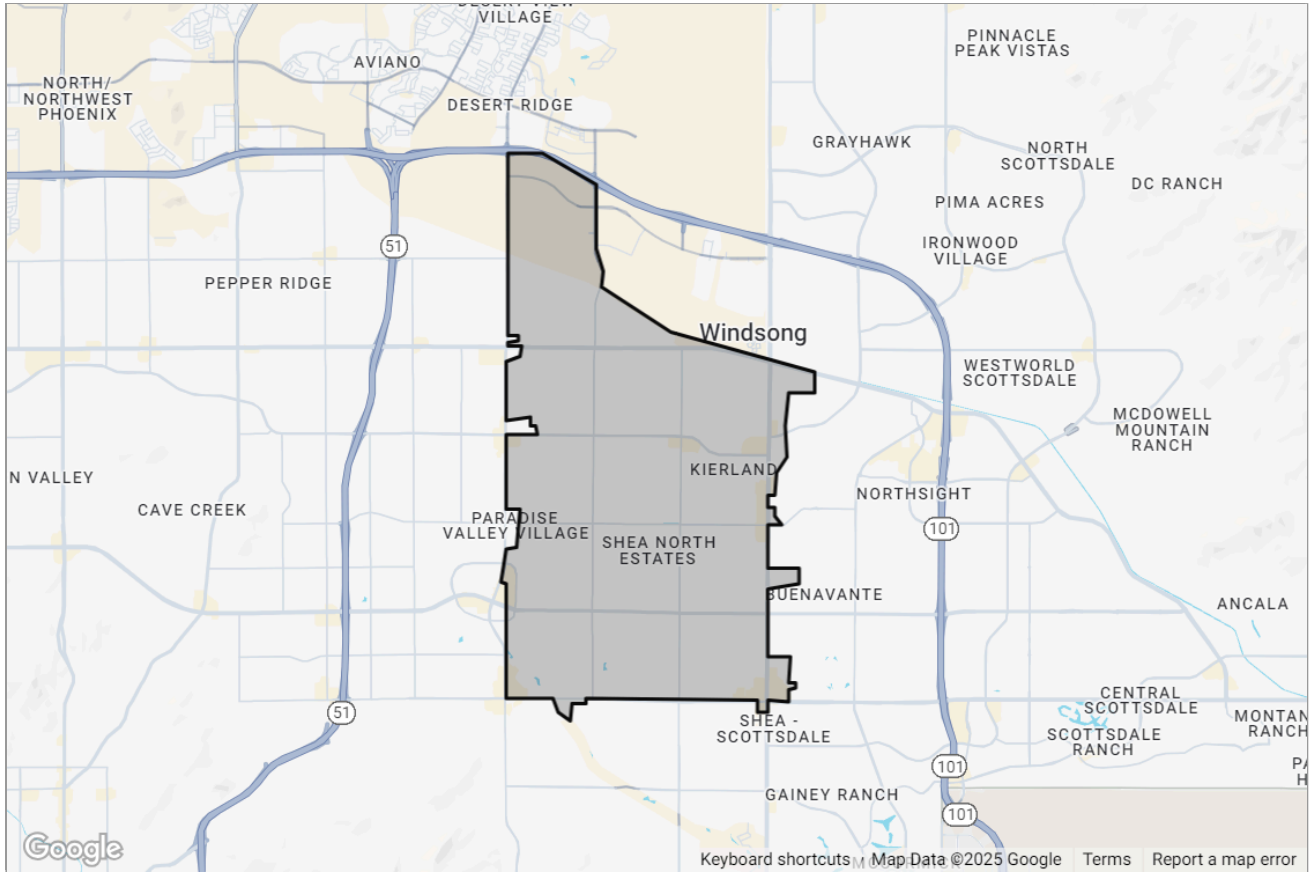




MARKET ACTIVITY REPORT

# Scottsdale, AZ 85254



Presented by

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Arizona Real Estate License: BR565091000

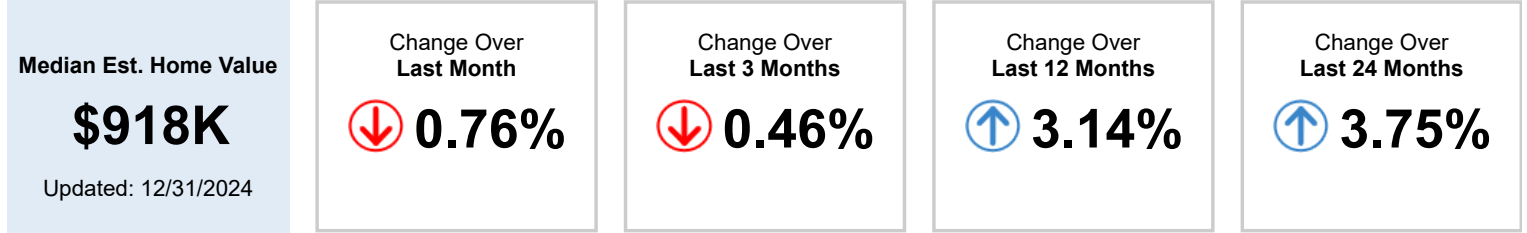
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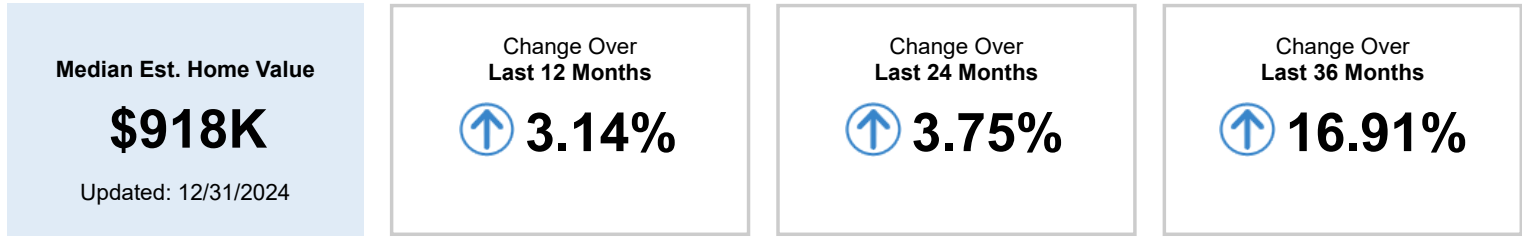
# Scottsdale, AZ 85254

