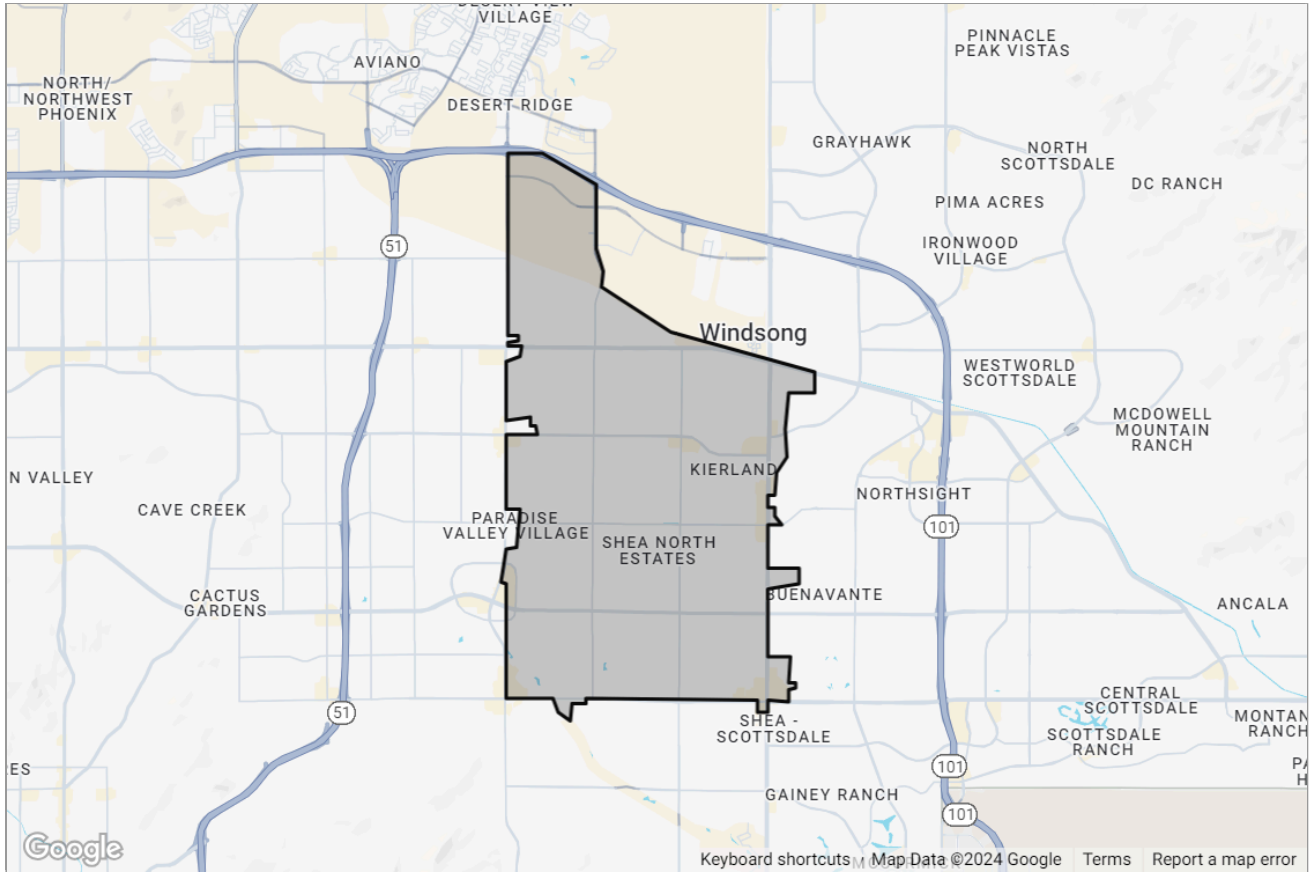


MARKET ACTIVITY REPORT

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

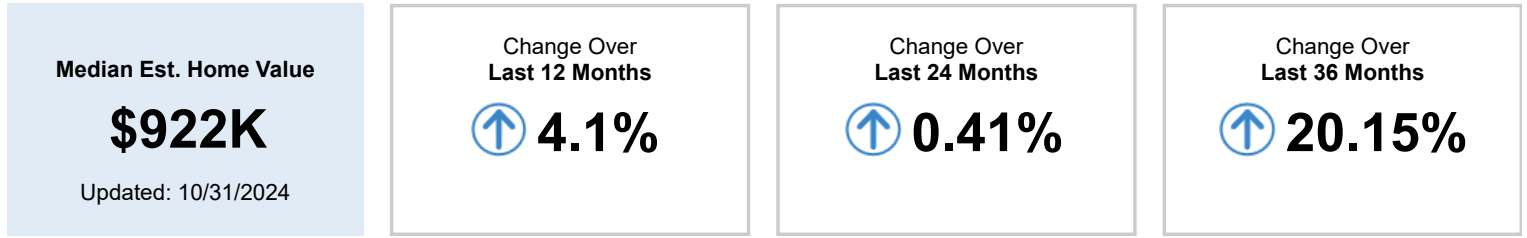
Scottsdale, AZ 85254

Market Snapshot: Estimated Home Values



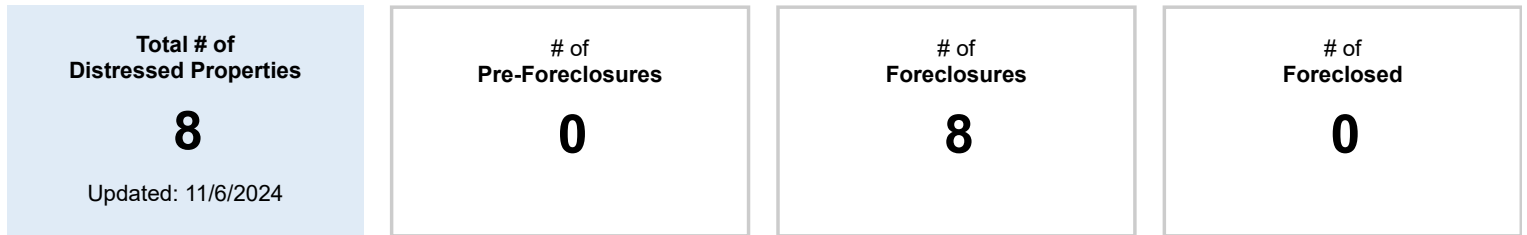
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



