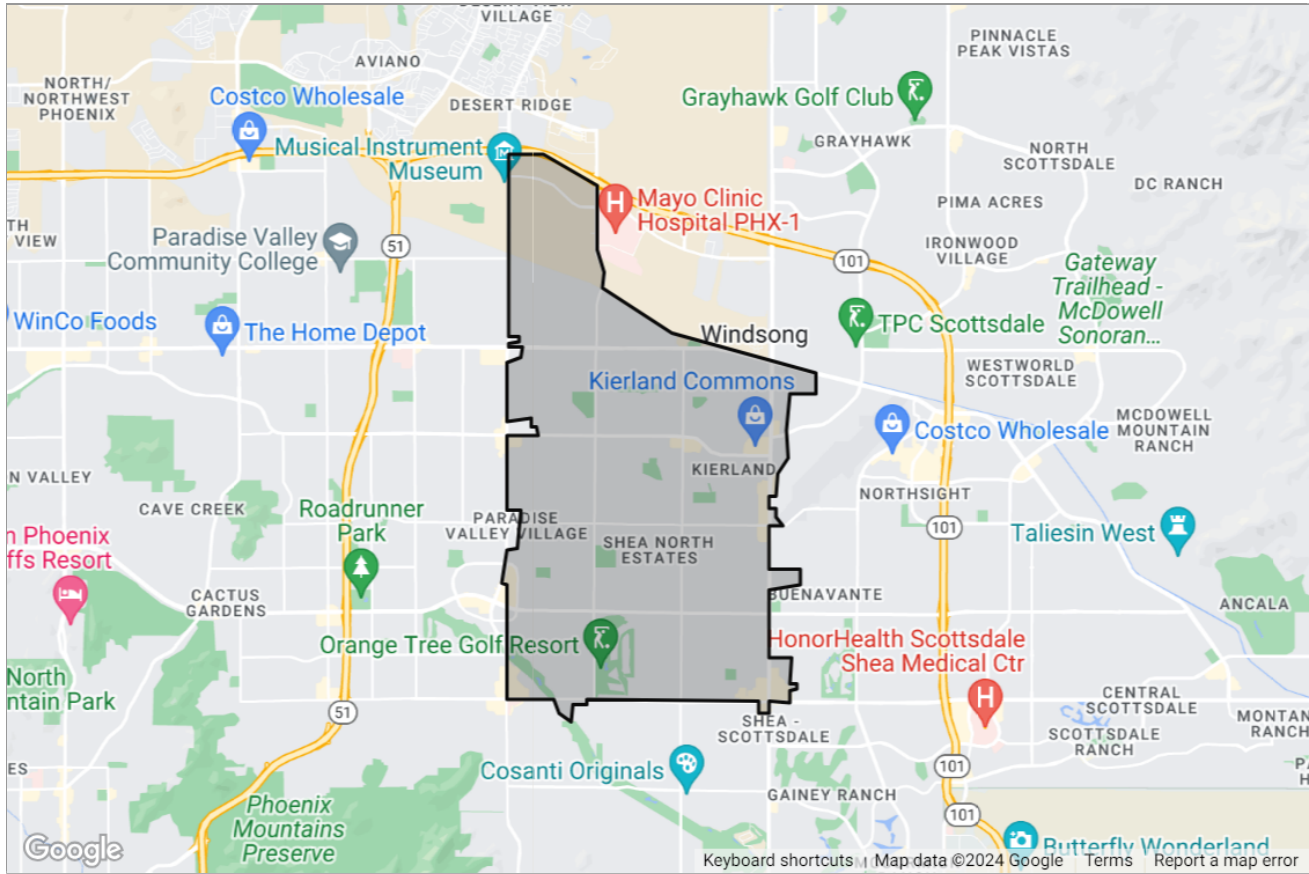


MARKET ACTIVITY REPORT

Scottsdale, AZ 85254



Presented by

Heather Tawes Nelson | ABR, CRS

Arizona Real Estate License: BR565091000

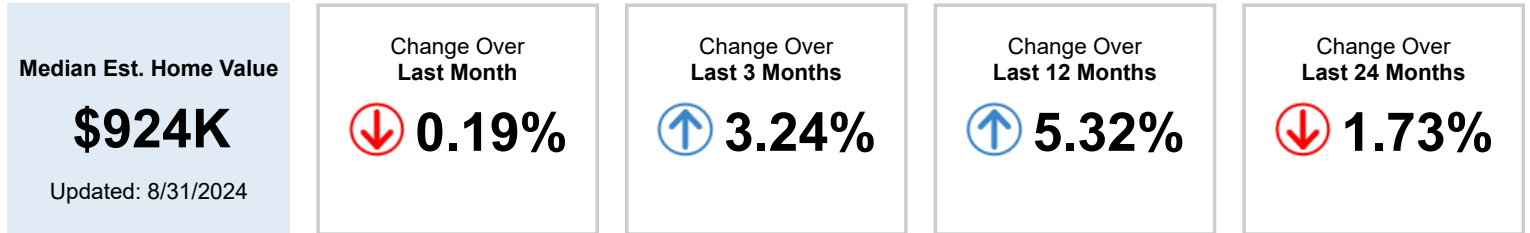
Work: (602) 751-1675 | Fax: (877) 800-1028

