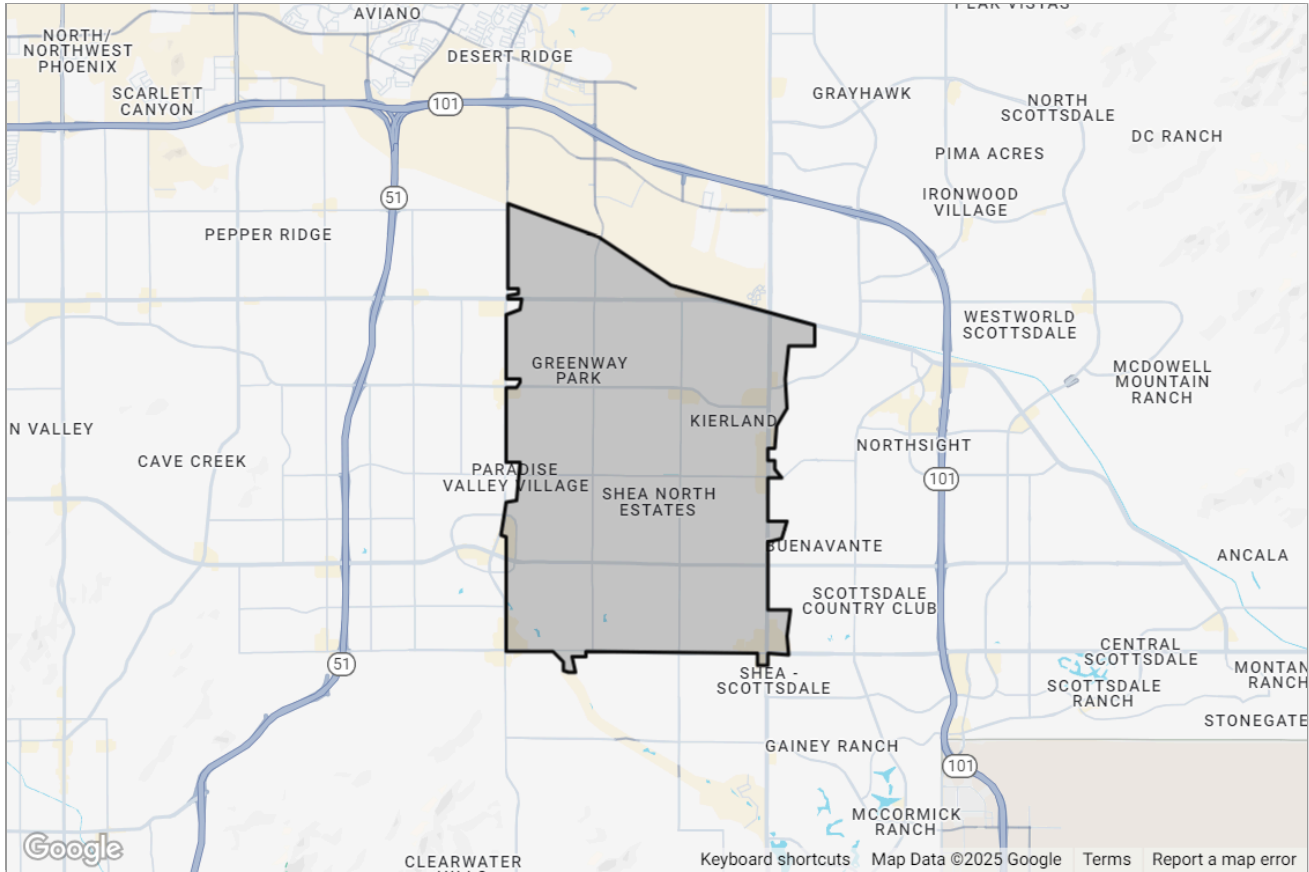




MARKET ACTIVITY REPORT

# Scottsdale, AZ 85254



Presented by

**Heather Tawes Nelson** | ABR, CRS

Arizona Real Estate License: BR565091000

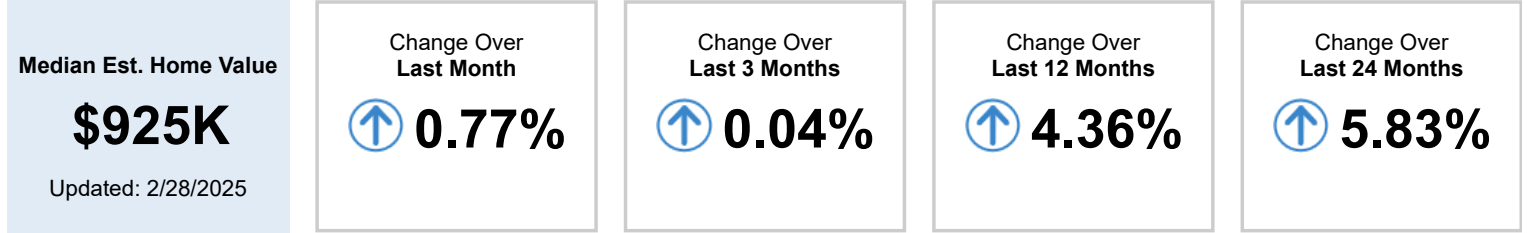
Work: (602) 751-1675

Main: [heather@scottsdaleagent.net](mailto:heather@scottsdaleagent.net)