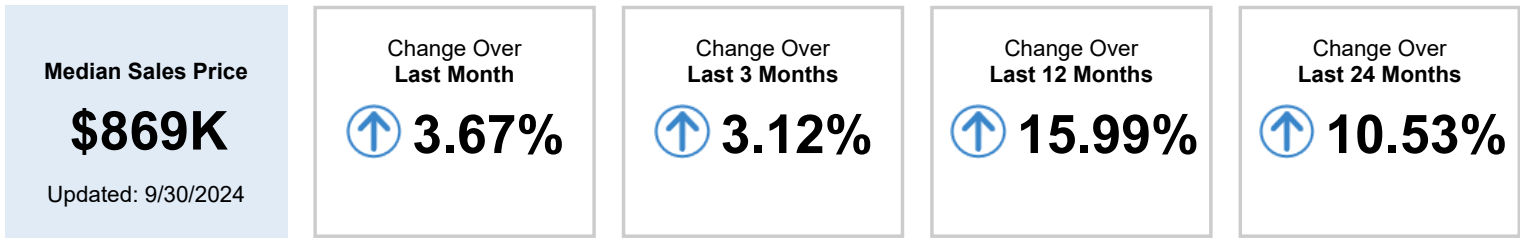
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



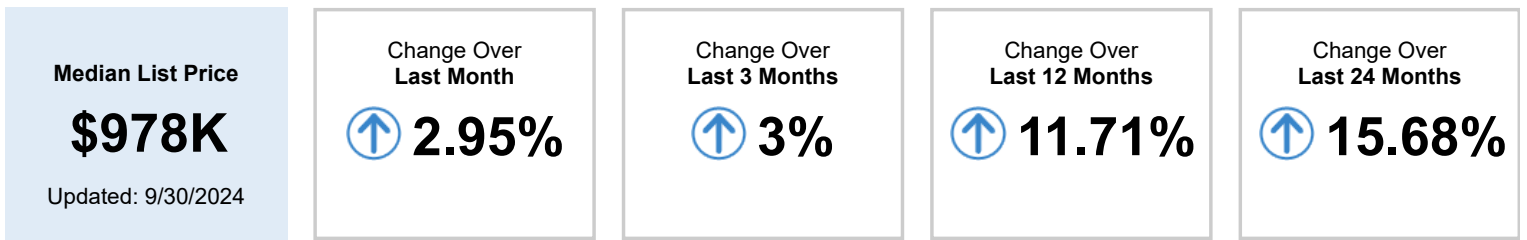
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 11/6/2024.

Market Snapshot: Sales Price



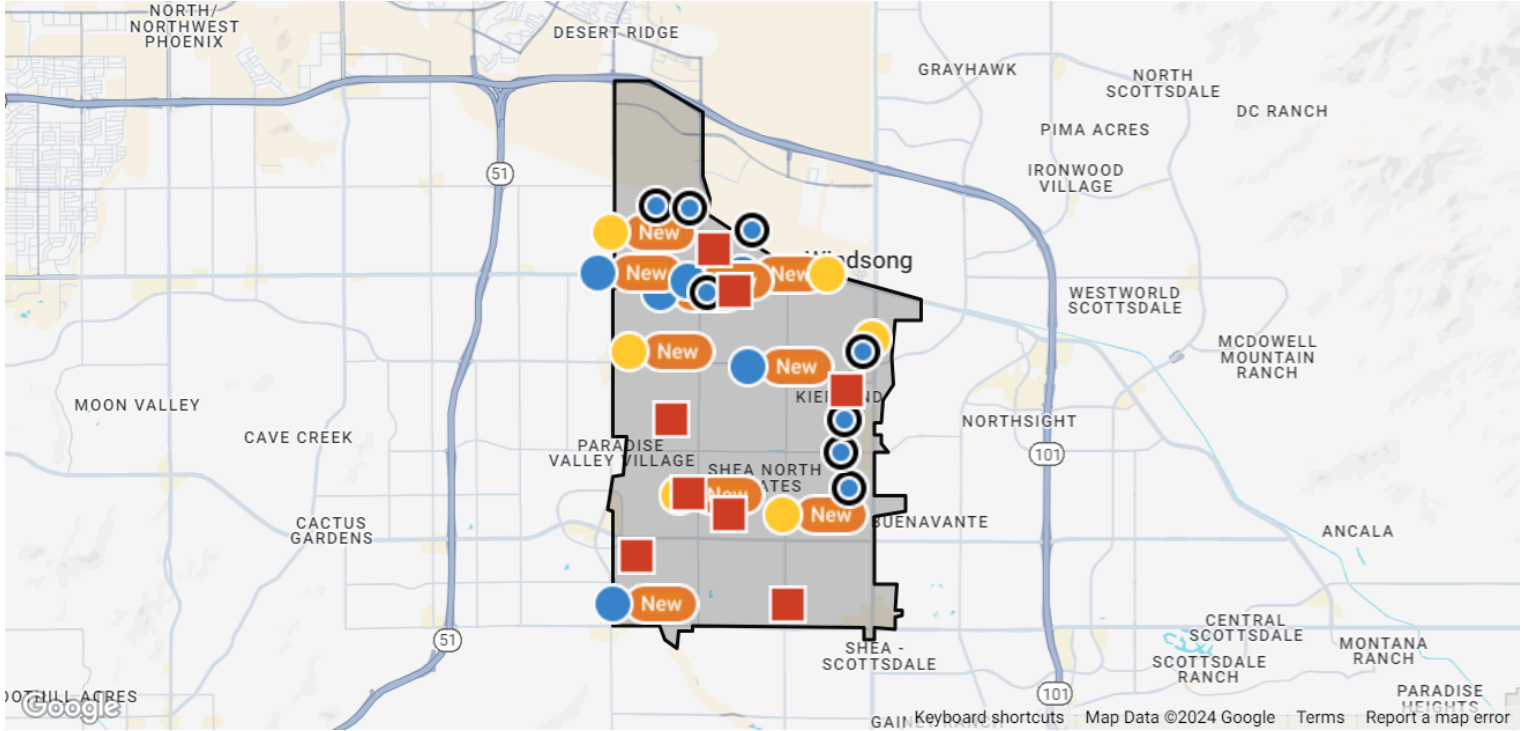
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