Main: heather@scottsdaleagent.net

eXp Realty
6991 E. Camelback Road
Scottsdale, AZ 85251

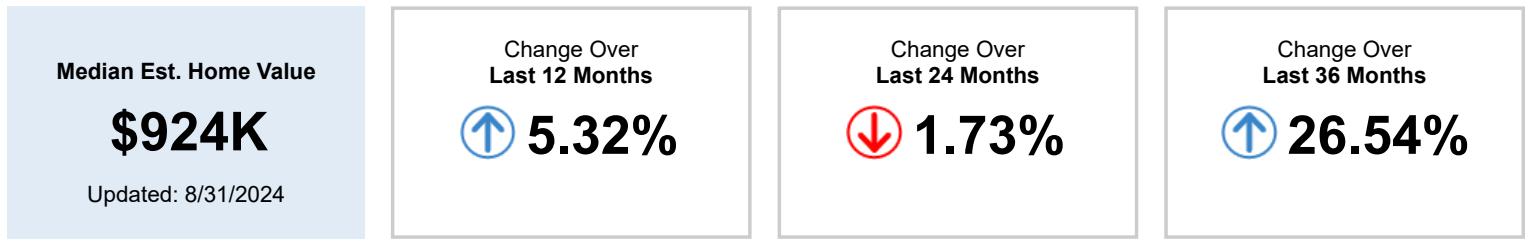
Scottsdale, AZ 85254

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



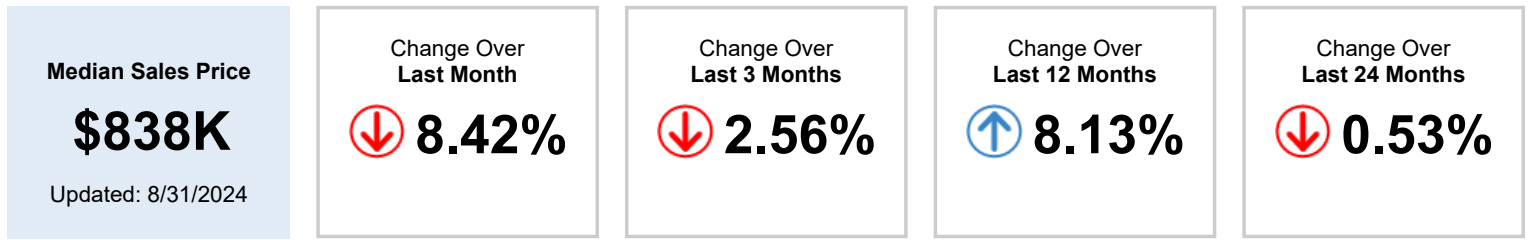
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties



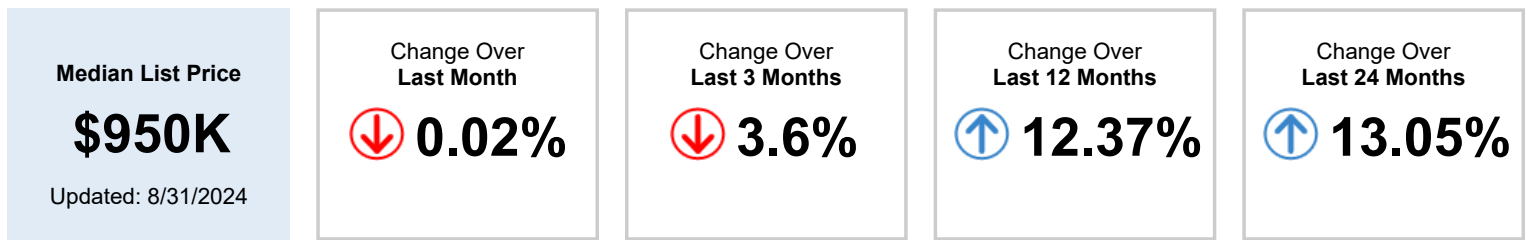
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 9/18/2024.*

Market Snapshot: Sales Price



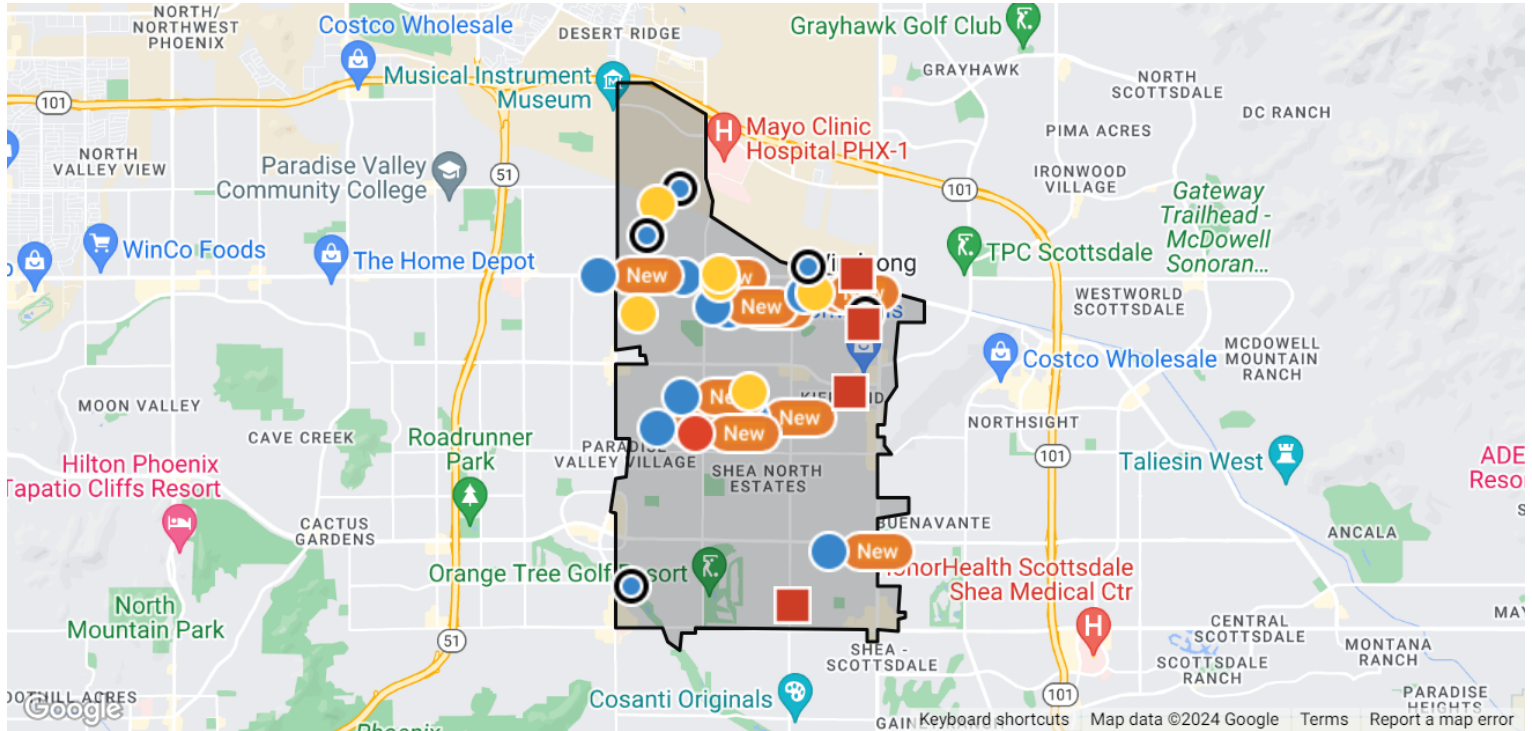
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