## Market Snapshot: Estimated Home Values



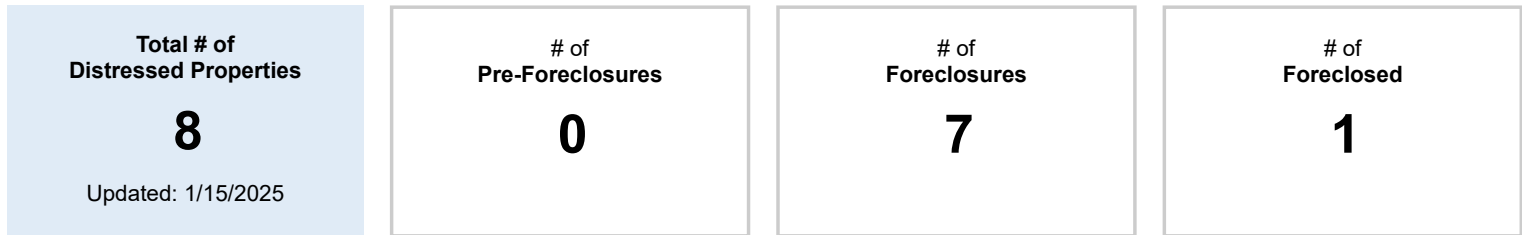
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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



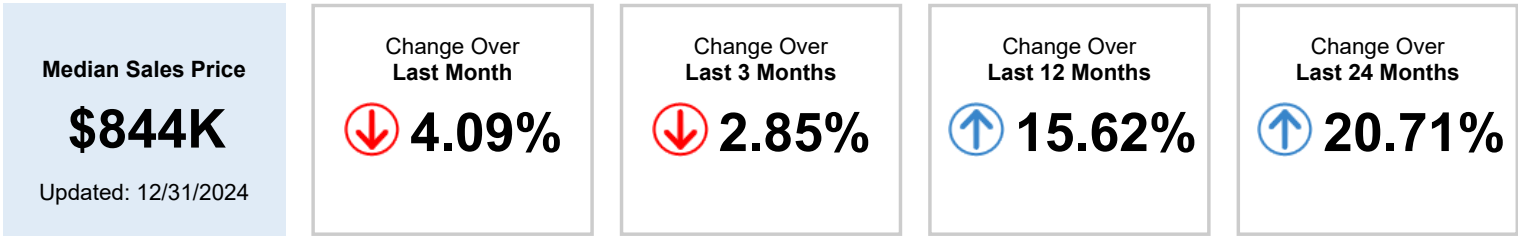
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



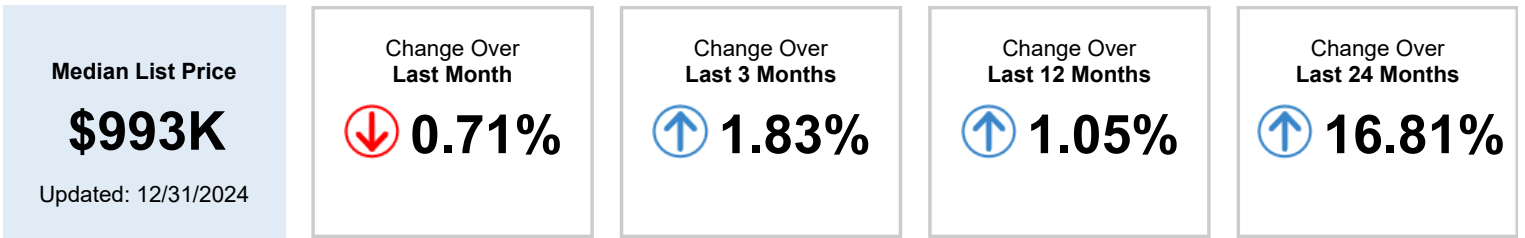
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 1/15/2025.