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

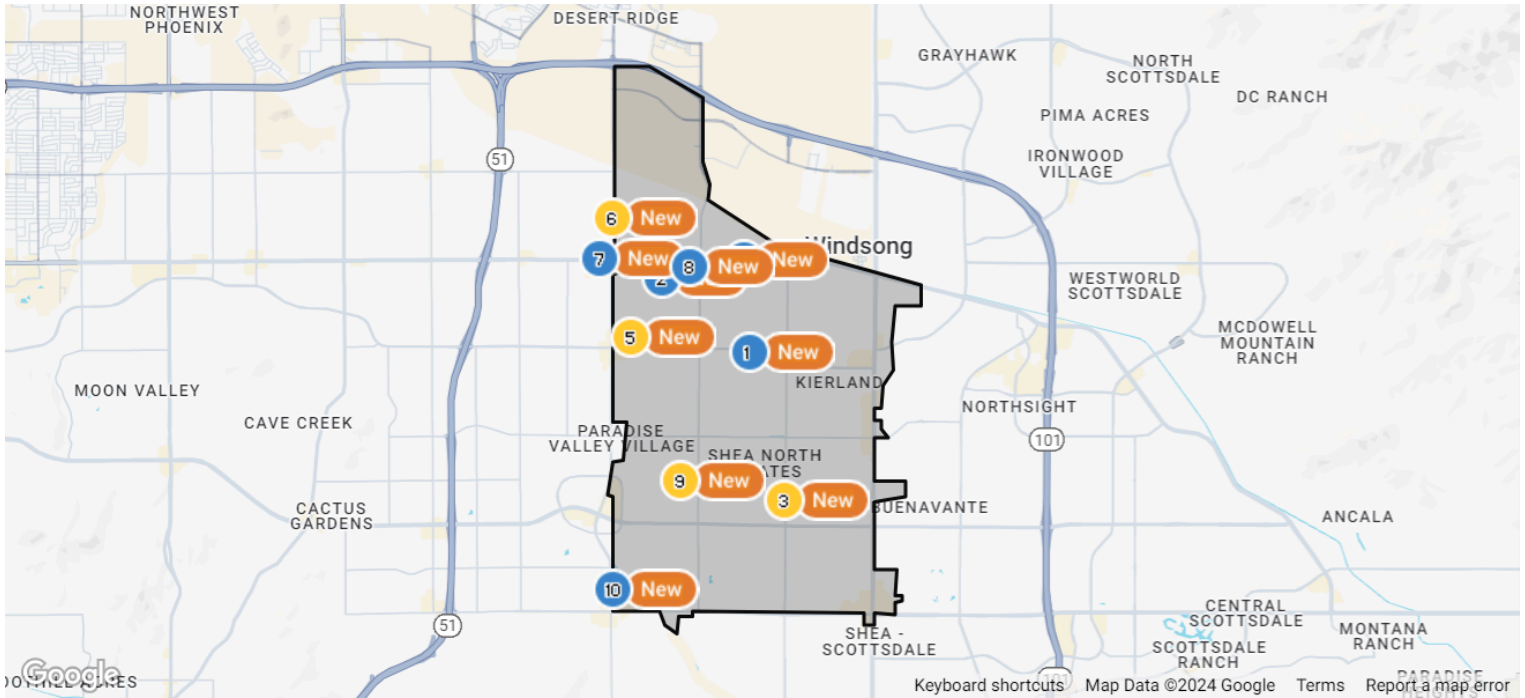
Market Activity Summary Stats



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	8
Low Price / Value	\$2,950	\$3,400	\$330,960
Median Price / Value	\$404,900	\$1,107,500	\$1,203,210
High Price / Value	\$1,075,000	\$2,395,000	\$1,472,040
Average Price / Sq. Ft.	\$240	\$397	\$420
Median Price / Sq. Ft.	\$353	\$402	\$422
Average Days in RPR	36	165	—
Median Days in RPR	35	65	—
Total Volume	\$4,611,139	\$11,001,940	\$8,810,300

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.
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1 ● Active • New, Active: 9/26/2024 *MLS ID: 6762981*

6309 E Nisbet Rd Single Family 4/2 2,409 sq ft 8,989 1993 9/26/2024 \$1,035,000 \$430

Will be fully completed by the beginning of November, but come take a look today!! Professional photos coming soon! Welcome to 85254, AKA the "Magic Zip Code" thanks to its trifecta of perks—a Scottsdale address, lower-priced Phoenix utilities/taxes, and Paradise Valley's world-class school district! No HOA! Please note: No Short-Term Rentals less than 60 days are aloud in the subdivision. BRAND NEW 5 Ton Trane AC Unit (Sept 2024) Both bathrooms FULLY REMODELED (2024). BRAND NEW Luxury Vinyl Plank flooring throughout (Sept 2024) NO CARPET! WATER HEATER (2023) NEW Interior Paint throughout. Heated Pool and artificial turf in the backyard oasis. YOU WON'T WANT TO MISS THIS!!!