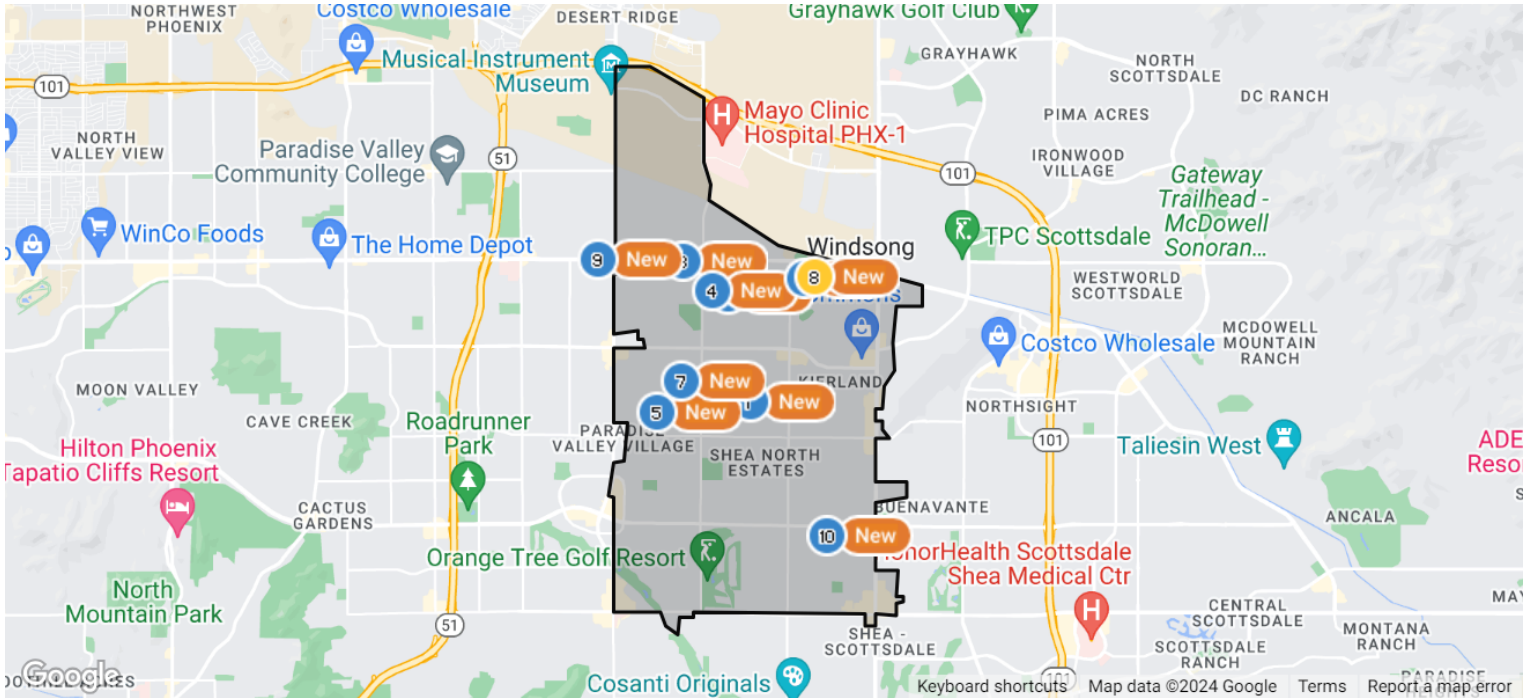
Market Activity Summary Stats





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	\$3,700	\$1,825	\$335,690
Median Price / Value	\$1,052,500	\$147,700	\$722,610
High Price / Value	\$1,499,900	\$3,095,000	\$1,162,000
Average Price / Sq. Ft.	\$424	\$238	\$438
Median Price / Sq. Ft.	\$424	\$156	\$435
Average Days in RPR	20	69	4
Median Days in RPR	14	46	—
Total Volume	\$9,167,599	\$5,760,660	\$3,743,730