## Market Snapshot: Sales Price



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

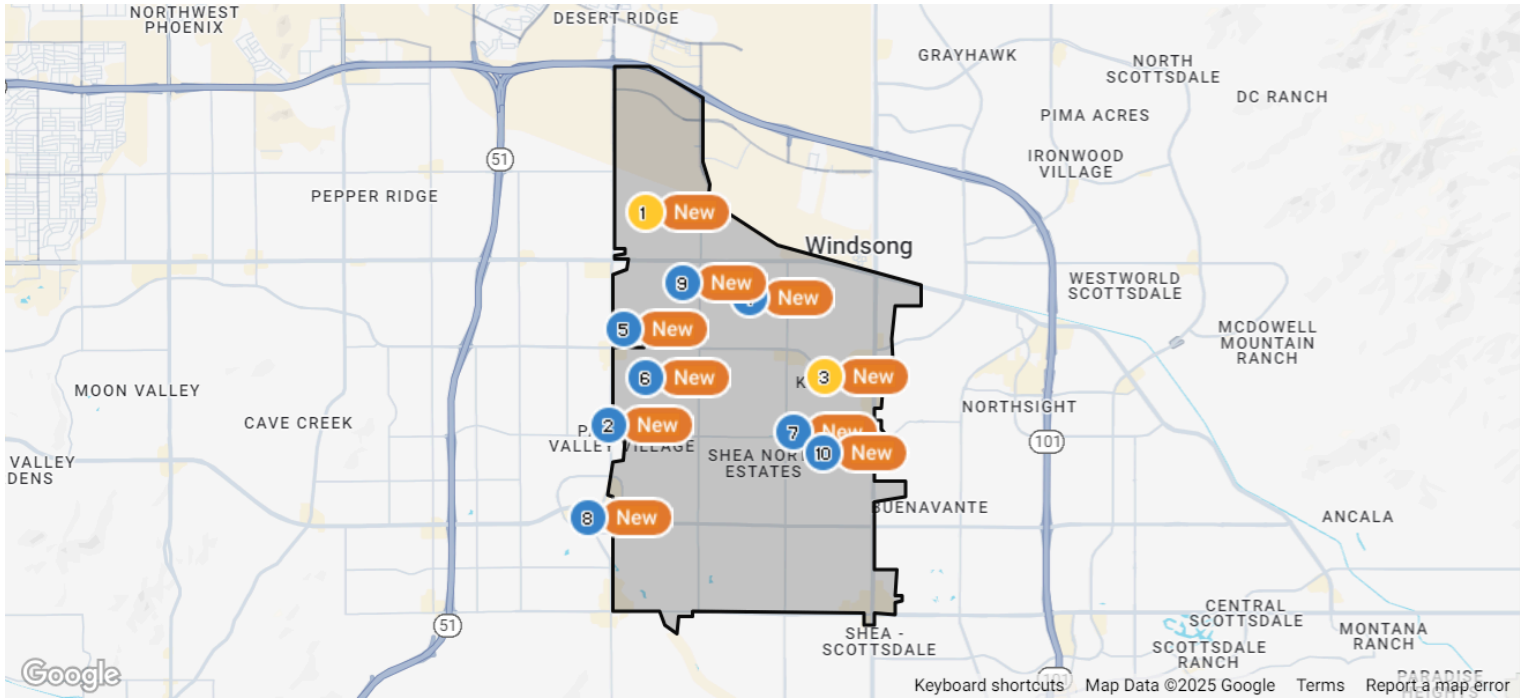
## Market Snapshot: List Price



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



# 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: 1/14/2025 *MLS ID: 6804879*

**5328 E Helena Dr**                      Single Family      6/4      3,830 sq ft      10,168      1997      1/14/2025      \$5,500 mo.      \$1

Ready for Immediate Move-In! 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! \$300 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) 6Bed/3Bath Luxury Home at Bell/Tatum! Home inc 3 garage, living room, kitchen, dining room, family room, laundry room, 6 beds, 3.5 baths, wood flooring, ceiling fans, and w/d in unit, and spacious backyard w/ pool. Kitchen inc refrigerator, stove, built-in microwave and dishwasher. Utilities to stay in owner's name, billed to tenant in portal. Near Desert Ridge Shopping Center.

*Courtesy of Market Edge Realty, Llc*







**2** ● **Active** • New, Active: 1/13/2025 *MLS ID: 6804510*

**13601 N 50th PI**                      Single Family      4/3      2,622 sq ft      16,080      1973      1/13/2025      \$890,000      \$339




Endless potential and return on investment with a home featuring a complete guest house/Accessory Dwelling Unit. Located within half a mile of the new PV development, the property offers a 16,080 sqft lot with resort-sized pool and is on a corner of a cul-de-sac. The main home features 2,017 sqft, 3 bedrooms, 2 baths, and a split floor plan. Room count can be converted to 4 bedrooms with addition of wall in third bedroom. Recent updates on the main home include new windows in 2024, a newer AC system, and a roof replaced in 2020. The detached guest house/ADU, built in 2010, offers 605 sqft of livable space with 1 bedroom, 1 bath, a kitchenette, and an attached single car garage, currently used as a workshop. This AS-IS sale is a rare chance to own a versatile property with great potential.