Listing Courtesy of My Home Group Real Estate








2 ● Active • New, Active: 10/13/2024 *MLS ID: 6770688*

5524 E Beverly Ln Single Family 3/3 2,036 sq ft 9,948 1985 10/13/2024 \$999,900 \$491




This exquisitely renovated 2,036 sq ft home is the epitome of modern elegance and comfort, located on a generous 9,948 sq ft corner lot. With 3 spacious bedrooms and 2.5 baths, this home offers both style and function, perfect for families or those who love to entertain. Inside, you'll find stunning hardwood flooring throughout, smooth texture interior walls, and an open-concept layout that seamlessly connects the living areas. The gourmet kitchen is a showstopper with stainless steel appliances, a built-in fridge, 36" range, microwave drawer, custom cabinetry, bar area, and gorgeous quartz waterfall countertops. The attention to detail continues outdoors with beautiful new landscaping and custom lighting that set the scene for your private oasis. No HOA governing this neighborhood. The backyard is designed for entertaining with a sparkling pool, built-in BBQ, pergola, and cozy fire pit - perfect for family gatherings or weekend parties. Additional highlights include a new roof, energy-efficient HVAC system, smooth stucco exterior, upgraded windows, doors, and hardware, plus an epoxy-finished garage floor that adds a sleek touch to your spacious garage. This home is truly turn-key, with every inch thoughtfully designed for comfort and style, making it ideal for entertaining or a family-friendly retreat.

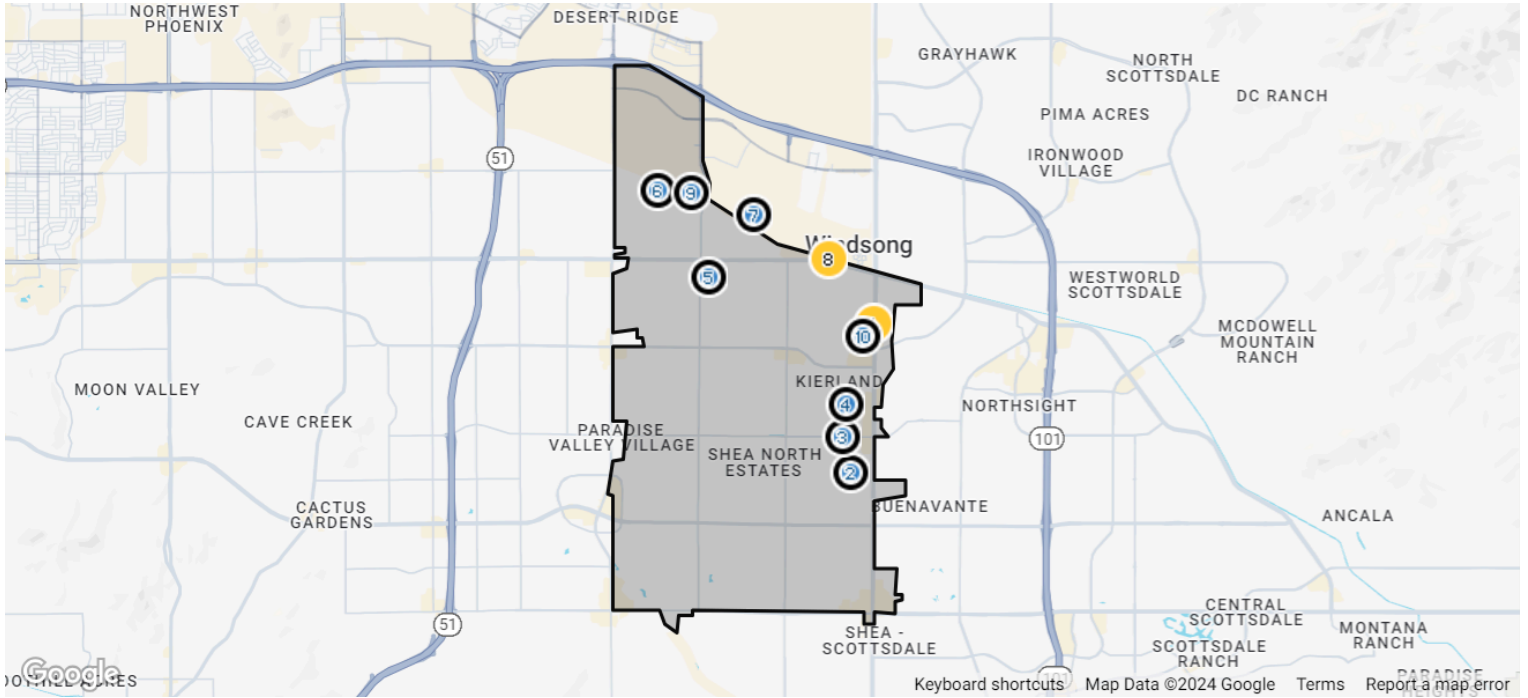
Listing Courtesy of Homesmart

New Listings: 10 (cont.)