Scottsdale, AZ 85254







New Listings: 10

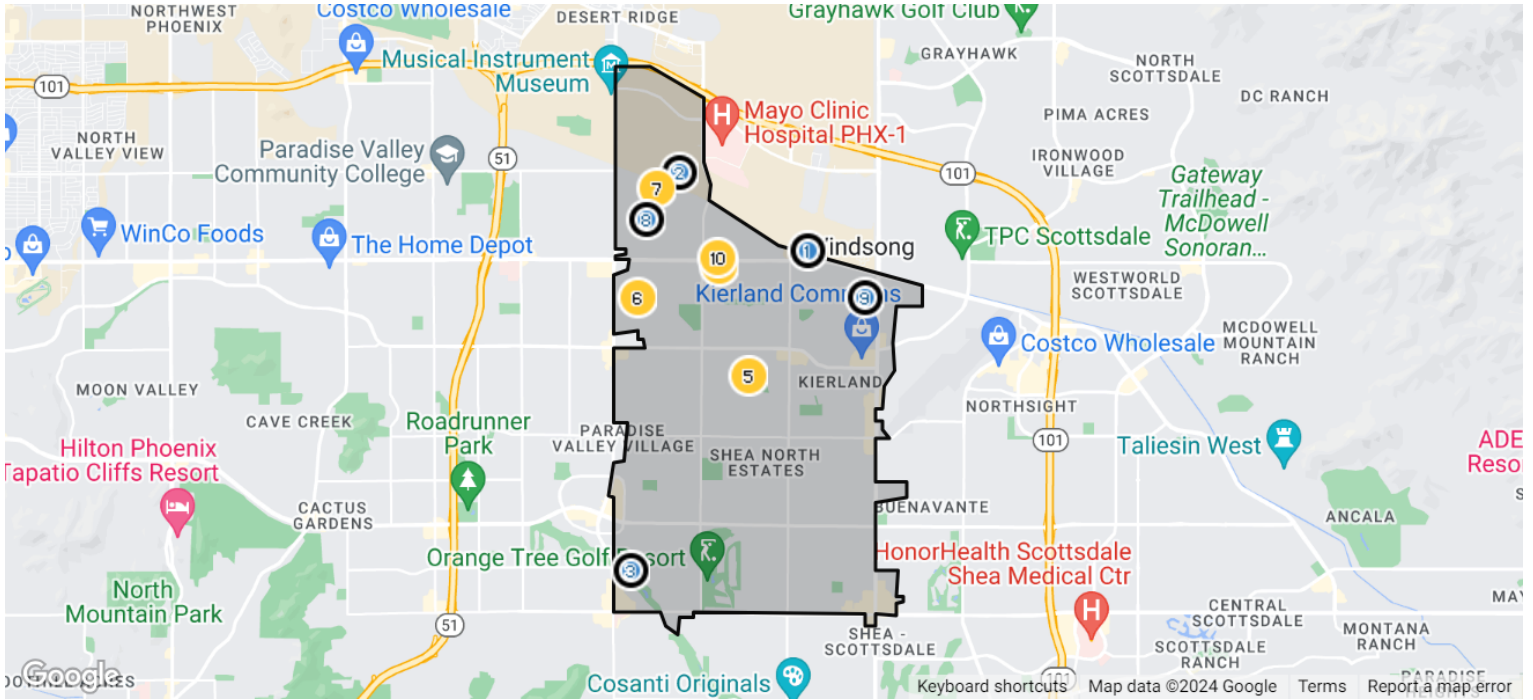
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • <i>New, Active: 9/3/2024</i> <i>MLS ID: 6754911</i></p> <p>6301 E Redfield Rd</p> <p>Single Family 5/3 2,895 sq ft 14,041 1979 9/3/2024 \$1,470,000 \$508</p> <p>This remodeled modern farmhouse home in the highly sought after 85254 zip code is turnkey and ready for a new owner. It has an open concept kitchen to living floor plan, large island, stainless steel appliances, and a custom-built in breakfast nook that makes this home perfect for entertaining family and friends. This 5 bed 3 bath, with a dedicated office (currently used as a bunk room) is ideal for a family, great second home or investment property. With a full cosmetic update and luxury finishes this home is truly turnkey. The dream backyard comes complete with a large, covered patio with an outdoor tv, sparkling pool, putting green, bocce ball, hot tub, RV gate, upgraded pool equipment, and an outdoor shower. Fantastic location just minutes from the Scottsdale Quarter, Golf, Kierland Commons, and not far from events like the Waste Management Open and the Barrett Jackson car show. Home is being used as a short-term rental and is being sold fully furnished.</p> <p><i>Listing Courtesy of North&co.</i></p>								
 <p>2 ● Active • <i>New, Active: 9/5/2024</i> <i>MLS ID: 6753364</i></p> <p>15860 N 61st St</p> <p>Single Family 4/2 2,442 sq ft 12,191 1987 9/5/2024 \$1,055,000 \$432</p> <p>Fabulous Ranch Style Home on Oversized Lot in North Ranch Community with Neighborhood Parks, Local A+++ Schools! Location! No HOA! This Home has Many Exquisite Upgrades Including Anderson Windows, Trane Air Conditioner ('21), Roof('23) & Solar (Owned) and Exterior was Painted with Durable Shield Paint That is Warrantied for 30 Years. Living Room has an Entertainer's Buffet with Wine Fridge! Enjoy a Resort Level Backyard with Play Area/Real Lawn, Pool, Seating Areas & Synthetic Lawn too. Spacious Kitchen with Large Island is Open to Family Room & Views to Backyard. Formal Dining is Set Up As Exercise Retreat! 3 Bedrooms are Spacious! Are you ready to Relax and Enjoy Your Resort Like Home?</p> <p><i>Listing Courtesy of Realty One Group</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>3 ● Active • <i>New, Active: 9/6/2024</i> <i>MLS ID: 6753908</i></p> <p>5704 E Aire Libre Ave, Unit 1008</p> <p>Condo/Townhouse/Apt. 2/1 784 sq ft 841 1985 9/6/2024 \$325,000 \$415</p> <p>This one has it all! Fantastic single level, end unit with no upstairs neighbor. The turnkey property recently got a total remodel including all new floors, paint, fixtures, counters, popcorn removed and more. Perfectly sized backyard provides space to entertain and relax. Functional floorplan features an open concept and vaulted ceiling so that it lives much bigger than the square footage. The complex is in a prime location near Mayo clinic, City North, Kierland and Scottsdale quarter and would make a great home for a first-time buyer, someone downsizing or even a second home or investment.</p> <p><i>Listing Courtesy of Real Broker</i></p>								
 <p>4 ● Active • <i>New, Active: 8/31/2024</i> <i>MLS ID: 6751356</i></p> <p>16008 N 60th St</p> <p>Single Family 5/5 3,282 sq ft 10,115 1989 8/31/2024 \$1,200,000 \$366</p> <p>PRICED TO SELL! Seller is offering a \$50,000 credit for cosmetic updates at closing!! LOCATION, LOCATION, LOCATION! Within 3 miles to over 3,000,000sf of premier shopping and restaurants including Desert Ridge, Kierland Commons, Scottsdale Quarter, PV Mall, and Scottsdale/101! Home features updated kitchen granite counters, vaulted ceilings, 5 bedrooms, 5 bathrooms, custom Iron front door, all new light fixtures, and new interior paint. Plenty of natural light. Large 2 car garage with storage closet. RV Parking.</p> <p><i>Listing Courtesy of Exp Realty</i></p>								
 <p>5 ● Active • <i>New, Active: 7/13/2024</i> <i>MLS ID: 6731016</i></p> <p>5455 E Ludlow Dr</p> <p>Single Family 5/4 3,436 sq ft 12,623 1994 7/13/2024 \$1,429,000 \$416</p> <p>Welcome to this exquisite 5-bedroom, 3.5-bathroom gem thoughtfully designed in the prestigious gated community of MarVilla. Nestled within Scottsdale's magic zip code. As you step inside, archways lead you to the heart of the home—a spacious living room overlooks to the outdoor oasis. The custom kitchen boasts ample cabinetry, granite countertops, high-end appliances (including a double wall oven), and an island with a breakfast bar. The master suite features private access to the covered patio, two walk-in closets, and a luxurious full bath with double sinks, a separate tub, and a shower. Step outside to a pool with a soothing waterfall, spa, and built in BBQ. A new solar roof is fully paid for. New AC units, water heater, dishwasher and wine fridge. Roof replaced in 2019. Don't miss this opportunity to own a slice of Scottsdale luxury. Make sure to check the PHOTOS and VIRTUAL VIDEO. {Kitchen Dinette Chandelier does not covey!}</p> <p><i>Listing Courtesy of Homesmart</i></p>								