*Listing Courtesy of Compass*


## 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.
 <b>3 ● Active</b> • <i>New, Active: 12/17/2024</i> <i>MLS ID: 6795226</i> <b>7009 E Acoma Dr, Unit 2107</b>	Condo/Townhouse/Apt.	2/2	972 sq ft	973	1994	12/17/2024	\$1,799 mo.	\$2
<p>Unit has been painted white on the inside. Unfurnished 2 bed 2 bath with detached, 1 car GARAGE, in the gated community of the Plaza Residences. Granite counters in the kitchen and both bathrooms. Master bedroom has a large, walk in closet, and attached bath. Wrap around-corner patio with storage closet. Condo is just 50 yards from the pool, gym, and fitness center. Other community features include, business center with fee wifi, billiards and putting green. FULL SIZE WASHER DRYER INSIDE CONDO. (No covered parking other than the garage) guest parking throughout complex. The Plaza is located just 2 blocks south of the Kierland Commons, which features a variety of restaurants, and upscale shopping.</p> <p><i>Courtesy of Dave Froehlich Realty, Llc</i></p>								
 <b>4 ● Active</b> • <i>New, Active: 1/8/2025</i> <i>MLS ID: 6801662</i> <b>6316 E Monte Cristo Ave</b>	Single Family	4/3	3,022 sq ft	11,491	1988	1/8/2025	\$1,200,000	\$397
<p>Located in the desirable 85254 zip code, this North Ranch gem offers comfort and charm with no HOA. Situated on a spacious North-South facing cul-de-sac lot, the home features 4 bedrooms, a large bonus room, and a ground-floor master suite. The backyard is perfect for entertaining, with dual solar panels (owned free and clear) on the pool ramada, a built-in barbecue, and mature landscaping, including a lush grass area and citrus trees. Additional highlights include a detached workshop/storage area and a three-car garage with built-in cabinets, attic storage, and an attached storage room. With its generous layout and amenities, this home is ideal for family living and creating lasting memories.</p> <p><i>Listing Courtesy of Compass</i></p>								
 <b>5 ● Active</b> • <i>New, Active: 11/1/2024</i> <i>MLS ID: 6778445</i> <b>5160 E Karen Dr</b>	Single Family	3/2	1,592 sq ft	7,931	1983	11/1/2024	\$588,000	\$369
<p>COME CHECK OUT YOUR NEXT HOME! This single level home in Scottsdale has a beautiful recently renovated kitchen with quartz counters and lots of cabinet space. This home has a split floorplan with a larger Owners' suite. It has a new vanity with a granite top in the owners' bathroom and a tiled walk-in shower. There is a patio door to the courtyard for enjoying your morning coffee or a glass of wine. Bedrooms 2 and 3 are split from the owners' suite. Bathroom #2 has a new vanity with a granite top as well. Tile and laminate floors throughout. Enjoy the spacious private yard with a detached 2 car garage. NO HOA.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <b>6 ● Active</b> • <i>New, Active: 1/12/2025</i> <i>MLS ID: 6803862</i> <b>5345 E Evans Dr</b>	Single Family	3/2	1,736 sq ft	11,700	1977	1/12/2025	\$815,000	\$469
<p>Situated in a highly sought-after 85254 built with durable SLUMP BLOCK on an 11,700 sf CORNER LOT! The extended kitchen has newer WHITE CABINETS with CROWN MOLDING that brighten up the kitchen. The EAT-AT ISLAND has a WINE FRIDGE &amp; BAR SEATING! The dining area boasts a huge CUSTOM WINDOW, offering a view of the patio &amp; bringing in natural light. Master bedroom has a gorgeous TILED SHOWER and MARBLE dual sink vanity. The yard is filled with LUSH LANDSCAPE including ORANGE &amp; LEMON TREES! The SPARKLING POOL &amp; covered patio provide an ideal outdoor living space, complemented by GRASSY TURF for relaxation or play. The family room is cozy with a BRICK WALL-TO-WALL wood-burning FIREPLACE and French doors. RV GATE and spacious RV PARKING. No HOA! NORTH/SOUTH Exposure.</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>7 ● <b>Active</b> • <i>New, Active: 12/2/2024</i> <i>MLS ID: 6792116</i>  <b>6721 E Jean Dr</b>            Single Family    4/3    2,198 sq ft    10,581    1974    12/2/2024    \$985,900    \$449</p> <p>Beautifully Remodeled Home Near Kierland Commons! Step into this stunning home, fully remodeled in 2022, boasting a modern design with north-south exposure. Enjoy a chef's kitchen featuring shaker cabinets, LG stainless steel appliance, gas range, walk-in pantry, and sleek countertops, engineered wood flooring, new windows and exterior stucco. The open floor plan offers 4 bedrooms and 2.5 bathrooms, with a convenient half-bath accessible from the backyard. The outdoor oasis includes a pebble tech pool with new cool decking, perfect for entertaining or relaxing. Citrus trees—3 navel oranges, lime, and lemon—add fragrant charm and a refreshing touch for poolside drinks. With a new electric heat pump, the pool is yours to enjoy year-round. Lot is 1/4 acre with RV gate to park your toys. This home offers easy access to golf courses, parks, and an active neighborhood perfect for connecting with others.</p> <p style="text-align: right;"><i>Listing Courtesy of The Brokery</i></p>								
 <p>8 ● <b>Active</b> • <i>New, Active: 1/2/2025</i> <i>MLS ID: 6799416</i>  <b>4839 E Laurel Ln</b>            Single Family    3/2    2,204 sq ft    10,642    1975    1/2/2025    \$1,050,000    \$476</p> <p>Welcome home to this gorgeous fully remodeled home with NO HOA and custom features throughout this gorgeous home. This property includes 3 spacious bedrooms and 2 bathrooms with a 2 car garage AND a COVERED CARPORT WITH RV GATE! Bring all of your TOYS! As you enter through the front doors you will find a large open floor plan with a gorgeous upgraded kitchen featuring an island with waterfall quartz countertops and plenty of space for all your entertaining needs. The primary suite features a large retreat plus a large walk in closet! Let's not forget the mudroom and large laundry room plus key drop! Exit out to the backyard to your own private oasis featuring gorgeous landscaping. Close to NEW PV reimagined development featuring new shopping and restaurants you can walk to for dinner!!</p> <p style="text-align: right;"><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>9 ● <b>Active</b> • <i>New, Active: 1/11/2025</i> <i>MLS ID: 6803588</i>  <b>5714 E Paradise Ln</b>            Single Family    5/3    3,019 sq ft    9,175    1993    1/11/2025    \$1,350,000    \$447</p> <p>HUGE PRICE DROP on this dazzling Scottsdale oasis! Just minutes from Kierland and Scottsdale Quarter, this gem has it all. Whether you're looking for a primary home, a lock &amp; leave or a Short Term Rental for your portfolio, this 5bd (6 with converted garage), 3ba stunner is perfect. Designed for modern, spacious living, this fully updated property boasts soaring ceilings and an open layout. Resort style backyard is truly a private haven! Picture yourself relaxing by the heated pool, honing your skills on the putting green or hosting gatherings on the expansive covered patio. Currently thriving as a short-term rental, it is also the ideal home for your family. Sold fully furnished. Don't miss your chance to dive into luxury in the heart of Scottsdale's vibrant core! (2599sf as a 5br)</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p>								