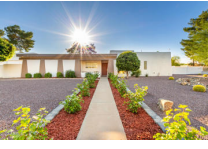
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active • <i>New, Active: 10/4/2024</i> <i>MLS ID: 6766534</i>	Single Family	4/3	3,015 sq ft	45,432	2005	10/4/2024	\$6,999 mo. \$2
<p>12210 N 67th St</p> <p>2022 FULL UPDATED SANTA BARBARA ACRE NO HOA! BY KIERLAND-QUARTER (67ST-CACTUS) 1+ACRE NO HOA PAVER DRIVERWAY-POOL (. 4 BR/3 BATH, NEW HARDWOOD FLOORS WHOLE HS - JACUZZI TUB, 2 FIREPLACES (WOOD BURING) ALL BATHS UPDATED! GRANITE IN KITCHEN, STAINLESS - GAS COOKING - CAN DO UNFURNISHED, WILL DO LONG TERM LEASE! 2 MASTER SUITES WITH WALK-IN CLOSETS, VERY LIGHT AND BRIGHT! 4 CAR GARAGE WITH 8 FT DOORS, POOL, FIREPIT - SPORT COURT VERY QUIET STREET!GREAT LOCATION ONLY 5 MIN OFF 101 CAN GET TO AIRPORT OR DOWNTOWN PHOENIX IN 20 MINUTES (NON TRAFFIC) (\$4M HS NEXT DOOR AND \$4.5M ACCROSS STREET CAN BE UNFURNISHED AT \$7500 MO LONG TERM 2-5 YEAR MIGHT DO PURCHASE OPTION \$2.5MILLION</p> <p><i>Courtesy of Realty One Group</i></p>								
	4 ● Active • <i>New, AUC: 8/14/2024</i> <i>MLS ID: 6743774</i>	Condo/Townhouse/Apt.	3/2	1,999 sq ft	3,853	1985	8/14/2024	\$675,000 \$338
<p>6232 E Aire Libre Ln</p> <p>Amazing location! Beautifully remodeled and spacious 3 bedroom 2 bath home near Kierland and Scottsdale Quarter. Split floorpan, with brand new stainless steel appliances, new electrical, new plumbing, stone countertops, updated bathrooms and new flooring throughout. Close to Kierland and Scottsdale, easy access to the 51 and 101. This won't last!</p> <p><i>Listing Courtesy of Homesmart</i></p>								
	5 ● Active • <i>New, Active: 10/23/2024</i> <i>MLS ID: 6774829</i>	Single Family	4/2	1,607 sq ft	9,939	1979	10/23/2024	\$2,950 mo. \$2
<p>5234 E Blanche Dr</p> <p>Great opportunity in Scottsdale for a single-family home under 3k per month. Nice upgrades throughout, vaulted ceilings, new appliances, flooring and paint. Huge lot with RV parking and tons of room for entertaining! Don't miss out on this amazing Scottsdale property</p> <p><i>Courtesy of Real Broker</i></p>								
	6 ● Active • <i>New, Active: 10/3/2024</i> <i>MLS ID: 6766311</i>	Single Family	4/3	2,311 sq ft	2,745	2024	10/3/2024	\$3,195 mo. \$1
<p>5064 E Campo Bello Dr</p> <p>Brand New 4 bed 2.5 bath home plus loft and den in the gated community of Arabella. The Lexington plan enjoys a spacious great room attached to large kitchen with island, tall mocha colored cabinets, granite tops, under mount lighting, walk-in pantry and a complete stainless steel appliance package. Downstairs also includes a den, half bath, laundry room with washer and dryer and 2-car garage. Upstairs includes a large master suite, loft area, 3 additional bedrooms and hall bath with dual vanities. Master suite has large bedroom, walk-in glass shower, dual vanities and private toilet room and walk-in closet. Home is attractively appointed with 9 foot ceilings throughout, 8 foot doors and modern brushed nickle hardware. Community enjoys a community pool, park, walking trails & tot lot.</p> <p><i>Courtesy of Denman Realty Group, L.I.c</i></p>								
	7 ● Active • <i>New, Active: 10/25/2024</i> <i>MLS ID: 6775829</i>	Condo/Townhouse/Apt.	2/3	1,088 sq ft	523	1984	10/25/2024	\$409,900 \$377
<p>4901 E Kelton Ln, Unit 1224</p> <p>A charming dual master condo nestled in the prime 85254 Scottsdale location. Everything is brand NEW. This newly renovated two level floor plan offers a timeless design. New real wood flooring throughout. Enter through the open living room with adjustable lighting, and cozy up to the fireplace this fall. It leads to a completely new, bright kitchen featuring custom high end cabinetry/countertops, and new appliances with a generous amount of natural light. It is followed by a spacious and newly paved, enclosed backyard and storage closet. Upstairs you will enjoy the luxury of vaulted ceilings and two private master bathrooms. Great community with resort style Pool.</p> <p><i>Listing Courtesy of Homesmart</i></p>								

New Listings: 10 (cont.)


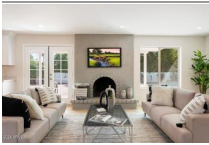


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>8 ● Active *New, Active: 9/27/2024 MLS ID: 6763151</p> <p>16442 N 58th St</p> <p>Welcome to Your Desert Oasis! Nestled in the heart of Scottsdale, this beautifully updated 4-bedroom + den, 2.5-bath home offers a blend of modern luxury and Southwest charm. Situated on a spacious lot this property boasts a lush backyard with a sparkling pool, perfect for Arizona's sunny days. Step inside to find a bright, open floor plan w/vaulted ceilings, tile flooring, & large windows that fill the space w/natural light. The gourmet kitchen features granite countertops, stainless steel appliances, & a breakfast bar, ideal for entertaining. The primary suite is your personal retreat, offering a spa-like bathroom w/dual vanities, a soaking tub, and a walk-in closet. Tons of recent updates like new A/C & thermostats, exterior paint, micro & fridge, garage storage, full list available Located in the desirable 85254 zip code, this home is minutes from world-class dining, shopping, and outdoor activities. With a 2-car garage, ample storage, and proximity to top-rated schools this home is perfect for families or those looking for an Arizona getaway. Don't miss the chance to experience luxury living in Scottsdale's prime location!</p> <p><i>Listing Courtesy of Exp Realty</i></p>	Single Family	4/3	2,725 sq ft	7,929	1992	9/27/2024	\$1,075,000	\$394
 <p>9 ● Active *New, Active: 10/2/2024 MLS ID: 6765425</p> <p>5701 E Sandy Ln</p> <p>Move-In Ready on 01/09/2025! FALL MOVE-IN SPECIAL! \$399 MOVE-IN, if moved in on or before 01/16/2025! Move-In special includes the admin fee and ONE WEEK FREE RENT! \$350.00 paid per month over 10 Months towards security deposit! Prorated rent is due one week after move-in! 1st full month of rent is due on FEB 1ST! (Animal fees are not included in this move-in special and are due at move-in if applicable) 4Bed/2.5Bath Home at 56th/Cactus. Home includes 2 garage, covered patio, pool, fireplace, living room, family room, kitchen, 4 beds, 2.5 baths, carpet/tile flooring, ceiling fans, and w/d hookups. w/d in unit and private fenced-in backyard. Kitchen includes refrigerator, electric cooktop, microwave, and dishwasher. Utilities to stay in owner's name, billed to tenant in portal.</p> <p><i>Courtesy of Market Edge Realty, Llc</i></p>	Single Family	4/3	2,349 sq ft	14,497	1977	10/2/2024	\$3,295 mo.	\$1
 <p>10 ● Active *New, Active: 9/26/2024 MLS ID: 6762456</p> <p>5122 E Shea Blvd, Unit 1164</p> <p>Own your home for less - ask about our rate buy-down! TATUM & SHEA - Location, location, location! This 2-bed, 2-bath ground-floor condo with a garage is a rare find in the sought-after Milano Terrace Private Residences. The home boasts neutral tones and has been stylishly updated with modern lighting and refreshed bathrooms. The kitchen features granite countertops, along with a newer dishwasher and refrigerator. The open floor plan is perfect for entertaining and includes a cozy fireplace in the great room. Energy efficiency is enhanced by dual-pane windows and sliding doors, plus a newer oversized washer and dryer. This gated community offers two heated pools, hot tubs, BBQs, a fire pit, and a TV-equipped gazebo. Home is OCCUPIED - Please do not disturb. Stay fit in the on-site gym or enjoy a leisurely walk along scenic paths winding through the community's fountains and ponds. For your convenience, there's an electric vehicle charging station, and the property is located close to Stone Creek Golf Course. In the coveted 85254 zip code, Milano Terrace is part of top-rated Scottsdale public schools and is just minutes from upscale shopping at Scottsdale Quarter and the upcoming Paradise Valley Mall renovation. Walk or bike to Whole Foods, Trader Joe's, and nearby dining options. Ideal for a vacation home or permanent residence, this condo offers the ultimate in luxury and convenience.</p> <p><i>Listing Courtesy of Homesmart</i></p>	Condo/Townhouse/Apt. 2/2		1,086 sq ft	1,082	1985	9/26/2024	\$399,900	\$368