 <p>6 ● Active • <i>New, Active: 8/9/2024</i> <i>MLS ID: 6742060</i></p> <p>6802 E Beverly Ln</p> <p>Single Family 3/2 1,428 sq ft 8,146 1986 8/9/2024 \$734,999 \$515</p> <p>Imagine living just minutes from Scottsdale Quarter, where you can enjoy some of the valley's best restaurants, world-renowned golf courses, and premier shopping. Welcome to your dream home—a perfect blend of classic charm and modern comforts, all with the freedom of no HOA restrictions. Situated on a delightful corner lot, this residence features low-maintenance turf, a graceful shade tree, a two-car garage, and an inviting front porch. Inside, you'll be greeted by a spacious open layout bathed in natural light from vaulted ceilings. The calming color palette, stylish recessed lighting, chic fixtures, and wood-plank tile flooring set an elegant tone, complemented by a stunning wooden panel wall fireplace. The gourmet kitchen is a chef's dream, boasting quartz and butcher block countertops, a stylish tile backsplash, white cabinetry, and an island with a breakfast bar. The main retreat includes a walk-in closet, a refined ensuite with dual sinks, a glass shower, and direct access to the backyard. Pool is heated, water heater and windows were replaced in 2020. Roof, HVAC, and pool equipment are less than 10 years old. Experience the charming, low-maintenance lifestyle you've always wanted. Schedule your showing today!</p> <p><i>Listing Courtesy of Real Broker</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>7 ● Active *New, Active: 9/6/2024 MLS ID: 6754204 5725 E Evans Dr</p>	Single Family	4/3	2,324 sq ft	8,054	1989	9/6/2024	\$1,050,000	\$452
<p>Move-In Ready. 4BR 2.5BA w/ 2.5 Car Garage in the "Magic Zip Code" of 85254. Desirable location close to Kierland Shopping, Restaurants, schools, parks and Entertainment. NO HOA. This home features open floorplan from Kitchen to Family Room, Sparkling Pool. Kitchen has Kitchen Craft Cabinets, with custom finishes inside .Stainless Appliances, Viking Beverage Cooler, Granite Counter Tops. Double French Doors lead to large patio with Sparkling Pool. The oversized back yard is ready for your landscape design. Luxurious Main BATH dual sinks and stand-alone tub. All baths remodeled. New Carpet & Tile. New Paint Inside & Out. New Garage Epoxy Floor. PLEASE REMOVE SHOES, or WEAR BOOTIES up stairs. New ACs in 2019 & 2020. New Water heater 2020. RF pet collar controlled PlexiDor Pet door.</p> <p><i>Listing Courtesy of Homesmart</i></p>								
 <p>8 ● Active *New, Active: 9/17/2024 MLS ID: 6758579 6857 E Sandra Ter</p>	Single Family	4/2	1,592 sq ft	6,585	1985	9/17/2024	\$3,700 mo.	\$2
<p>The perfect balance of VALUE, LIFESTYLE, and LOCATION! This contemporary home has recently undergone a stylish remodel, and it has so many upgrades! Be the first to rent this fabulous home in Greenbrier East with easy access to top restaurants, grocery stores, coffee shops, parks, and transportation. Located on a premium corner lot with mountain views and north/south exposure. The private backyard is perfect for entertaining or peaceful relaxation. Appreciate the lush grass and worry-free fenced pool. Enjoy outdoor living all year long! Just turn on the misters and unwind with a cold drink on the covered patio. This light and airy home features vaulted ceilings and an open floor plan with tile and hardwood flooring throughout. The upgraded kitchen is adorned with quartz countertops, maple cabinets, and stainless steel appliances. Both bathrooms have been beautifully updated with granite countertops and tile showers. Easy peasy indoor laundry room has front loading washer and dryer. Bike or walk around the neighborhood on any given night and meet a friend on one of the paths or at the nearby park with children's playground. Easy access to Loop 101 E, SR 51, and public transportation. Conveniently located near Kierland and Scottsdale Quarter. Minutes away from high-end shopping, dining, and entertainment, this property is a must-see! No HOA. Don't miss out on this exceptional home in the heart of Scottsdale. Schedule a showing today! Additional features include: Garage and driveway parking, RV gate, RV parking, & attached garage cabinets.</p> <p><i>Courtesy of Keller Williams Realty Sonoran Living</i></p>								
 <p>9 ● Active *New, Active: 9/17/2024 MLS ID: 6758444 4901 E Kelton Ln, Unit 1207</p>	Condo/Townhouse/Apt.	3/2	1,196 sq ft	833	1984	9/17/2024	\$400,000	\$334
<p>Just north of Paradise Valley Village, you will find this awesome three bed plus den townhome that offers a short drive to endless restaurants and amenities. Inside you will find a spacious living room that leads to the updated kitchen that features stainless steel appliances, granite countertops and ample cabinet space. Just off the dining area you will find a sliding door that leads to a patio and storage space. This tri-level townhome offers a bonus/flex room and bedroom on the first floor, one bedroom on the main floor and upstairs you will find the master suite and an additional guest room. You won't want to miss out on this Scottsdale gem!</p> <p><i>Listing Courtesy of Realty85</i></p>								
 <p>10 ● Active *New, AUC: 8/28/2024 MLS ID: 6749763 11460 N 71st St</p>	Single Family	4/2	1,868 sq ft	36,521	1963	8/28/2024	\$1,499,900	\$803
<p>FANTASTIC REMODELED FAMILY HOME ** BEAUTIFUL MODERN RECENTLY COMPLETED NEWLY UPDATED ** 4 BEDROOMS ** 2 BATHROOMS ** HUGE OPEN GREAT ROOM ALL NEW KITCHEN AND DINING ** ALL NEW FLOORING ** ** NEW INTERIOR AND EXTERIOR PAINT ** NEW AC 2021 ** NEW GAS WATER HEATER 2021 ** BOTH MASTER AND GUEST BATHROOMS COMPLETELY REMODELED ALL NEW CABINETS & COUNTERTOPS IN KITCHEN AND BATHROOMS ** NEW QUARTZ COUNTERTOPS ** NEW ROOF 2019 ** NEW BARN ROOF 2023 ** NEW FRONT AND GABLE END CONCRETE BOARD SIDING 2022 ** NEW DUAL PANE WINDOWS 2012 ** NEW EXTERIOR DOORS 2022 ** NEW COVERED RAISED PATIO ROOF ** MUST SEE !!!!!</p> <p><i>Listing Courtesy of West Usa 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.
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1 **Pending** **Pending as of 9/18/2024* *MLS ID: 6690069*