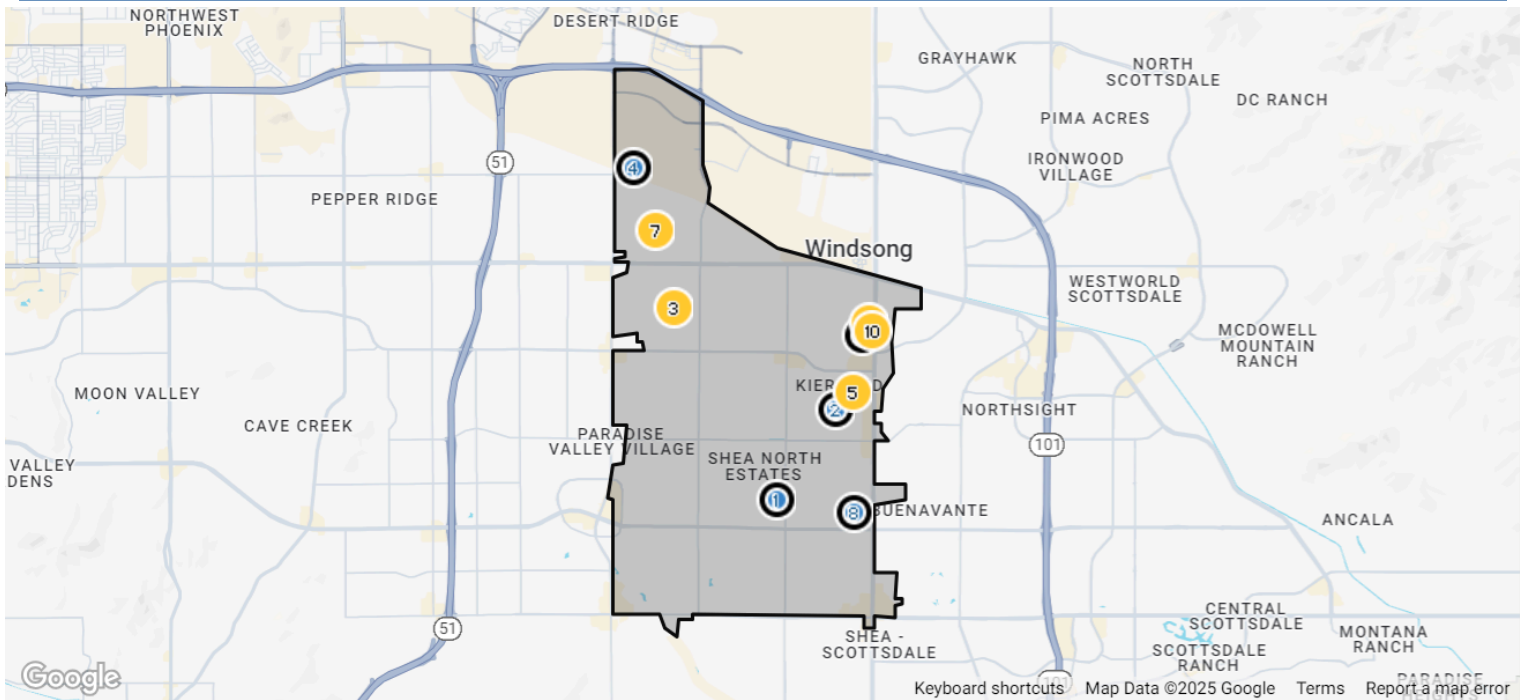
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	10 ● Active	*New, Active: 1/14/2025 MLS ID: 6805020						
<b>7032 E Dreyfus Ave</b>	Single Family	4/3	3,343 sq ft	27,715	1971	1/14/2025	\$1,925,000	\$576

This stunning Scottsdale home, located in the highly sought-after 85254 zip code, offers a perfect blend of elegance, comfort, and convenience. Situated on a spacious lot in a quiet, family-friendly neighborhood, the property immediately impresses with its stately driveway and inviting front courtyard, enhancing its curb appeal. Its prime location near Scottsdale Quarter, Kierland Commons, renowned dining, and golf destinations makes it an ideal choice for families or as an investment property. The interior boasts bright and airy living spaces, vaulted ceilings, exposed beams, and a two-way fireplace. Natural light pours in through newly-installed sliding glass doors, seamlessly connecting the indoors to the resort-style backyard. The remodeled kitchen, a true showpiece, includes unique light fixtures, streamlined stainless steel appliances, quartz countertops, and a stylish island with extra seating. New French doors provide direct access to the backyard, while the adjacent dining room offers an elegant space for entertaining and complements the home's layout. The primary bedroom serves as a luxurious retreat, complete with a fireplace, sitting area, backyard access, and a spacious en-suite bathroom. The split floor plan offers privacy and versatility, with five bedrooms and three bathrooms, including a fifth bedroom that functions as an extra-large bonus room. This flexible space, equipped with a beverage fridge, can be utilized as a playroom, office, exercise room, or additional bedroom. Stepping out to the backyard you will find a private oasis with a sparkling pool, built-in BBQ, mature landscaping, and a covered patio that provides the perfect setting for relaxation and entertaining. With ample space available, there's also potential to add a casita for additional square footage. This Scottsdale gem combines stunning design, thoughtful features, and an unbeatable location, making it an exceptional family home or investment opportunity!