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 <i>• Pending: 11/5/2024</i> <i>MLS ID: 6733100</i></p> <p>7180 E Kierland Blvd, Apt 1204 Condo/Townhouse/Apt. 1/1 776 sq ft 871 7/18/2024 \$3,400 mo. 11/5/2024 \$4</p> <p>This ultimate stunning penthouse, with amenities, brand new, the best Scottsdale has to offer. This building has an amazing lobby bar, game room, table tennis, billiards, gym, roof top pool and spa with spectacular views. Underground parking and steps away from Kierland Commons and Scottsdale Quarter. Close too and easy access to freeways.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>2 ● Pending <i>• Pending as of 11/5/2024</i> <i>MLS ID: 6524222</i></p> <p>12640 N 70th St Single Family 4/2 2,669 sq ft 26,250 2/23/2023 \$1,220,000 11/5/2024 \$457</p> <p>Come and see this amazing property in the beautiful city of Scottsdale! This fully remodeled home features 4 bedrooms, 2 bathrooms, with a pool, plus a separate game room in the converted garage. The remodel included upgrades to the electric and plumbing system, new bathrooms and flooring throughout, redone pebbletec pool finish, landscaping in the front and back yards and more! It's in the perfect location in the heart of Scottsdale just minutes away from Golfing, Dining, Shopping, and easy access to anywhere in the valley including Scottsdale Fashion Square and Kierland Commons which has some of the best shopping in the valley.</p> <p><i>Listing Courtesy of Homesmart</i></p>								



Pending: 10 (cont.)