6534 E Kelton Ln

Single Family 4/2 1,724 sq ft 11,528 4/5/2024 \$710,000 9/18/2024 \$412





This 4-bed, 2-bath home is located near the Scottsdale Promenade, Kierland Commons, TPC and is in the coveted "Magic Zip Code" with no HOA! The kitchen has granite countertops, beverage frig and new stainless-steel appliances. Both bathrooms have been updated. Other recent improvements include a new water heater, water softener, washer & dryer, garbage disposal, faucet and pool pump. Relax outside on the generous lot with large, covered patio and cool off in the refreshing pool! Come take a look - you won't be disappointed!

Listing Courtesy of Exp Realty



Pending: 10 (cont.)

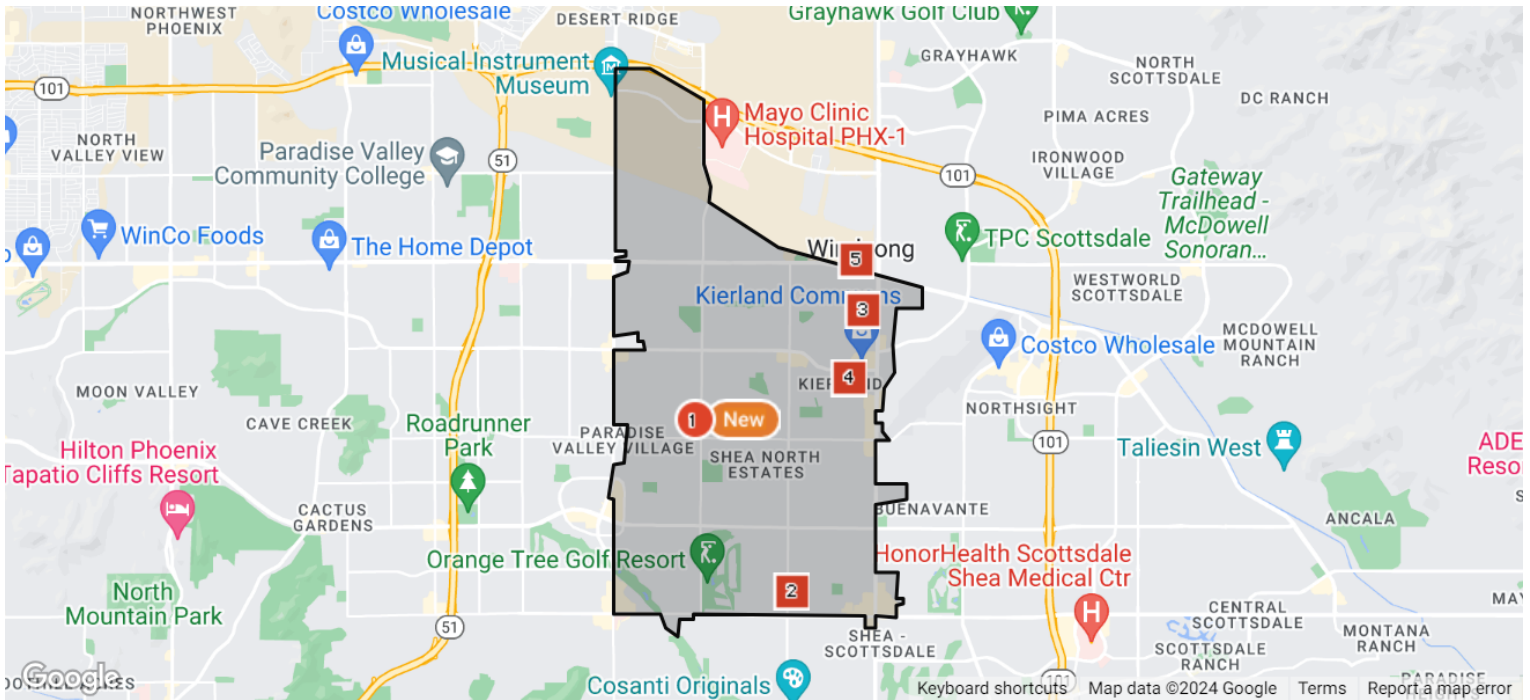
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>2 Pending • Pending as of 9/17/2024 <i>MLS ID: 6745077</i></p> <p>5335 E Michelle Dr Single Family 4/2 2,278 sq ft 11,513 8/16/2024 \$985,000 9/17/2024 \$432</p> <p>Nestled in the heart of Scottsdale's coveted 85254 "Magic Zip Code," this exquisite 4-bedroom, 2-bathroom home in Arabian Views offers a perfect blend of luxury & convenience. This home is located on a quiet cul-de-sac lot on just over a 1/4-acre with an RV Gate & NO HOA!! Step inside to discover this stunning, split floor plan home, featuring upgraded luxury vinyl plank flooring & vaulted ceilings. The living room has a striking accent wall, expansive wall of windows & added cabinetry perfect for an entertainment area. Off the living room is the kitchen featuring sleek quartz countertops, an oversized island with breakfast bar seating, custom cabinets, a gas oven, stainless steel appliances & a deep basin kitchen sink that overlooks the covered patio. The cozy family room flows... off the kitchen & can double as a formal dining area complete with a gas fireplace & a dry bar with marble countertops. The primary suite is very spacious complete with an accent wall & access to the back yard. The updated primary bath has dual sinks, tiled walk-in shower with a glass enclosure, soaking tub, private toilet room & a walk in closet. The secondary bedrooms & guest bathroom have also been tastefully remodeled, ensuring every detail exudes quality & comfort. Beyond the interior, the backyard is a true oasis perfect for relaxation & entertaining. The extended covered patio overlooks the sparkling pool & spa. Whether your taking a dip, practicing your golf swing (on your private putting green) or sunning on the extended paver deck there is something for the whole family to enjoy. This rare gem offers an unparalleled lifestyle in one of Scottsdale's most sought-after neighborhoods just one mile south of the Mayo Clinic Hospital, walking distance to Copper Canyon Elementary, minutes from Kierland Commons & the Scottsdale Quarter which offers plenty of shopping, fine dining, golf, entertainment & all things Scottsdale has to offer!</p> <p style="text-align: right;"><i>Listing Courtesy of North&co.</i></p>								
 <p>3 Pending • Pending as of 9/17/2024 <i>MLS ID: 6752315</i></p> <p>4925 E Desert Cove Ave, Unit 248 Condo/Townhouse/Apt. 1/1 747 sq ft 11,148 9/4/2024 \$289,900 9/17/2024 \$388</p> <p>Location! Location!! This condo is located right on Tatum and Shea, enjoy the convenience of dining, shopping, hiking and living in one of the most desirable cities in the valley! Across the street is Paradise Valley, so you have one of the most luxurious cities right across the street! This unit has also recently been painted, brand new cabinets and appliances (fridge and microwave) kitchen features a two-tier peninsula with a breakfast bar. The well-sized bedroom features a walk-in closet and sliding doors leading to the balcony. Priced to sell, hurry, this beauty won't last!!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty Elite</i></p>								
 <p>4 Pending • Pending: 9/17/2024 <i>MLS ID: 6745802</i></p> <p>5663 E Kings Ave Single Family 5/3 3,343 sq ft 7,908 8/19/2024 \$5,500 mo. 9/17/2024 \$2</p> <p>Stunning, fully renovated family home with tons of storage! Gorgeous kitchen with double wall ovens, spice drawers, large island with sink and disposal and skylights. Travertine flooring and carpet in the bedrooms. Walk-in closets in every bedroom. Master bedroom has unbelievable master bathroom with tons of cabinets for storage! Walk-in closets in every bedroom, under stairs, even a finished attic with 6' headroom. Ensuite bedroom downstairs, all other bedrooms upstairs. Fifth bedroom is also a double door den. Wide white shutters throughout the home. Gorgeous yard with extended covered patio with ceiling fan and pool. Garage has beautiful built-in cabinets with clean epoxy flooring. Excellent location! Walking distance to Kierland and the Quarter.</p> <p style="text-align: right;"><i>Courtesy of E & G Real Estate Services</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.
