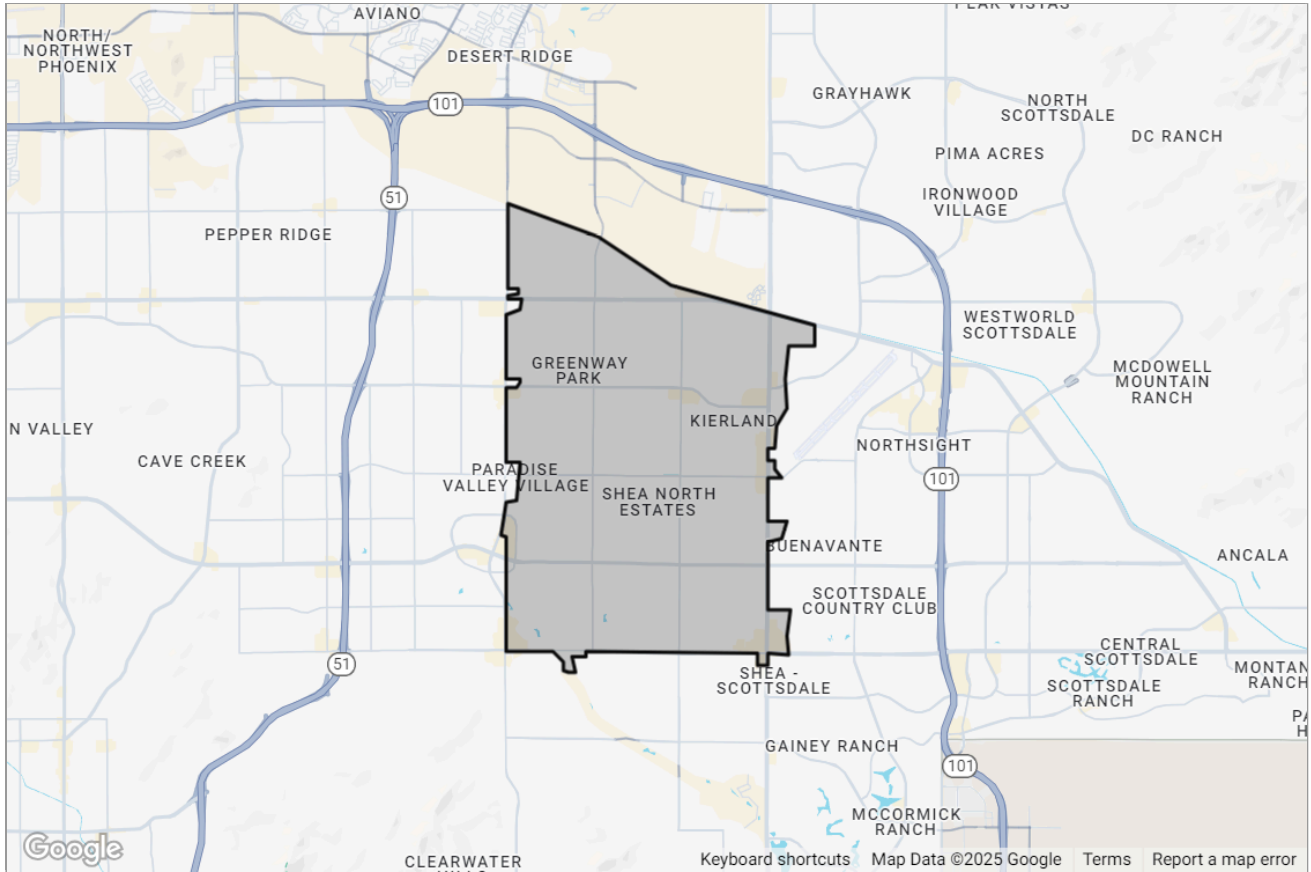




MARKET ACTIVITY REPORT

Scottsdale, AZ 85254



Presented by

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Scottsdale, AZ 85254

Market Snapshot: Estimated Home Values

Median Est. Home Value \$942K <small>Updated: 4/30/2025</small>	Change Over Last Month  0.12%	Change Over Last 3 Months  2.02%	Change Over Last 12 Months  5.58%	Change Over Last 24 Months  8.13%
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*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