**eXp Realty**  
6991 E. Camelback Road  
Scottsdale, AZ 85251

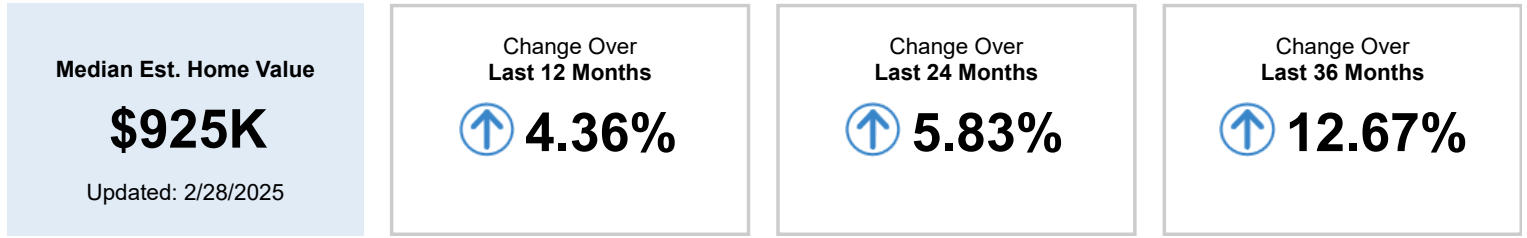
# Scottsdale, AZ 85254

## Market Snapshot: Estimated Home Values



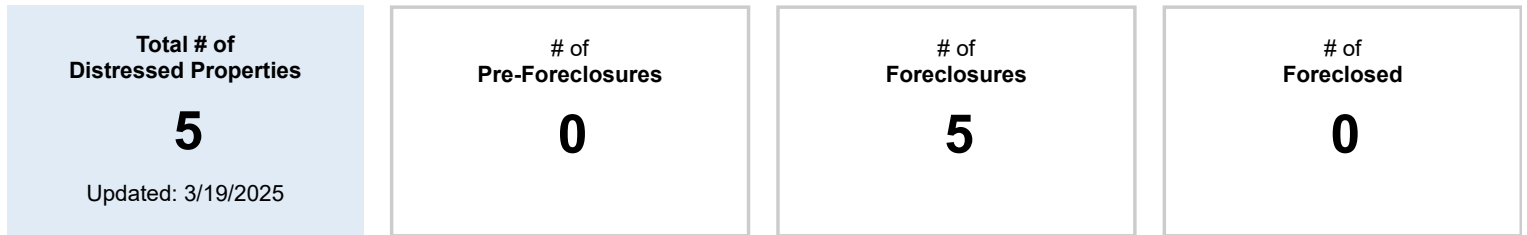
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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



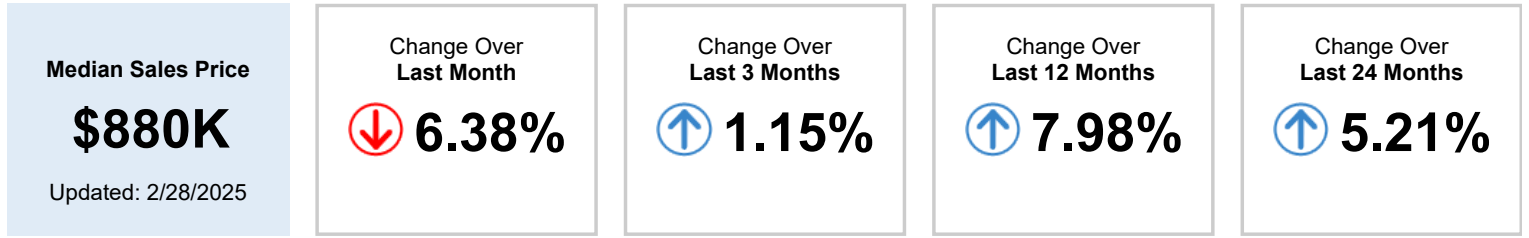
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



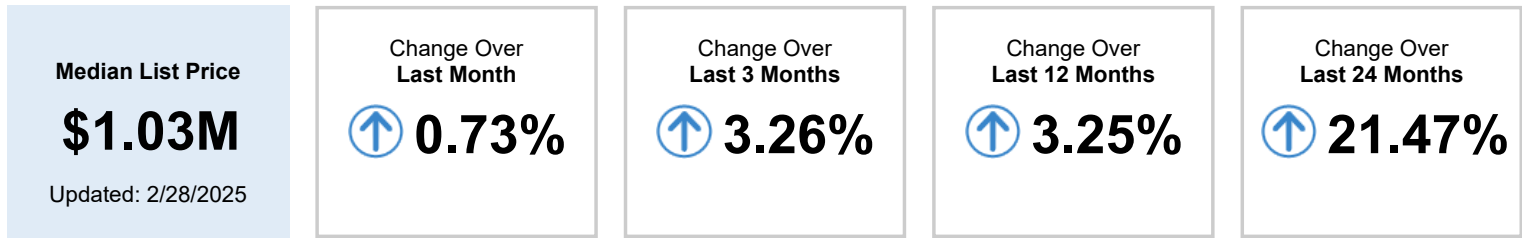
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/19/2025.

## Market Snapshot: Sales Price



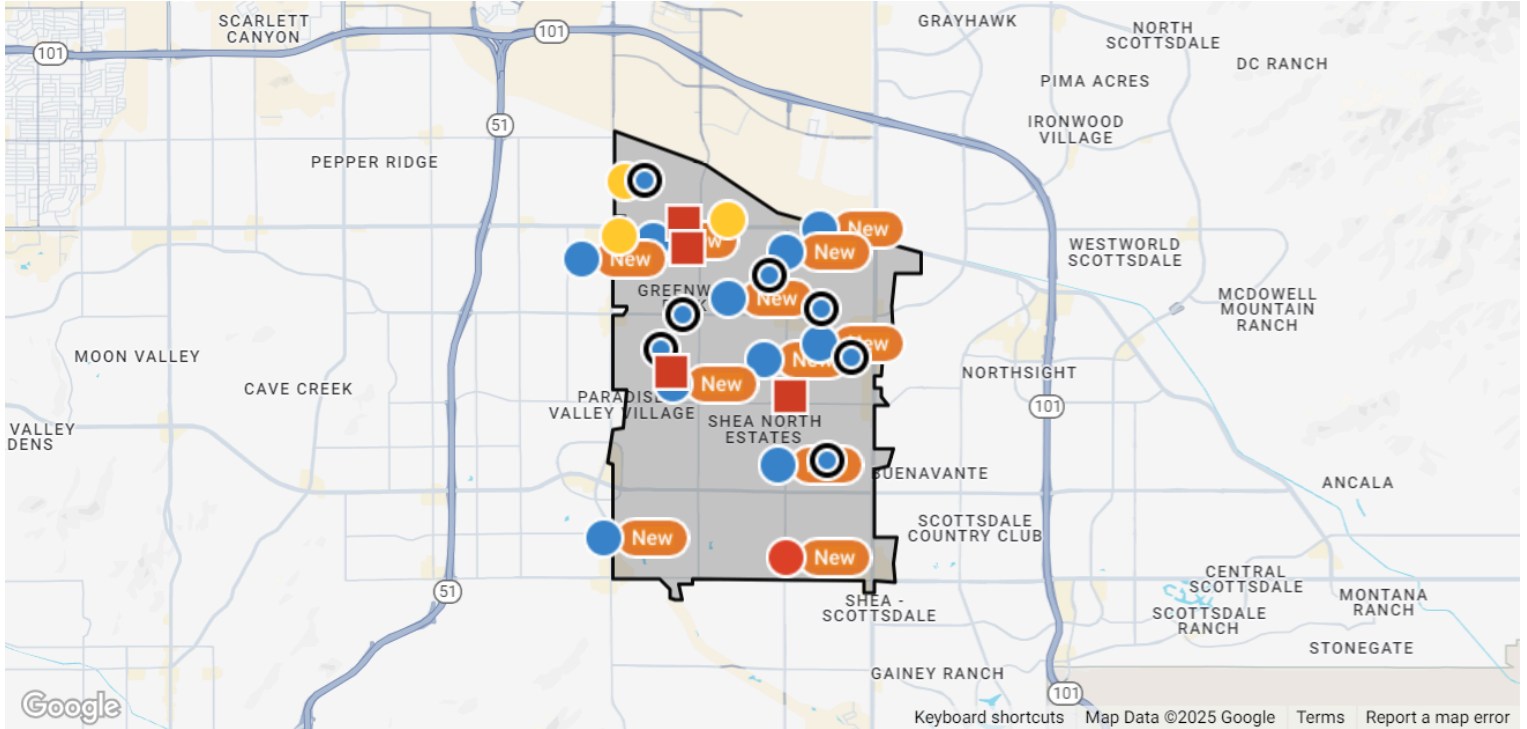
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price