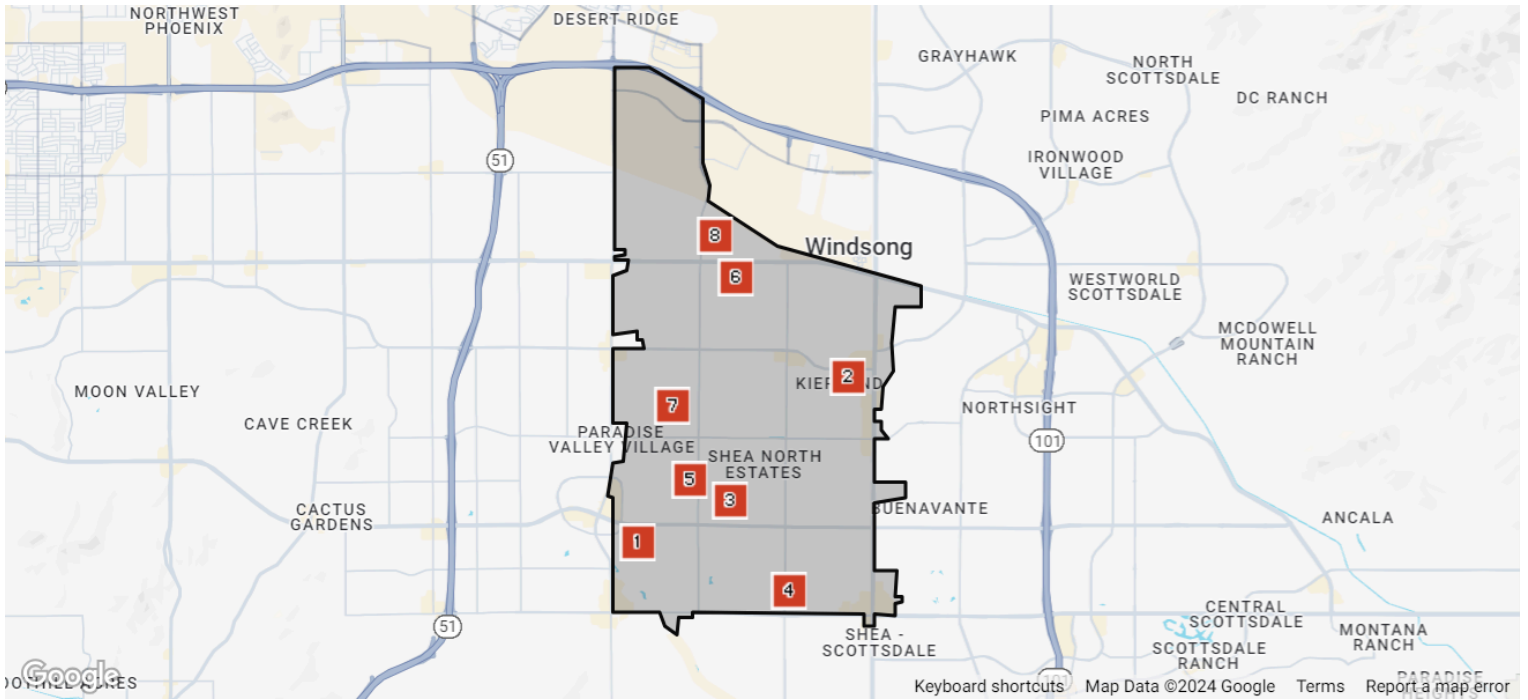
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending *Pending as of 10/17/2024 <i>MLS ID: 6753221</i></p> <p>6842 E Joan De Arc Ave</p> <p>Single Family 5/6 3,733 sq ft 25,676 9/5/2024 \$2,395,000 10/17/2024 \$642</p> <p>Spectacular remodeled California Ranch style home with grace and style! Immaculate open and spacious bright floor plan with vaulted ceilings, Sierra pacific LowE doors and windows, new paint in/out, lighting, hardware, new kitchen back splash accents, designer touches with a lot of character! Beautiful details throughout with most bedrooms ensuite (own bathrooms), private primary bedroom split floor plan, coffee/wet bar, white Quartz tops, wine cooler, large separate Guest house w own kitchen, oversized 3 car epoxy garage with custom cabinets, large lot, mature landscaping, side rear access gates for more cars/toys. Sparkling Diving pool/new pebble sheen, green grass, Ramada and so much more! Move in ready-this home is absolutely Beautiful! See today</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>4 Pending *Pending as of 11/5/2024 <i>MLS ID: 6777664</i></p> <p>6911 E Sheena Dr</p> <p>Single Family 3/2 2,054 sq ft 10,717 10/30/2024 \$995,000 11/5/2024 \$484</p> <p>This Gorgeous, completely remodeled home beautifully combines modern elegance & functionality, the split floor-plan offers both privacy & sophistication, highlighted by skylights & a rain shower in the primary bath, along w/a separate entrance to the patio. The chef's dream kitchen stands out, boasting an under-mount, double sink, double ovens, quartz counters, & ample storage, making it perfect for culinary enthusiasts. Gather around the cozy fireplace in the great room or take a refreshing dip in the sparkling pool, this home is designed for both relaxation & entertainment. Recent upgrades like new epoxy flooring in the garage & patio, a new roof, and a new pool pump enhance its appeal. Plus, an RV gate & No HOA Lots of flexibility! You have to see it to believe it! This one won't last!</p> <p><i>Listing Courtesy of Citiea</i></p>								
 <p>5 Pending *Pending as of 10/22/2024 <i>MLS ID: 6693453</i></p> <p>16225 N 56th Pl</p> <p>Single Family 5/3 2,946 sq ft 9,621 4/18/2024 \$935,000 10/22/2024 \$317</p> <p>Welcome to 16225 N 56th Pl, a two-story gem nestled in the magic zip code of 85254, Scottsdale, AZ. This 5-bedroom, 3-bath corner lot home is a perfect blend of comfort and convenience. The spacious 3-car garage and RV parking cater to all your vehicle needs. Dive into relaxation in your own private pool or enjoy a short stroll to a 40-acre park, complete with a children's playground and dog-friendly spaces. High-end shopping at Kierland Commons and Scottsdale Quarter is just minutes away, offering a plethora of retail and dining options. Located in the highly sought-after Paradise Valley School District, this home is also conveniently close to Mayo Hospital and ASU Medical. Experience Scottsdale living at its finest. NO HOA! Come say Yes to this Address!</p> <p><i>Listing Courtesy of Arizona Best Real Estate</i></p>								
 <p>6 Pending *Pending as of 11/1/2024 <i>MLS ID: 6756860</i></p> <p>17815 N 51st Way</p> <p>Single Family 4/3 2,429 sq ft 9,982 9/13/2024 \$924,900 11/1/2024 \$381</p> <p>This 4 Bedroom 3 full Bath Scottsdale Home is located in the highly desirable Triple Crown neighborhood. Minutes away from Desert Ridge Marketplace, Kierland Commons/Scottsdale Quarter and the newly reimagine PV Mall area. Not to mention the "Magic Zip Code 85254" Scottsdale address, Phoenix taxes/ utilities and Paradise Valley School District. Home Features: Formal Living room and Dining area, Eat in kitchen that opens to a cozy family room. Remodeled & expanded Kitchen in 2021 has white cabinets with nickel hardware, Quartz countertops with a breakfast bar, LG built in Microwave and range/ oven, Whirlpool stainless steel refrigerator & ASKO dishwasher. Walk in Pantry. Home also has Faux hardwood floor tile throughout 1st floor. Downstairs, you'll also find the 4th bedroom which can be use as a quest room, bonus or exercise room or a den, a full bath and laundry room with LG Washer & Dryer. Upstairs you have a spacious Master bedroom with a walk on balcony where you can enjoy mountain views and the greenbelt area that's across the street, Master bathroom also has a Walk in Shower and separate Freestanding bathtub, Dual sinks and large walk in closet. Good sized Bedrooms #2 and #3 have big closets and a full hall bath. New carpet installed 9/10/24, Carpeted area only on second floor. Remodeled Bathrooms in 2021 all with TOTO toilets. Home's exterior newly painted (2024). Epoxy floor in 3 Car garage and tankless water heater. Close to parks, Greenbelts & Copper Canyon Elementary School..</p> <p><i>Listing Courtesy of West Usa 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.
	7 Pending	*Pending as of 11/4/2024 MLS ID: 6759947						
6023 E Campo Bello Dr	Single Family	5/3	3,796 sq ft	10,111	9/20/2024	\$1,475,000	11/4/2024	\$389
<p>Welcome to your dream home in the highly sought-after zip code of 85254! This stunning 3796 sf residence boasts a spacious & versatile floorplan that includes a fully finished basement, perfect for additional living space or a bonus area. The expansive gourmet kitchen houses an oversized island with breakfast bar & secondary sink, granite countertops, stainless appliances, gas cooking, mega storage options & a multitude of custom features, making it a chef's delight. The open-concept living & dining areas are perfect for entertaining or enjoying time at home. The primary suite is a true retreat, complete with a luxurious ensuite bathroom, two walk-in closets & a separate tub & shower. Amazing backyard features a heated pool & hot tub, outdoor kitchen, firepit & many seating options. Nice!</p> <p style="text-align: right;"><i>Listing Courtesy of Realty One Group</i></p>								
	8 Pending	*Pending: 11/4/2024 MLS ID: 6750718						
6748 E Aire Libre Ln	Single Family	3/2	1,828 sq ft	8,604	8/30/2024	\$3,650 mo.	11/4/2024	\$2
<p>PHOTOS COMING SOON! This 3 bedroom 2 bath home is located in a community called Country Trace. SO close to Kierland/Scottsdale Quarter/Mayo. Shopping and restaurants all around! Wonderful floor plan with a kitchen open to the great room, split bedroom plan with master suite to the east and guest rooms to the west! Formal Living room, formal dining room too! Inside laundry, generous garage, North/South facing and sparkling pool in the backyard with an awesome covered back patio. Owner managed, he has kept this home in excellent condition! Quiet street, privacy. Come and see this awesome home in Scottsdale!</p> <p style="text-align: right;"><i>Courtesy of Compass</i></p>								
	9 Pending	*Pending as of 11/4/2024 MLS ID: 6766346						
5443 E Grovers Ave	Single Family	4/4	3,011 sq ft	10,044	10/4/2024	\$1,249,990	11/4/2024	\$415
<p>Come fall in love with this gorgeous, fully remodeled home located in the highly sought-after zip code of 85254. This conveniently located 4 bedroom, 3.5 bath, with attached 3 car garage is move-in ready. No expense was spared on this entertainer's dream home and it shows! The moment you walk in you will notice the open floor plan with soaring vaulted ceilings and all new LED lighting that will light your every step. Right when you walk in you will notice the gorgeous engineered hardwood floors. Wander your eyes a bit further forward and there is an extremely large open chefs' kitchen that boasts soft close white and natural wood shaker cabinets with champagne bronze and black hardware, brand new stainless steel appliances, porcelain tile backsplash, a custom vent hood for a 30in range, new quartz countertops, and a huge island breakfast bar with plenty of seating and ample storage for everything an entertainer/chef needs. Everything has been modernized in this beautiful remodeled home. From the new engineered hardwood flooring and bedroom carpets to the completely remodeled bathrooms with modernized shaker vanities and elegant porcelain tile. This home has all new energy efficient windows, completely new roof underlayment, new Delta plumbing fixtures, and new lights and switches. Open the brand new 12 ft 4 panel back sliding doors and walk out to your own private desert oasis featuring a gorgeous newly finished sparkling pool and spa. The yard has a mix of mature palms, artificial grass and new desert rock with new automatic irrigation lines/system to water the mature trees and plants. Other upgrades include brand new interior and exterior doors & trim throughout, interior and exterior paint, smooth stucco on the house, his and her closets in the primary bedroom, new hot water heater, gorgeous fixtures, and so much more. Don't miss-out on the chance to own the best house in the neighborhood as it won't last long.</p> <p style="text-align: right;"><i>Listing Courtesy of Delex 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.
	10		Pending	*Pending as of 11/4/2024 MLS ID: 6597293				
	15215 N Kierland Blvd, Unit 317	Condo/Townhouse/Apt. 2/3	2,046 sq ft	1,041	8/24/2023	\$1,800,000	11/4/2024	\$880
<p>Chic Kierland Plaza Loft located directly above Main Street at Kierland Commons. Sleek and modern design with high ceilings, large windows and retractable wall of glass leading to a balcony overlooking Kierland Commons. 2 bedrooms plus a flex room/office and 2.5 bathrooms with an open kitchen and great room living area. Interior details include industrial-style exposed steel I-beams and ducting, wood plank flooring, granite slab counters, stainless steel appliances, and custom light and plumbing fixtures. Live the luxury lifestyle without the maintenance hassle while enjoying community amenities that include a heated pool, BBQ stations, sundecks, outdoor firepit areas, a dog park and a state of the art fitness center. There is also an on-site concierge and secure owner and and guest parking. Shopping and dining are at your doorstep with countless restaurants and retailers at Kierland Commons and The Quarter.</p> <p style="text-align: right;"><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								