Median Est. Home Value \$942K <small>Updated: 4/30/2025</small>	Change Over Last 12 Months  5.58%	Change Over Last 24 Months  8.13%	Change Over Last 36 Months  7.88%
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*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

Total # of Distressed Properties 3 <small>Updated: 5/7/2025</small>	# of Pre-Foreclosures 0	# of Foreclosures 3	# of Foreclosed 0
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*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/7/2025.*

Market Snapshot: Sales Price

Median Sales Price \$925K Updated: 4/30/2025	Change Over Last Month  0.54%	Change Over Last 3 Months  1.6%	Change Over Last 12 Months  9.47%	Change Over Last 24 Months  15.92%
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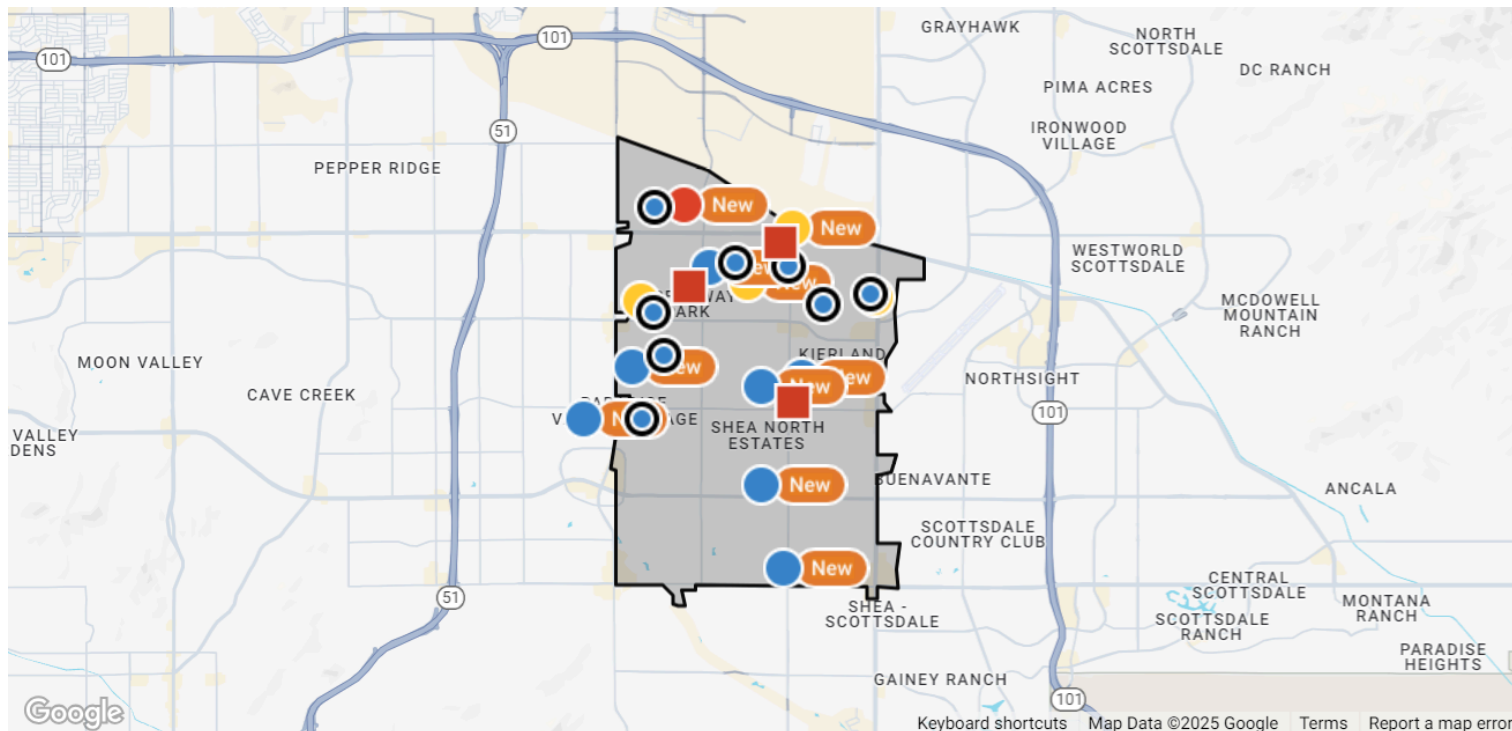
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price