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

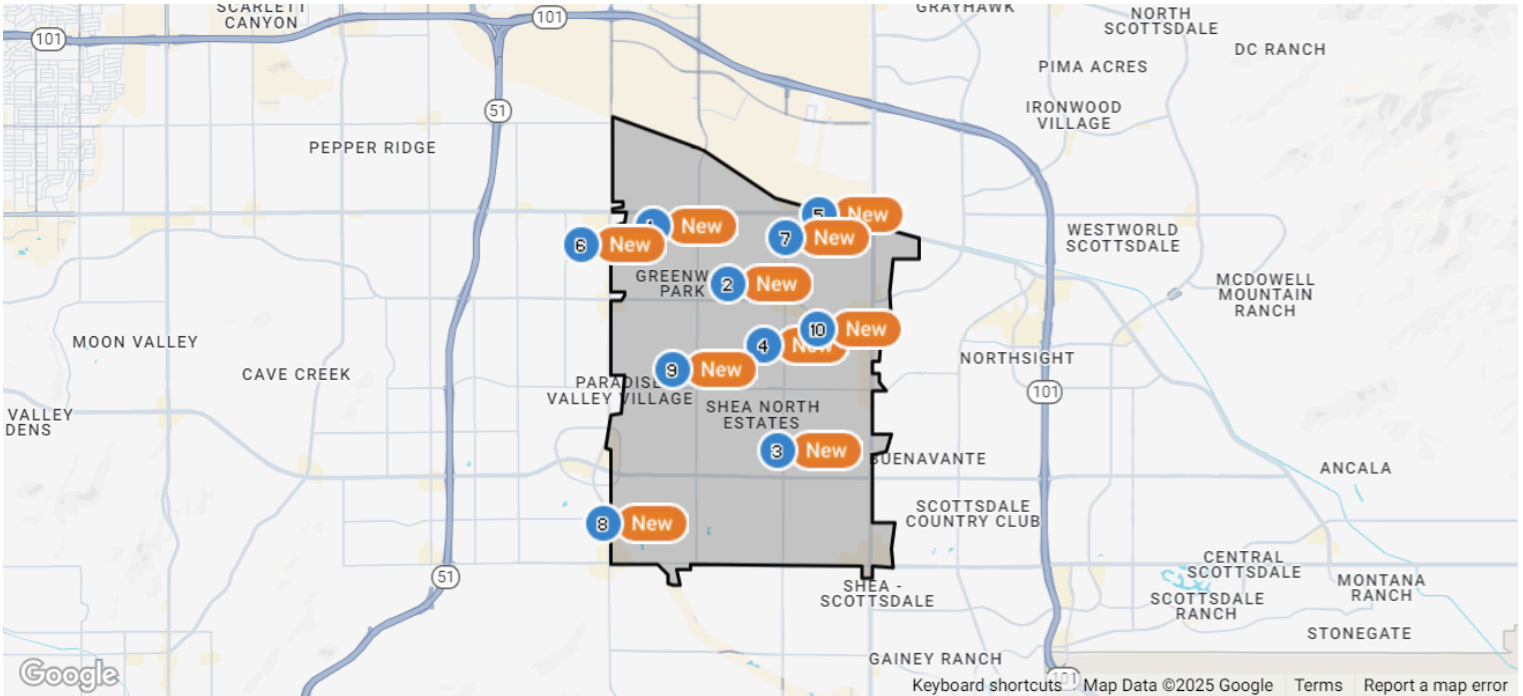
# Market Activity Summary Stats





**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

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Distressed</b>
<b>Number of Properties</b>	10	10	5
<b>Low Price / Value</b>	\$475,000	\$1,900	\$705,390
<b>Median Price / Value</b>	\$1,045,000	\$614,950	\$1,074,270
<b>High Price / Value</b>	\$2,200,000	\$3,995,000	\$1,850,000
<b>Average Price / Sq. Ft.</b>	\$440	\$320	\$473
<b>Median Price / Sq. Ft.</b>	\$416	\$393	\$494
<b>Average Days in RPR</b>	31	59	12
<b>Median Days in RPR</b>	26	42	—
<b>Total Volume</b>	\$10,732,999	\$9,634,392	\$5,504,660