 5 Pending *Pending: 9/17/2024 <i>MLS ID: 6727758</i> 6013 E Spring Rd	Single Family	3/2	2,226 sq ft	17,699	7/5/2024	\$3,500 mo.	9/17/2024	\$2
<p>Absolutely stunning! This gorgeous 3-beds, 2-baths home in Scottsdale offers an inviting open floor plan, perfect for modern living. The gourmet kitchen is a standout w/ its granite countertops, stainless steel appliances including dual ovens & a wine refrigerator & a massive central island that's ideal for both cooking & entertaining. The living area features a cozy wood-burning fireplace, creating a warm & welcoming atmosphere. The bathrooms are beautifully appointed w/ marble countertops, double sinks, custom mirrors & decorative lighting fixtures, adding a touch of luxury. The primary bedroom is a retreat w/ antique barn doors leading to the primary bath, his/her closets & French doors opening to a versatile flex/sunroom. For added convenience, this stunning home includes a washer and dryer, ensuring practicality and ease for daily laundry needs right within the comfort of the home. Outside, the expansive backyard is designed for entertaining, boasting a sparkling pool, a paver patio, lush turf fields, and a fire pit - a perfect oasis to relax and enjoy the Arizona sunshine. Additional features include a 2-car garage, RV gate and RV parking with a parking slab. The terrific location just minutes away from Kierland, Scottsdale Quarter, Desert Ridge, and Paradise Valley. Crossed Arrows Park is conveniently less than 1/4 mile away, offering outdoor recreation at your doorstep. This home truly embodies the best of Scottsdale living with its blend of comfort, style, and prime location. We welcome all furry friends of any size! Please note that this home is unfurnished.</p> <p><i>Courtesy of Rosenbaum Realty Group</i></p>								
 6 Pending *Pending: 9/16/2024 <i>MLS ID: 6754377</i> 15852 N 50th St	Single Family	3/2	1,610 sq ft	7,683	9/7/2024	\$2,195 mo.	9/16/2024	\$1
<p>This patio / single family home is beautifully maintained, with wood/laminate flooring, 3 bedrooms, 2 baths, 2 car garage, SINGLE LEVEL, on the largest lot in the subdivision, with gorgeous landscaping -- ideal for spring and fall entertaining. including a number of fruit bearing citrus trees. Additional features include granite counters, stainless steel upgraded appliances, sunscreens throughout, central vacuum, pre-wired for alarm, water softener, newer washer/dryer on pedestals, music/intercom in every room, and a built in wine refrigerator. Complex has a pool, spa, tennis courts and incorporates a large green area.</p> <p><i>Courtesy of Arrowpoint Realty, Inc.</i></p>								
 7 Pending *Pending: 9/16/2024 <i>MLS ID: 6715035</i> 5131 E Charleston Ave	Single Family	4/2	1,881 sq ft	6,485	6/5/2024	\$2,750 mo.	9/16/2024	\$1
<p>Beautiful home in Triple Crown Community. Home is 4 bed/2 bath with nice upgrades, including granite counter tops, stainless steel appliances. All appliances included; fridge, washer/dryer. This home has new luxury vinyl plank flooring throughout and has been freshly painted. Everything is ready for you to just move in!! Home N/S facing with covered patio and corner lot. Very close to Desert Ridge, Kierland, 51, 101 and much more!</p> <p><i>Courtesy of Maclay Real Estate</i></p>								
 8 Pending *Pending as of 9/10/2024 <i>MLS ID: 6736837</i> 5063 E Campo Bello Dr	Condo/Townhouse/Apt.	3/3	2,143 sq ft	2,550	7/28/2024	\$664,990	9/10/2024	\$310
<p>Welcome to your dream home! This stunning 2,143 square foot home combines contemporary design with high-end finishes for the ultimate in modern living. The home features sleek white cabinets, quartz countertops, and ceramic plank tile. The open kitchen layout with stainless steel appliances is perfect for entertaining. Spacious living areas upstairs and downstairs, generous bedrooms, and elegant bathrooms ensure comfort throughout. Enjoy energy-efficient materials, smart home features, and a private backyard. Located in the magical 85254 zip code close to shopping, dining, and top-rated schools.</p> <p><i>Listing Courtesy of Drh Properties Inc</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		Pending	*Pending as of 9/15/2024 MLS ID: 6690621				
15802 N 71st St, Unit 605	Condo/Townhouse/Apt. 2/3		3,744 sq ft	3,744	4/12/2024	\$3,095,000	9/15/2024	\$827