Median List Price \$995K Updated: 4/30/2025	Change Over Last Month  0.9%	Change Over Last 3 Months  1.73%	Change Over Last 24 Months  11.49%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

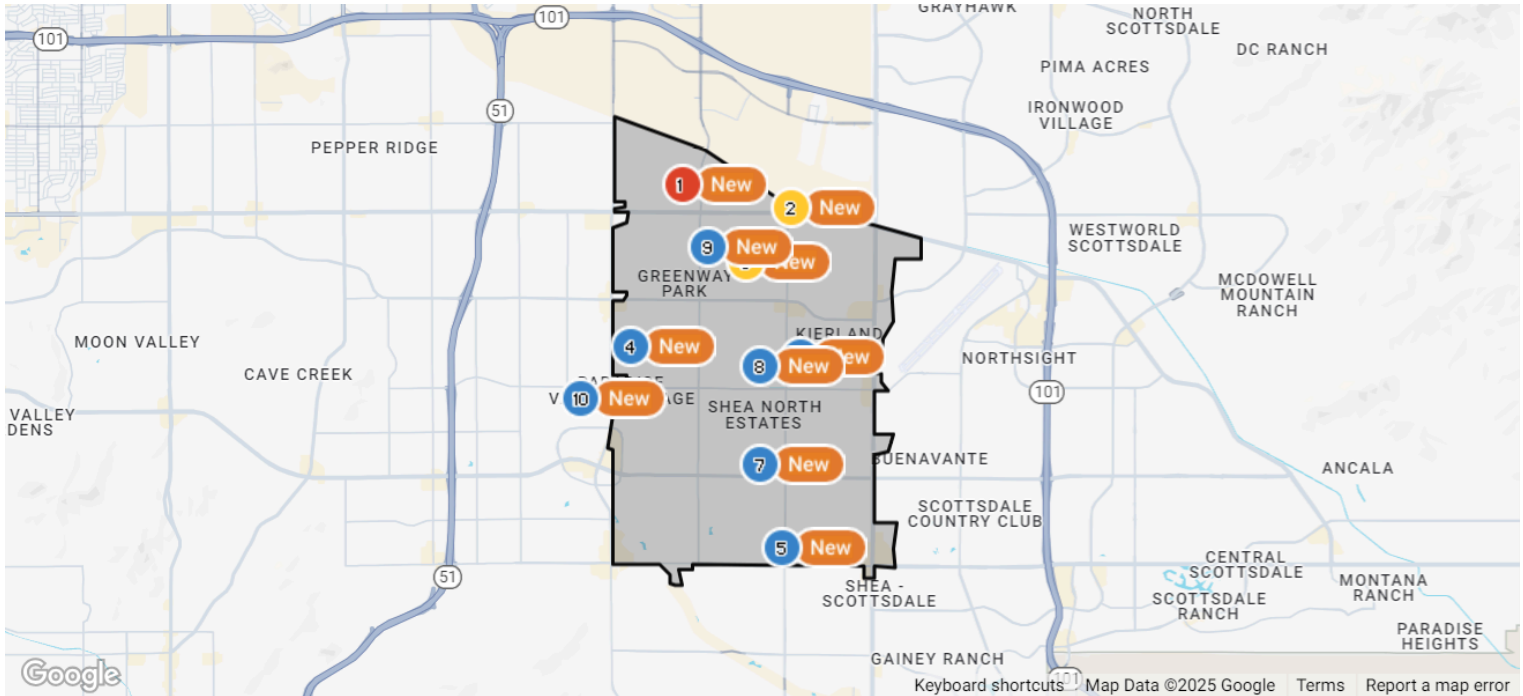
Market Activity Summary Stats





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

	<div>New</div> New Listings	<div></div> Pending	<div></div> Distressed
Number of Properties	10	10	3
Low Price / Value	\$3,595	\$4,500	\$843,530
Median Price / Value	\$930,000	\$749,950	\$868,500
High Price / Value	\$2,999,000	\$2,490,000	\$941,000
Average Price / Sq. Ft.	\$353	\$373	\$434
Median Price / Sq. Ft.	\$438	\$357	\$400
Average Days in RPR	29	73	—
Median Days in RPR	23	55	—
Total Volume	\$10,415,595	\$8,303,399	\$2,653,030

Scottsdale, AZ 85254

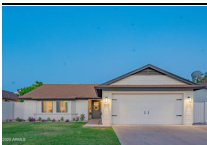



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1	● Active	*Not Applicable / Not Disclosed, New, Active: 5/6/2025 MLS ID: 6862552					
17030 N 57th St	Single Family	5/5	3,369 sq ft	10,019	1983	5/6/2025	\$875,000	\$260
<p>Incredible opportunity in Scottsdale with no HOA! This single-level 5 bed, 4.5 bath home offers a flexible layout with a 4 bed, 2.5 bath main living area and an attached 1 bed, 1 bath guest suite with private entrance, perfect for multi-generational or accommodating visitors. Features include travertine floors, a striking floor-to-ceiling fireplace, and a stunning wall of windows that fill the space with natural light. Outside, create your private oasis with a pool, built-in hot tub, pool shade frame, outdoor kitchen, and outdoor bathroom. While the home needs some work, it's full of potential and ready for your personal touch. Don't miss this chance to create your dream home in a top Scottsdale location!</p> <p><i>Listing Courtesy of Realtyonegroup Mountain Desert</i></p>								
	2	● Active	*New, Coming Soon: 5/7/2025 MLS ID: 6862592					