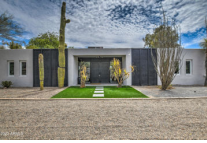

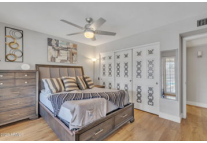
# Scottsdale, AZ 85254



## 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><b>1 ● Active</b> • New, Active: 3/14/2025 <i>MLS ID: 6837577</i></p> <p><b>5437 E Grandview Rd</b></p> <p>Remodeled 4 bedroom gem in the highly desirable Magic Zip Code! Open layout and all the right finishes. Split floorplan with spacious master and luxurious master bath. Backyard Oasis with pool, turf, large covered patio. Prime location near Kierland area. Currently operating as a short term rental and furnishings are available for great for any investor looking for a producing property.</p> <p><i>Listing Courtesy of West Usa Realty</i></p>	Single Family	4/3	2,710 sq ft	9,369	1995	3/14/2025	\$1,095,000	\$404
 <p><b>2 ● Active</b> • New, Active: 3/19/2025 <i>MLS ID: 6837539</i></p> <p><b>6155 E Karen Dr</b></p> <p>The long wait is over! This beautiful 5-bedroom home with a 3-car garage is now on the market! Enjoy the grandeur of vaulted ceilings, wood-look floors, and plantation shutters, all complementing the spacious living room. Home was just painted inside and out along with new garage doors. The formal dining area is perfect for enjoying gourmet meals, while the lower-level family room invites relaxation with a cozy fireplace and a dry bar featuring a built-in wine rack. The sleek kitchen is a chef's dream, equipped with white cabinets, stainless steel appliances, quartz counters, a mosaic tile backsplash, and a center island with a breakfast bar. The primary retreat offers a serene space with an ensuite, complete with dual sinks, a soaking tub, and a walk-in closet... The garage includes a workshop for added convenience, and the large backyard is ideal for unwinding with a covered patio and diving pool. This home has it all; what's not to like? Make it yours today!</p> <p><i>Listing Courtesy of Homesmart</i></p>	Single Family	5/3	3,289 sq ft	7,684	1990	3/19/2025	\$1,090,000	\$331

## New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>3 ● Active</b> • <i>New, Active: 3/2/2025</i> <i>MLS ID: 6828947</i></p> <p><b>12209 N 66th St</b></p> <p>Dream backyard on over a flat acre. Quiet and minimally traveled street. Front door flows open to large bifolds creating a beautiful indoor outdoor environment. Custom white oak cabinetry throughout. Kitchen features quartzite countertops, designer appliances, walk in pantry. Showcase wine cooler. Separate dining space with bar. 3 fireplaces. Two primary suites, # Separate living rooms with options for convertible space. 1300sf garage with tremendous ceilings and workshop space. Every inch of this house has been completely gut renovated. AC and ductwork is brand new. Brand new roof plumbing, electric and smooth stucco. Freshly plastered pool with new equipment &amp; heater, oversized outdoor kitchen, water feature, bocce ball, putting green, fire pit, new fence. List goes on an</p> <p><i>Listing Courtesy of Homesmart</i></p>	Single Family	5/4	4,266 sq ft	44,179	1965	3/2/2025	\$2,200,000	\$516
 <p><b>4 ● Active</b> • <i>New, Active: 2/11/2025</i> <i>MLS ID: 6818953</i></p> <p><b>6448 E Hearn Rd</b></p> <p>WOW LOOK AT THAT NEW PRICE! This stunningly upgraded home in Kierland, located right next to Sandpiper Park, offers a perfect blend of elegance, comfort, and entertainment. The custom-designed kitchen features sleek cabinetry, an oversized white quartz island, and modern pendant lighting. Expansive windows flood the space with natural light and provide serene views of the lush backyard. The kitchen seamlessly connects to a bright living area, where a cozy fireplace framed by clean architectural lines and stylish décor creates a welcoming ambiance. A sophisticated wet bar with black cabinetry, wood floating shelves, a patterned tile backsplash, and chic brass fixtures is ideal for hosting guests. High-quality engineered hardwood flooring, breezy white window treatments, and tasteful tile accents throughout the home contribute to a fresh and elegant atmosphere. The living room's modern design includes a ceiling fan, large windows, and generous seating space. The luxurious master bedroom serves as a peaceful retreat, bathed in natural light from large windows overlooking the serene landscape. The master bathroom includes his and her's sinks, soaking tub and large walk-in shower. Light hardwood flooring and recessed lighting enhance the bright, airy ambiance. The entertainer's backyard is a private oasis, featuring mature trees, a custom grill station, and a sparkling pool complete with a thrilling water slide. A professionally installed putting green offers a playful touch for golf enthusiasts, surrounded by vibrant landscaping. The outdoor kitchen makes dining alfresco a pleasure, perfectly complementing the beautifully designed backyard. This meticulously maintained property also features owned solar panels, offering significant energy savings for years to come. See documents tab for recent seller updates.</p> <p><i>Listing Courtesy of Real Broker</i></p>	Single Family	5/3	3,386 sq ft	18,170	1996	2/11/2025	\$1,699,999	\$502
 <p><b>5 ● Active</b> • <i>New, Active: 2/13/2025</i> <i>MLS ID: 6820063</i></p> <p><b>6913 E Kings Ave</b></p> <p>Discover this beautifully UPDATED, single-level home in Scottsdale, with very close proximity to Scottsdale Quarter &amp; Kierland! The bright, open floor plan is enhanced by neutral paint, while the stylish kitchen boasts quartz countertops, upgraded &amp; replaced cabinets, a large apron sink, and stainless steel appliances—refrigerator, washer, and dryer included. Step outside to your PRIVATE POOL in a spacious yard, and enjoy low-maintenance landscaping—perfect for effortless living. Plus, NO HOA &amp; on a cul-de-sac! A rare find in a prime Scottsdale location—don't miss out!</p> <p><i>Listing Courtesy of Exp Realty</i></p>	Single Family	2/2	928 sq ft	5,974	1983	2/13/2025	\$599,000	\$645