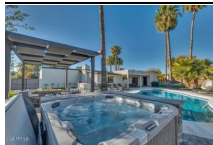
*Listing Courtesy of Compass*





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 1/6/2025 *MLS ID: 6766688*

**12227 N 62nd Pl** Single Family 5/4 3,082 sq ft 24,957 10/4/2024 \$1,598,300 1/6/2025 \$519

Beautifully updated home featuring 5 bedrooms and 4 full baths, situated on a sprawling 25,000 sqft cut de sac lot in the highly sought-after 85254 neighborhood. No HOA! A permitted addition and complete remodel were completed in 2019, with the Certificate of Occupancy issued in December. Inside, you'll be greeted by an open-concept layout with a spacious kitchen and large island. The home offers two generously-sized primary suites, each with its own luxurious bath plus three additional bedrooms & two more full baths. The backyard is perfect for both relaxation and entertainment featuring a shaded pergola, outdoor bar, above-ground jetted spa, cozy fire pit, gray brick pavers, patios, and evergreen turf. With plenty of space, there's potential for adding a detached garage, casita, further expansion. This is a spectacular primary home but can also be used as a VRBO or as a second home that can be rented out when not here. So many options!!

*Listing Courtesy of Exp Realty*







**2 Pending** • Pending as of 1/14/2025 *MLS ID: 6793931*

**6812 E Friess Dr** Single Family 3/2 1,844 sq ft 10,693 12/12/2024 \$759,800 1/14/2025 \$412





Don't miss this rare opportunity in a coveted North Scottsdale million-dollar neighborhood! This single-level, split-floorplan gem boasts 2 expansive living areas, a cozy entertainment space with a classic beehive fireplace, and a spacious galley kitchen with granite surfaces, tons of cabinetry storage, pantry, and all appliances included. The large backyard is a private retreat with a fully fenced pool area, plus a wide open outdoor enjoyment space. A roomy side area with an RV gate accommodates your boat, RV, or toys. Complete with a 2-car garage, storage/workroom, and large laundry room, this as-is, turn-key home is fully furnished and ready for move-in or rental. Ideal for homeowners, investors, and renovators seeking maximum upside potential. Don't miss out on this amazing value!

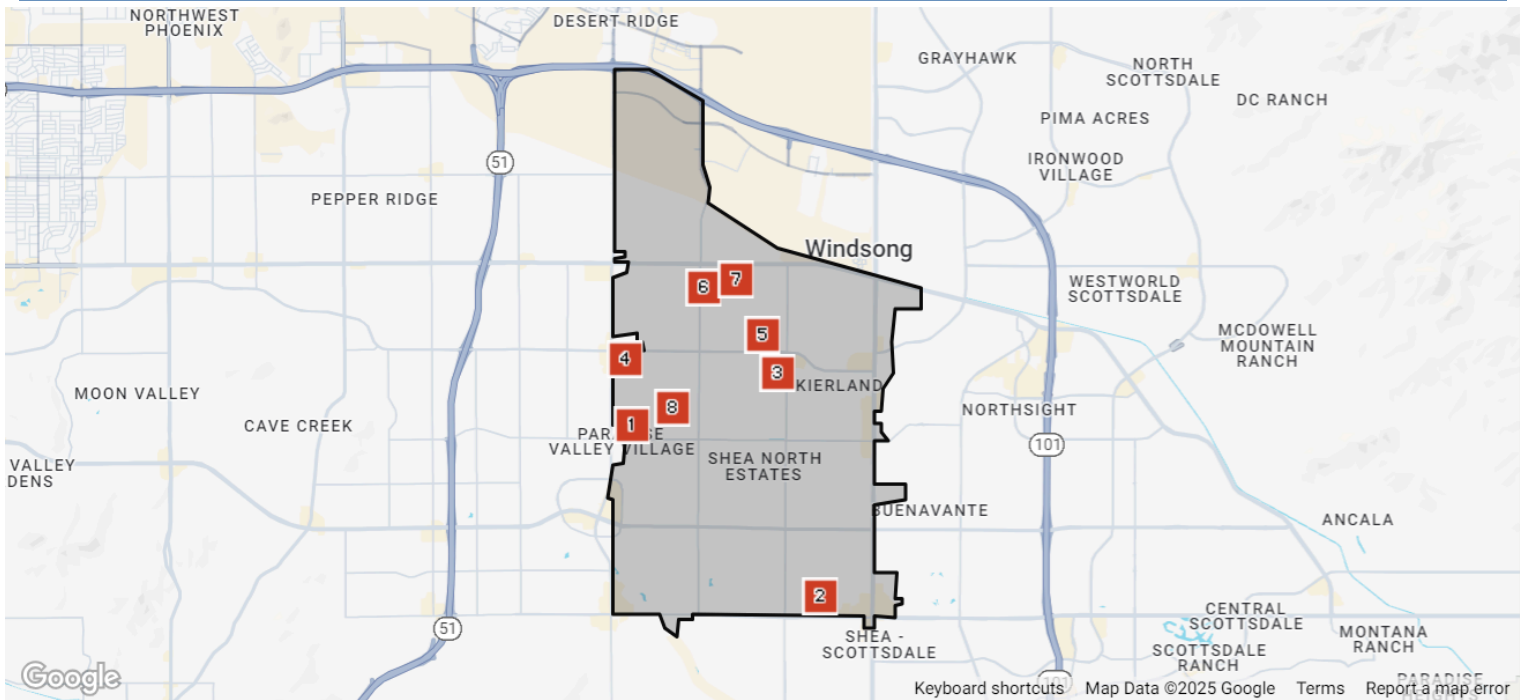
*Listing Courtesy of Re/max Mountain Valley*