<p>Located at the peak of excellence, this corner penthouse unit provides unparalleled privacy and exclusivity, elevating your living experience to new heights. Boasting a 2 bedrooms plus a den, 2.5 bathrooms, and an expansive 3,774 square feet of impeccably designed living space, this residence exudes sophistication and charm. The spacious floor plan features 10 foot ceilings, four balconies and an abundance of natural light, creating an inviting ambiance throughout. The heart of the home is the chef-inspired kitchen, complete with top-of-the-line Wolf and Sub-Zero appliances, granite countertops, ample cabinet space, and a center island for culinary enthusiasts. Whether you're hosting a dinner party or enjoying a quiet meal at home, this kitchen is sure to impress. The primary suite is a private sanctuary, offering sweeping views of the surrounding landscape from your private balcony, perfect for enjoying your morning coffee or basking in the Arizona sun. The ensuite bathroom features dual vanities, a soaking tub, and a separate glass-enclosed steam shower, providing the ultimate in relaxation and comfort. Guests will feel welcome in the second bedroom, which also boasts its own ensuite bathroom for added convenience. Originally designed with three bedrooms, the owner made modifications to transform it into a two-bedroom layout. However, it retains the flexibility and ease of conversion back to its original three-bedroom configuration. Additionally, a versatile den/home office space offers a quiet retreat for work or leisure. Off the main living space, unwind on your spacious private balcony with a fireplace. Take in the panoramic views of The Westin Kierland Golf Course and surrounding vistas, providing the perfect backdrop for outdoor entertaining or relaxation after a long day. This penthouse unit also includes a rare offering of one garage and two covered parking spaces, ensuring ample storage and convenience for residents. Residents of The Landmark community enjoy access to a host of upscale amenities, including a heated pool and spa, sauna, two fitness centers, and clubhouse. Plus, with its prime location near Kierland Commons, Scottsdale Quarter, and the Westin Hotel, you'll have easy access to premier shopping, dining, and entertainment options. Don't miss your chance to experience the pinnacle of condo living in this rare penthouse unit at The Landmark community.</p> <p style="text-align: right;"><i>Listing Courtesy of The Agency</i></p>								
	10		Pending	*Pending: 9/15/2024 MLS ID: 6742292				
5704 E Aire Libre Ave, Unit 1039	Condo/Townhouse/Apt. 2/3		1,088 sq ft	522	8/9/2024	\$1,825 mo.	9/15/2024	\$2
<p>Come see this beautiful, recently remodeled, two-bedroom (dual master), two-and-a-half-bathroom home near the Scottsdale Promenade and Kierland Commons. Vaulted ceilings upstairs! Downstairs is divided in two, with one side being the living room with cozy fireplace. The other kitchen & dining area. Half bath and laundry down stairs. Enjoy access to a community pool a short walk away. Private rear patio. Water, sewer, trash included. One reserved covered parking space.</p> <p style="text-align: right;"><i>Courtesy of Realty One Group</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 • Lender Owned, New, AUC: 8/28/2024 <i>MLS ID: 6749615</i></p> <p>13642 N 58th Pl</p> <p>Single Family 4/2 2,447 sq ft 13,889 \$925,000 8/28/2024 8/28/2024 Lender Owned</p> <p>FORECLOSURE OPPORTUNITY in the Magic ZIP code of 85254, with a Scottsdale address, but Phoenix taxes. Recently remodeled, this split floor-plan home has amazing finishes including wood-beams that adorn the vaulted wood ceilings. The kitchen has gorgeous quartz counters, stainless steel appliances, a waterfall counter island, backsplash, & slow-close cabinets & drawers. Both bathrooms have custom tile work in the walk-in oversized shower, double illuminated LED fog-less vanity mirrors in both bathrooms, & upgraded matching quartz counters & upgraded cabinetry. The owner's suite also has double walk-in closets & a freestanding bathtub. Located on an oversized corner lot with an RV gate, plus a refreshing diving pool & low maintenance yard. This home is priced to sell!</p> <p><i>Listing Courtesy of Homesmart</i></p>								
 <p>2 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i></p> <p>6407 E Clinton St</p> <p>Single Family -/2 2,877 sq ft 35,053 - 9/3/2024 Notice of Trustee Sale</p>								
 <p>3 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i></p> <p>15802 N 71st St, Unit 353</p> <p>Condo/Townhouse/Apt. -/3 1,560 sq ft 1,543 - 8/6/2024 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
	4	Off Market	• <i>Notice of Trustee Sale</i> <i>MLS ID: -</i>						
	7009 E Acoma Dr, Unit 1022	Condo/Townhouse/Apt. -/1		772 sq ft	767	-	8/21/2024	Notice of Trustee Sale	
	-								
	5	Off Market	• <i>Notice of Trustee Sale</i> <i>MLS ID: -</i>						
	6910 E Kelton Ln	Single Family	-/3	1,174 sq ft	12,425	-	7/16/2024	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.



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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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