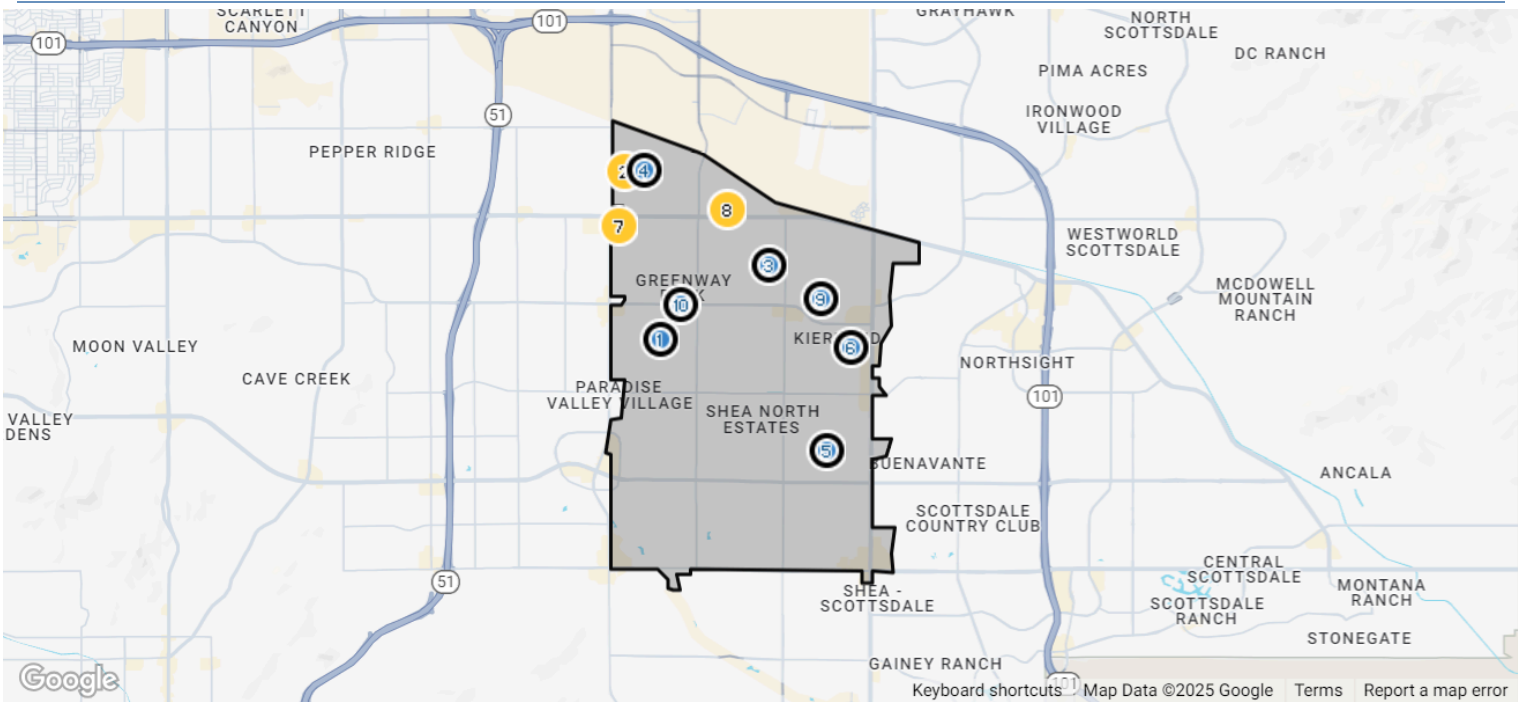
## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>6 ● Active</b> • <i>New, Active: 2/19/2025</i> <i>MLS ID: 6822921</i></p> <p><b>4805 E Monte Cristo Ave</b></p> <p>Single Family    4/3    2,889 sq ft    6,651    1987    2/19/2025    \$1,000,000    \$346</p> <p>Completely remodeled 4 bedroom, + flex room, 2.5 bath home in 85254 w/ primary bedroom downstairs! Updated lights, hardware, fans throughout. New floors and baseboards throughout. Remodeled bathrooms. 2 AC units 2017. Huge formal living &amp; dining room w/soaring vaulted ceilings. Family room w/fireplace, opens to kitchen stainless steel appliances, white cabinets, subway tile, large breakfast bar, and eat-in niche. Spacious primary bedroom downstairs with slider to the backyard. Bathroom suite features free standing tub and shower, dual vanities, and large walk in closet. 3 bedrooms upstairs with flex room that can be used as an office, game room, or gym, or 5th bedroom. Large laundry room w/ cabinets and sink. Low maintenance backyard features a covered patio and stucco and painted walls with flowerbeds. Paver patio and cool deck surrounding a Pebble tec diving pool w/ variable speed pump. Large trees surround the backyard making for a serene landscape. Gated Tatum Park community neighborhood greenbelt with four privately gated acres, just a few steps away. Close to the re-invented PV Mall. Conveniently located with quick access to the 51&amp; 101 Freeways for an easy commute and just minutes to the airport &amp; downtown. Updated and move in ready!</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
 <p><b>7 ● Active</b> • <i>New, Active: 12/24/2024</i> <i>MLS ID: 6797366</i></p> <p><b>6713 E Paradise Ln</b></p> <p>Single Family    4/3    2,129 sq ft    7,872    1994    12/24/2024    \$949,000    \$446</p> <p>Welcome home! This uber-charming 4-bedroom, 2.5-bathroom residence exudes charm &amp; sophistication, offering the perfect blend of modern upgrades &amp; timeless design. Inside, you'll find oversized diagonal tile flooring, vaulted ceilings, graceful archways &amp; decorative niches that add character &amp; a touch of grandeur to the space. Additional office space &amp; 1/2 bath is perfect for a remote office close to home! The kitchen is adorned w/ stylish white cabinetry, full-slab granite countertops, breakfast bar &amp; center island. The quaint breakfast nook, w/ space for a large dining table, offers serene views of your private backyard oasis. Step outside to your north/south-facing retreat, complete w/ a sparkling pebble-sheen pool &amp; covered patio—perfect for entertaining or relaxing year-round!</p> <p><i>Listing Courtesy of Compass</i></p>								
 <p><b>8 ● Active</b> • <i>New, Active: 1/3/2025</i> <i>MLS ID: 6799723</i></p> <p><b>5122 E Shea Blvd, Unit 1117</b></p> <p>Condo/Townhouse/Apt. 2/3    1,246 sq ft    640    1985    1/3/2025    \$475,000    \$381</p> <p>Seller has relocated! This private gated residence townhome is situated on a premium lot and located adjacent to the 15th green, par three, on The Stone Creek Golf Club. The large patio and primary bedroom have unobstructed views of the golf course and McDowell Mountains! The Indian Bend walking and biking path is located steps away from this amazing location. Two primary ensuite bedrooms with three bathrooms. Jacuzzi built out the primary master shower. All windows and sliders have recently been replaced. Both A/C units and air handlers have been totally replaced. All upgraded stainless steel appliances. Programmable thermostats and video cameras. Permitted, 220 EV charging connection installed in garage, Milano terrace has two resort pools and spa locations with BBQ facilities. and fitness center. Only 20 minutes to Phoenix Sky Harbort airport and 15 minutes to Scottsdale airport. Do not miss this incredible opportunity. All video cameras are included with security system.</p> <p><i>Listing Courtesy of Re/max Excalibur</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.
	9 ● Active	•New, Active: 3/10/2025 MLS ID: 6833083 <b>5629 E Thunderbird Rd</b>						
	Single Family	4/2	2,728 sq ft	14,513	1978	3/10/2025	\$1,150,000	\$422
<p>Modern comfort meets desert charm in the heart of Scottsdale! This beautifully updated home sits on a generous 1/3+ acre lot, offering the perfect blend of style, space &amp; serenity. Inside features new flooring, updated finishes &amp; chef's kitchen. The spacious owner's suite offers updated fixtures, dual sinks &amp; an adjacent room perfect for a home office, nursery, or luxe dressing area. You will love the extra room off the laundry area for home gym, extra storage, or workshop. Your private oasis awaits w/ a sparkling pool, grassy area &amp; mature citrus trees. Need space for toys? Enjoy the 12-ft wide RV gate w/ dedicated parking. Energy efficient w/ a brand-new roof, owned solar + EV charger. Close to schools, parks, dining &amp; shopping, Scottsdale living at its finest! Improvements made in 2024/25 Exterior: " New roof " Solar " Solar wall " New electrical panel " Tesla charger " Landscape cleanup " Widened RV gate (12 feet), new gate " New ceiling fans on back porch " Raised brick planter border Interior: " New RO system " New lighting/fans in most rooms " Removal of track lighting, replaced with can lighting " New smoke detectors " Updated exhaust fans both bathrooms and laundry room " All shutters professionally restored " Fresh paint throughout, including crown in most rooms " Fresh painted interior doors and trim " New hardware on all doors " New hardware on kitchen and primary bathroom cabinets " Professional paint on front door " All light switches and plates replaced/low profile dimmer switches " GFI up to code " New flooring in all rooms " Upgraded baseboards " A/C ducts vent professionally cleaned " Dryer duct vent professionally cleaned</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	10 ● Active	•New, Active: 2/23/2025 MLS ID: 6825206 <b>7009 E Acoma Dr, Unit 1113</b>						
	Single Family	2/2	1,158 sq ft	1,123	1994	2/23/2025	\$475,000	\$410
<p>Large ground level condo near the pool and clubhouse with its own one car garage. This is one of the largest 2 BRs in the community and offers a great open floorplan for entertaining. Kitchen with granite counters and stainless steel appliances. Upgraded flooring throughout with no carpet. Tasteful paint colors and window coverings. Nice sized patio for outdoor dining. Resort-style community pool and gym are just steps away from your door. Live the Scottsdale resort lifestyle only a block or so away from the shops and restaurants at Kierland Commons.</p> <p><i>Listing Courtesy of Homesmart</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 3/16/2025 *MLS ID: 6836028*