## Pending: 10 (cont.)



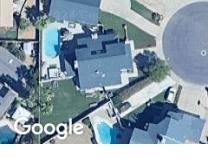
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3</b> <span style="color: orange;">●</span> Pending <i>• Pending: 1/14/2025</i> <i>MLS ID: 6748358</i>  <b>5317 E Kathleen Rd</b>                      Single Family      4/2      2,231 sq ft      10,277      8/22/2024      \$4,200 mo.      1/14/2025      \$2</p> <p>Beautiful home in the magic zip code of 85254. This 3 bedroom + separate den is completely remodeled, with SS appliances, resort style backyard with sparkling diving pool. Hardwood floors and updates galore. Located in a great neighborhood with Desert Horizon Park at the end of the street, and located within the Paradise Valley Unified School District. What a great place to consider home! Other features include 2 car garage, water softener, and a solar system at no cost to you that will keep your APS bills much lower than in another home! Reach out today to see it!</p> <p style="text-align: right;"><i>Courtesy of Exp Realty</i></p>								
 <p><b>4</b> <span style="color: blue;">●</span> Pending <i>• Pending as of 1/14/2025</i> <i>MLS ID: 6800107</i>  <b>4918 E Michigan Ave</b>                      Single Family      3/2      1,659 sq ft      5,418      1/3/2025      \$605,000      1/14/2025      \$365</p> <p>Newly listed Trustee Sale listed in 85254 of Scottsdale!!! BRAND NEW ROOF INSTALLED 1/2025! BRAND NEW INTERIOR PAINT INSIDE THE HOME AND GARAGE! (Swiss Coffee White). Minutes from Scottsdale Quarter, High Street, Kierland, Desert Ridge and More! Incredible neighborhood near highly rated schools, a plethora of dining options, shopping, etc. Impeccable curb appeal! Highly desirable gated community with a pool, spa, playgrounds, fitness center and more! Gas Fireplace, Front/Back Drip System, Fridge/Washer/Dryer Convey. This is a must see!</p> <p style="text-align: right;"><i>Listing Courtesy of Homesmart</i></p>								
 <p><b>5</b> <span style="color: orange;">●</span> Pending <i>• Pending: 1/13/2025</i> <i>MLS ID: 6792937</i>  <b>14229 N 69th Way</b>                      Single Family      4/3      3,230 sq ft      10,613      12/10/2024      \$5,195 mo.      1/13/2025      \$2</p> <p>Executive residence just blocks to KIERLAND &amp; Scottsdale Quarter! This Scottsdale gem sits on an oversized, quiet, and cozy CUL-DE-SAC. Kitchen Boasts Slab Granite, oversized Island &amp; Newer STAINLESS STEEL appliances. NEWER Tile and Carpet Throughout. VAULTED CEILINGS throughout. LARGE MASTER bedroom is DOWNSTAIRS, has big WALK-IN closet. Master Bath has GRANITE counters and a large tub. All bathrooms have GRANITE. Resort-style backyard features a sparkling PEBBLED POOL, fire pit, BUILT-IN BBQ w/fridge, large grassy play area, and an expansive patio. Large 3 CAR GARAGE, laundry shoot from the second floor to the laundry room, and an ELEGANT formal dining room. Close proximity to Scottsdale Quarter, Kierland Commons, Kierland Golf Course, and 101 Freeway. UNBEATABLE LOCATION</p> <p style="text-align: right;"><i>Courtesy of West Usa Realty</i></p>								
 <p><b>6</b> <span style="color: blue;">●</span> Pending <i>• Pending as of 12/29/2024</i> <i>MLS ID: 6786018</i>  <b>15215 N Kierland Blvd, Unit 536</b> Condo/Townhouse/Apt. 2/3      2,086 sq ft      2,047      11/19/2024      \$2,095,000      12/29/2024      \$1,004</p> <p>Now Available For Sale.....Overlooking the Westin Kierland Golf Course, this highly coveted location in the Plaza Lofts Tower also captures INCREDIBLE views of City Lights, the McDowell Mountains, Sunrise and Sunsets. This truly is the "SWEET SPOT" of the market for those buyers wanting TWO Spacious Master Suites or TWO Bedrooms with a Study.. Both Master Suites have Spacious Sitting areas and En-suite bathrooms plus there is a separate Powder Room for Guests! Upgraded features throughout include gourmet kitchen, SubZero and Wolf Appliances, floor to ceiling expansive windows, ten foot ceilings, an oversized balcony and covered terrace make this the perfect loft for entertaining. Community amenities include concierge, a private fitness studio, two resort-style sundecks, heated lap pool, grilling stations, pet park, and exclusive VIP discounts at Kierland Commons, Scottsdale Quarter and the surrounding area. (Furnishings available by separate agreement.)</p> <p style="text-align: right;"><i>Listing Courtesy of Signature Properties</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.
 <b>7</b> <span style="color: orange;">●</span> Pending <i>*Pending: 1/6/2025</i> <i>MLS ID: 6769587</i> <b>5130 E Hartford Ave</b>	Single Family	4/4	2,475 sq ft	3,873	10/10/2024	\$3,495 mo.	1/6/2025	\$1
<p>Welcome to this beautiful newly built, fully loaded 4 bedrooms 3.5 bathrooms home in the Arabella Community in North Scottsdale/Phoenix. Home opens to a spacious living/dining room, high ceilings, open kitchen with stainless steel appliances, granite counters, tile backsplash, recessed lights &amp; more. Walking upstairs opens to a nice big loft and nice sized bedrooms, each with a ceiling fan. Nice cozy backyard with good sized patio, artificial lawn for easy maintenance and enjoyment. Enjoy all the amenities that Arabella Community offers including walking paths, swimming pools and more. Close to major streets and few minutes to SR 51 and the 101, great schools and lots of shopping centers and restaurants.</p> <p style="text-align: right;"><i>Courtesy of First Stop Realty</i></p>								
 <b>8</b> <span style="color: blue;">●</span> Pending <i>*Pending as of 12/18/2024</i> <i>MLS ID: 6764263</i> <b>7022 E Paradise Dr</b>	Single Family	5/6	5,200 sq ft	43,391	9/30/2024	\$4,995,000	12/18/2024	\$961