Distressed: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i> 5016 E Oakhurst Way</p>	Single Family	-/3	2,728 sq ft	17,945	-	10/24/2024	Notice of Trustee Sale	
 <p>2 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i> 7009 E Acoma Dr, Unit 1022</p>	Condo/Townhouse/Apt.	-/1	772 sq ft	767	-	8/21/2024	Notice of Trustee Sale	
 <p>3 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i> 12221 N 58th Way</p>	Single Family	-/4	2,924 sq ft	17,615	-	10/16/2024	Notice of Trustee Sale	
 <p>4 ■ Off Market • Notice of Trustee Sale <i>MLS ID: -</i> 6407 E Clinton St</p>	Single Family	-/2	2,877 sq ft	35,053	-	9/3/2024	Notice of Trustee Sale	

Distressed: 8 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> 5449 E Corrine Dr	Single Family	-/3	3,245 sq ft	15,928	-	10/4/2024	Notice of Trustee Sale	
	6 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> 5916 E Sandra Ter	Single Family	-/4	3,013 sq ft	8,149	-	10/22/2024	Notice of Trustee Sale	
	7 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> 5317 E Sheena Dr	Single Family	-/2	2,049 sq ft	11,154	-	10/15/2024	Notice of Trustee Sale	
	8 ■ Off Market • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> 17030 N 57th St	Single Family	-/4	3,369 sq ft	9,957	-	9/16/2024	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.



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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