**5220 E Winchcomb Dr**      Single Family      3/2      1,597 sq ft      10,334      3/15/2025      \$550,000      3/16/2025      \$344

Diamond in the VERY Rough - Bring Your Tools & Imagination! Are you ready for the ultimate HGTV moment? This fixer-upper (emphasis on fixer) is the perfect opportunity for anyone who loves a challenge. Featuring four walls and a roof (mostly intact!), this home is brimming with potential—if you squint hard enough. The layout? Let's just call it "custom." The kitchen? A blank canvas—because who doesn't love starting from scratch? Sure, there might be a few quirks (like that mysterious hole in the ceiling), but nothing a little elbow grease and a contractor can't fix. Located in the highly sought-after 85254 zip code, this property sits on a spacious lot with tons of character. Whether you're looking to renovate, restore, or start fresh, this is a rare opportunity to create something amazing in one of the best areas in town. If you've got a vision and determination, this could be the project of a lifetime! Bring your toolbox, your dreams, and maybe a bulldozer! Opportunity awaits! Sold AS-IS. No, seriously. AS-IS.

*Listing Courtesy of Homesmart*







**2 Pending** • Pending: 3/19/2025 *MLS ID: 6826467*

**4858 E Helena Dr**      Condo/Townhouse/Apt. 3/3      2,149 sq ft      2,550      2/26/2025      \$3,200 mo.      3/19/2025      \$1





Upon entering the home through the foyer you're greeted by an all open concept kitchen, family room along with added space to be utilized as a den/family room. Upstairs has an incredibly large loft area next to a spacious primary suite with luxury bathroom. Private primary bath provides a walk in large tiled shower and great closet. Two other bedrooms, laundry room and a full bath.