<p>Welcome to your dream resort! A breathtaking contemporary new build by renowned Design Tank architect, Tyler Kuenzi. This property combines modern elegance with unparalleled comfort. Spanning 5200 sq ft, this exquisite custom built residence features 5 spacious bedrooms, each with its own en-suite bath featuring stunning, fixtures, plus an additional powder room for guests. As you enter, you're greeted by an airy open-concept living space flooded with natural light. The state-of-the-art kitchen boasts Subzero/Wolf/Cove appliances, Shinnoki cabinetry, and a generous Taj Mahal quartz island perfect for entertaining. The adjoining dining area flows seamlessly into the inviting living room, highlighted by a stylish fireplace and large Western brand windows that showcase picturesque view. The master suite is a true retreat, complete with a luxurious spa-like bathroom featuring dual vanities, a soaking tub, and a walk-in shower. Each additional bedroom offers ample closet space and beautifully designed baths, ensuring comfort and privacy for everyone. Step outside to the beautifully landscaped resort-style backyard, including a private pickle ball court, ideal for alfresco dining or simply relaxing in your private oasis. Additional highlights include a large pantry, atrium, a spacious laundry room, and a four-car garage. Located in a desirable 85254, this home is just minutes away from top-rated schools, parks, and vibrant shopping and dining options.</p> <p style="text-align: right;"><i>Listing Courtesy of Long Realty Jasper Associates</i></p>								
 <b>9</b> <span style="color: orange;">●</span> Pending <i>*Pending: 12/17/2024</i> <i>MLS ID: 6780879</i> <b>7120 E Kierland Blvd, Apt 202</b>	Condo/Townhouse/Apt.	1/1	738 sq ft	740	11/7/2024	\$2,975 mo.	12/17/2024	\$4
<p>Here is your chance to lease a fully furnished one-bedroom, one-bathroom condo at the most prized community Optima Kierland. Available starting December 1 for \$3,500/month with a 6-month minimum lease, or \$3,100/month for a 1-year lease. It features high-end furnishings, everyday essentials (air fryer, blender, Chemex, washer/dryer), and includes DirectTV, streaming services, and Wi-Fi. The building offers world-class amenities, such as a rooftop with spectacular views, a fitness center, business center, hot tub, cold tub, golf simulator, steam room, sauna, and a dog park. The location is close to Kierland Commons and Scottsdale Quarter for shopping and dining.</p> <p style="text-align: right;"><i>Courtesy of Brokers Hub Realty, Llc</i></p>								
 <b>10</b> <span style="color: orange;">●</span> Pending <i>*Pending: 1/9/2025</i> <i>MLS ID: 6707329</i> <b>7180 E Kierland Blvd, Apt 317</b>	Condo/Townhouse/Apt.	2/2	1,366 sq ft	1,366	5/17/2024	\$4,800 mo.	1/9/2025	\$4
<p>Experience luxurious living in this stunning 3rd-floor condominium. Step inside to discover a chef's dream kitchen, complete with granite countertops, top-of-the-line Bosch appliances, breakfast bar, gas cooktop, wall-mounted oven and microwave, and a built-in refrigerator. The spacious living area flows seamlessly onto a private balcony, providing the perfect place to relax and soak in the captivating cityscape panorama. Inside, you'll find spacious bedrooms and exquisite bathrooms, including a master suite with a walk-in closet offering generous storage. A stacked washer and dryer adds to the convenience. Beyond your private oasis, an array of exceptional amenities awaits. Take in the panoramic city views from the breathtaking rooftop terrace, maintain your fitness routine in the expansive workout room, or enjoy friendly competition on the basketball or handball courts. For relaxation and socializing, there's a dedicated party room, a comfortable office space, a fun game room, and even walking paths for your furry friend. This exceptional location places you within convenient walking distance of a vibrant array of shopping, dining, and entertainment options. Freeways, hospitals, and schools are also close by. This remarkable condominium is immediately available, easy qualifying process.</p> <p style="text-align: right;"><i>Courtesy of West Usa 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><b>1</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i>  <b>4931 E Sharon Dr</b>                      -</p>	Single Family	-/2	1,932 sq ft	10,065	-	12/3/2024	Notice of Trustee Sale	
 <p><b>2</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i>  <b>6726 E Shea Blvd</b>                      -</p>	Single Family	-/3	3,052 sq ft	46,451	-	12/19/2024	Notice of Trustee Sale	
 <p><b>3</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i>  <b>14619 N 62nd Way</b>                      -</p>	Single Family	-/4	3,182 sq ft	10,596	-	11/22/2024	Notice of Trustee Sale	
 <p><b>4</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i>  <b>4911 E Hillery Dr</b>                      -</p>	Single Family	-/3	2,223 sq ft	14,057	-	11/26/2024	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 <span style="color: red;">■</span> <b>Closed</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> <b>6154 E Karen Dr</b>	Single Family	-/4	3,289 sq ft	9,522	-	10/29/2024	Notice of Trustee Sale	
	6 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> <b>5602 E Paradise Ln</b>	Single Family	-/3	2,599 sq ft	9,319	-	12/2/2024	Notice of Trustee Sale	
	7 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> <b>5916 E Sandra Ter</b>	Single Family	-/4	3,013 sq ft	8,149	-	10/22/2024	Notice of Trustee Sale	
	8 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: -</i> <b>5317 E Sheena Dr</b>	Single Family	-/2	2,049 sq ft	11,154	-	12/24/2024	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.

## Learn more

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## IntroLend First Cloud



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