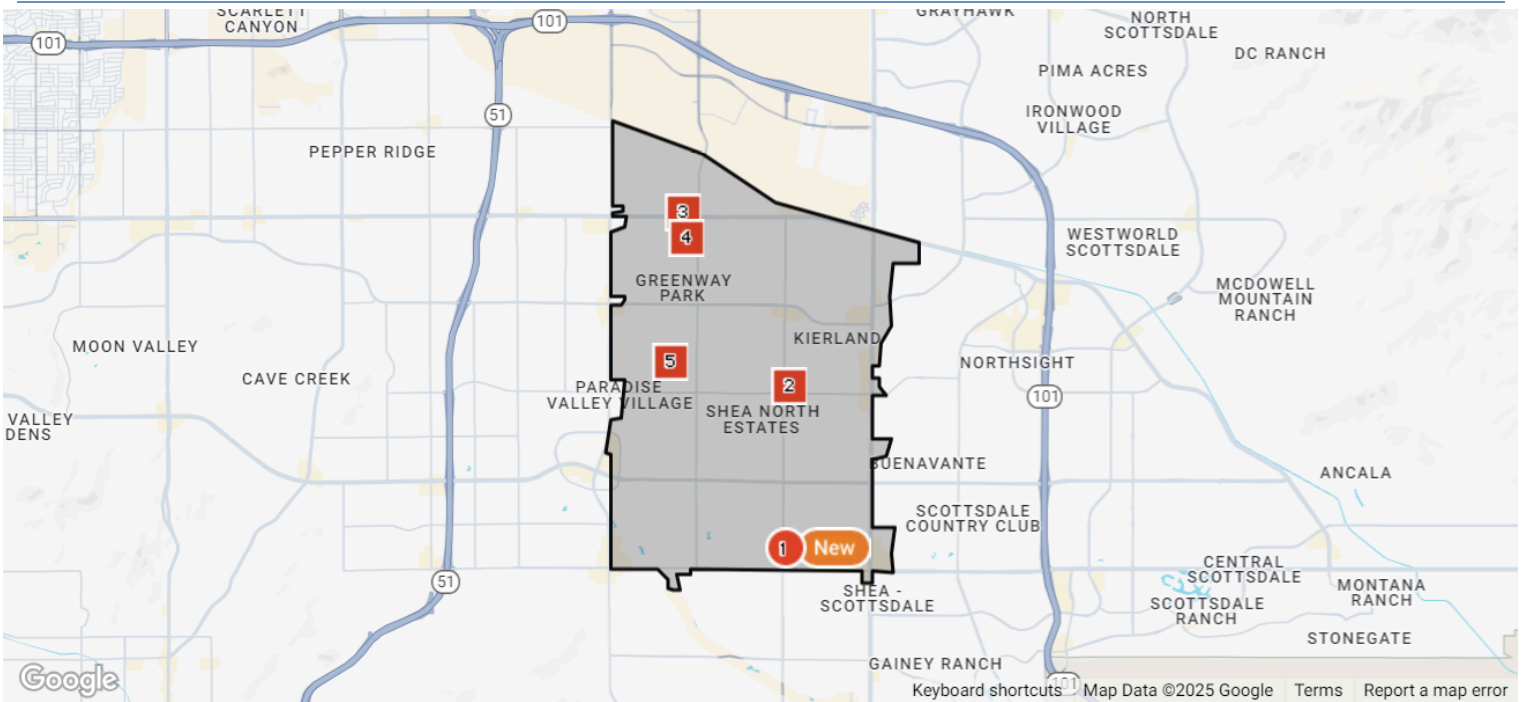
*Courtesy of Homesmart*

## 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 Pending</b> • Pending as of 2/24/2025 <i>MLS ID: 6733040</i></p> <p><b>6225 E Carolina Dr</b></p>	Single Family	3/2	1,415 sq ft	6,045	7/18/2024	\$619,900	2/24/2025	\$438
<p>Welcome to this charming single-story home boasting fresh interior and exterior paint that accentuates its bright and airy ambiance. The kitchen features stainless steel appliances including a range and dishwasher, complemented by beautifully painted cabinets and quartz countertops that provide ample workspace. With three bedrooms and two baths, this home offers both comfort and functionality. Enjoy entertaining in the spacious living areas complete with a cozy fireplace and luxury vinyl plank flooring throughout. Outside, a fenced pool awaits in the private backyard, perfect for relaxing or hosting gatherings. This home combines modern upgrades with classic charm, making it an ideal retreat for any homeowner.</p> <p><i>Listing Courtesy of Offerpad Brokerage, Llc</i></p>								
 <p><b>4 Pending</b> • Pending as of 2/15/2025 <i>MLS ID: 6811455</i></p> <p><b>17415 N 50th Way</b></p>	Single Family	5/3	2,848 sq ft	5,400	1/27/2025	\$1,150,000	2/15/2025	\$404
<p>Premiere Lot in Arabella - large lot with spacious backyard hat backs up to a greenbelt / common area with views of the McDowell Mountains. The rear of the home includes professionally installed matching brick pavers covered by a Liberty Awnings installed Roman sunshade system with retractable shades spanning the entire length of the rear of the home. The northern portion of the paver pad is reinforced to accommodate an above ground spa, 220 power outlet is ready to power a new spa! The sunshade structure has two drop down screens on east and south of structure to shade morning sun. Front of house includes a powder coated steel security gate (including the screen itself) to allow the sun and breeze to pass through the home. Owner-converted loft-to-entertainment room/home theater in 2022</p> <p><i>Listing Courtesy of Re/max Fine Properties</i></p>								
 <p><b>5 Pending</b> • Pending as of 3/6/2025 <i>MLS ID: 6808160</i></p> <p><b>12401 N 68th St</b></p>	Single Family	6/7	5,197 sq ft	44,355	1/20/2025	\$3,995,000	3/6/2025	\$769
<p>Discover this exquisite new construction home, perfectly situated on over an acre and thoughtfully designed for luxury and family living. Featuring 5 bedrooms and 5.5 bathrooms, this beautifully crafted residence boasts an open and airy floor plan tailored for modern families. The gourmet kitchen, equipped with premium appliances, flows effortlessly into the living and dining areas, creating a welcoming space for hosting gatherings. Additional living areas offer a peaceful retreat for kids or guests, while every bedroom includes a private en-suite bathroom for ultimate comfort and convenience. Step outside to an expansive backyard oasis, complete with a sparkling pool, relaxing spa, sport court, and a 1-bedroom, 1-bathroom guest house—perfect for year-round enjoyment. Conveniently located just minutes from excellent shopping and dining, this home blends sophistication, comfort, and a family-friendly lifestyle. Don't miss the opportunity to make this MILCO Development property yours.</p> <p><i>Listing Courtesy of Compass</i></p>								
 <p><b>6 Pending</b> • Pending as of 3/18/2025 <i>MLS ID: 6804630</i></p> <p><b>6951 E Crocus Dr</b></p>	Single Family	5/3	3,655 sq ft	9,344	1/14/2025	\$1,399,999	3/18/2025	\$383
<p>Nestled in one of Scottsdale's most desirable areas, this fully remodeled home offers an unbeatable combination of luxury and location. Just minutes from top-tier dining, shopping, golf courses, and hiking trails, this property has it all - no expense spared! Step inside to discover a brand-new chef's kitchen complete with state-of-the-art appliances, complemented by sleek luxury vinyl flooring throughout (say goodbye to carpet!). With 5 spacious bedrooms, 3 stylish bathrooms, and over 3,600 square feet of living space, there's plenty of room for family and guests. The home also features a 3-car garage for added convenience. Outside, enjoy the ultimate desert oasis with a brand new custom-designed pool, complete with a Baja deck, water features, and beautiful travertine decking with turf inlays. The low-maintenance backyard includes synthetic grass, so you can relax and entertain with ease. Additional updates include a new roof in 2019, and best of all, there's NO HOA! Whether you're looking for a family home or a prime investment property, this residence offers unparalleled comfort and potential. The Scottsdale lifestyle is waiting for you - come make it yours today!</p> <p><i>Listing Courtesy of Walt Danley Local Luxury Christie's International Real Estate</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><b>7</b> <span style="color: orange;">●</span> Pending <i>*Pending: 3/18/2025</i> <i>MLS ID: 6802958</i></p> <p><b>16408 N 48th Way</b>      Single Family      4/2      2,621 sq ft      10,315      1/10/2025      \$4,395 mo.      3/18/2025      \$2</p> <p>Exceptional SINGLE STORY 4 bed 2 bath 3 car garage home boasting 2,621 square feet in beautiful Scottsdale. SOARING VAULTED CEILINGS throughout. White shaker looking cabinets. STAINLESS STEEL APPLIANCES with DOUBLE OVEN and FOUR DOOR LUXURY WHIRLPOOL FRIDGE. Master bath equipped with separate shower and JACUZZI TUB. Entertainers backyard with Large SPARKLING POOL, grassy play area, built-in BBQ and FIRE-PIT area. Washer and dryer included. Friendly neighborhood with private gated park. Close to Scottsdale Quarter, Kierland, Desert Ridge, Waste Management Open, Barret Jackson, fine dining, and award winning golf. Professional pool and landscaping service included.</p> <p><i>Courtesy of West Usa Realty</i></p>								
 <p><b>8</b> <span style="color: orange;">●</span> Pending <i>*Pending: 3/18/2025</i> <i>MLS ID: 6827647</i></p> <p><b>5704 E Aire Libre Ave, Unit 1217</b>      Condo/Townhouse/Apt. 2/3      1,088 sq ft      491      2/27/2025      \$1,900 mo.      3/18/2025      \$2</p> <p>Welcome to this beautifully updated 2-bed, 2.5-bath townhome in the highly sought-after Discovery at Tatum community! This spacious home features an open-concept design, modern finishes, and abundant natural light. The upgraded kitchen boasts stainless steel appliances, sleek countertops, and custom cabinetry, perfect for cooking and entertaining. Enjoy stylish flooring throughout, updated bathrooms, and private outdoor space. Residents have access to a pool, spa, and fitness center. Conveniently located near shopping, dining, and major highways—don't miss out on this incredible rental opportunity!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>9</b> <span style="color: blue;">●</span> Pending <i>*Pending as of 3/18/2025</i> <i>MLS ID: 6822592</i></p> <p><b>15221 N Clubgate Dr, Unit 1088</b>      Single Family      2/2      1,401 sq ft      354      2/18/2025      \$609,999      3/18/2025      \$435</p> <p>Ground-floor, single-story golf course view unit in desirable Kierland Greens! This contemporary style unit offers a spacious layout with a cozy gas fireplace, an open-concept kitchen featuring solid surface counters, stainless steel appliances, and tile flooring throughout. Enjoy breathtaking golf course views from the living areas and bedrooms, plus a covered patio perfect for outdoor dining. The primary suite offers a peaceful retreat with a spacious layout. The community features a gated entrance, resort-style pool, fitness room, and walking paths. Conveniently located near Kierland Commons, Scottsdale Quarter, top dining and shopping, nearby freeway access. This low-maintenance, lock-and-leave unit features a 2 car garage and is perfect for year-round living or as a seasonal getaway.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
 <p><b>10</b> <span style="color: blue;">●</span> Pending <i>*Pending as of 3/12/2025</i> <i>MLS ID: 6821449</i></p> <p><b>5433 E Nisbet Rd</b>      Single Family      4/3      3,103 sq ft      9,781      2/15/2025      \$1,299,999      3/12/2025      \$419</p> <p>WOW!! Stunning fully remodeled two story in the most desirable neighborhood in Phoenix!! Super location!! This home is fully loaded with 4 beds with 2.5 full baths, master bedroom downstairs, PLUS office/den and a loft. A formal living room and a family room with fireplace decorated elegantly with wall to ceiling quartz like tile. The kitchen comes with stainless-steel appliances, quartz countertops and brand-new walnut &amp; white shaker cabinets. Brand new vinyl wood flooring &amp; upgraded carpet throughout the home. Enjoy the fully upgraded, spa like bathrooms with high end shower system, framed mirrors, shower niche, and custom vanities. Large backyard with perfect for entertaining sparkling pool, outdoor BBQ grill, covered patio, RV parking &amp; gate, mature landscaping and NO HOA!</p> <p><i>Listing Courtesy of Aig Realty Llc</i></p>								



Distressed: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p><b>1</b> ● <b>Active</b> • Pre-Foreclosure, New, Active: 1/19/2025 <i>MLS ID: 6807692</i></p> <p><b>6726 E Shea Blvd</b></p> <p>SUBMIT ALL OFFERS! HOME TO BE SOLD "AS IS". Location, location, location! Great investment property at this price in the magic zip code of 85254 with Scottsdale mailing address and City of Phoenix services. This is an investor's dream with some of the work already completed by previous owner. Owner has permits and a full set of floor plans to construction a 4500 sf luxury Air BnB. This large lot has horse privileges and the bridal path runs behind it. Home has been stripped down to the studs on the interior. Owner has already installed new 2500 gallon septic tank and has pool with spa under construction in the backyard. Dream was to have an upscale Air Bnb on one of the largest lots in Bob-O-Link. NO HOA!! See Documents tab for floor plan and renderings.</p> <p><i>Listing Courtesy of Service First Realty Llc</i></p>	Single Family	-/3	3,052 sq ft	46,451	\$1,850,000	1/19/2025	12/19/2024	Pre-Foreclosure
 <p><b>2</b> ■ <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i></p> <p><b>6412 E Jean Dr</b></p>	Single Family	-/2	1,617 sq ft	10,604	-	2/7/2025		Notice of Trustee Sale
 <p><b>3</b> ■ <b>Off Market</b> • Notice of Trustee Sale <i>MLS ID: -</i></p> <p><b>5419 E Phelps Rd</b></p>	Single Family	-/4	2,519 sq ft	10,934	-	1/31/2025		Notice of Trustee Sale

Distressed: 5 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	4 <span style="color: red;">■</span> Off Market • Notice of Rescission MLS ID: –								
	<b>5443 E Sandra Ter</b>	Single Family	–/4	2,174 sq ft	13,874	–	2/21/2025	Notice of Rescission	
	–								
	5 <span style="color: red;">■</span> Off Market • Notice of Rescission MLS ID: –								
	<b>5317 E Sheena Dr</b>	Single Family	–/2	2,049 sq ft	11,154	–	12/24/2024	Notice of Rescission	
	–								



## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- This report has been provided to you by a member of the NAR.



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- **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.



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