6725 E Kelton Ln	Single Family	3/2	1,700 sq ft	8,264	1986	5/7/2025	\$5,000 mo.	\$3
<p>BEAUTIFULLY REMODELED FULLY FURNISHED RENTAL WITH POOL-MINIMUM 6 MONTHS- PETS OK WITH APPROVAL - IF YOU SEE THIS LISTING IT IS AVAILABLE! SPARKLING CLEAN! 3 bedroom 2 bath home with 5 beds features fully stocked and updated modern kitchen with stainless appliances and custom cabinets and remodeled bathrooms. 2 Full sized beds in bedroom 3, Queen bed in bedroom 2 and king bed in primary. Gorgeous professionally landscaped yard with resort pool featuring a cascading waterfall with small grotto, firepit with seating, large patio table, BBQ and grassy turf for games! 2 car garage in a quiet neighborhood close to Kierland, Scottsdale Quarter, Scottsdale Airpark and 101. Pool and landscape maintenance included in rent- tenant responsible for utilities. Pets OK with landlord approval.</p> <p><i>Courtesy of Compass</i></p>								




New Listings: 10 (cont.)

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	*New, Active: 5/6/2025 MLS ID: 6862148				
	15641 N 63rd St	Single Family	3/2	1,415 sq ft	6,176	1983	5/6/2025	\$3,595 mo.
<p>No Application Fees! Beautifully remodeled 3 bedroom, 2 bathroom single level Scottsdale home with a private pool. This home was fully renovated in 2023 and offers a perfect blend of modern upgrades and timeless charm. Located just minutes from Scottsdale Quarter, Kierland, and TPC Scottsdale, this home places you at the center of upscale dining, shopping, and golf. This open floor plan features stunning wood flooring throughout—easy to maintain and pet-friendly—along with fresh two-tone paint, recessed lighting, and upgraded fixtures. A cozy fireplace anchors the living area, creating a warm and inviting atmosphere. The kitchen is a showstopper with elegant Calacatta waterfall quartz countertops, brand new white shaker cabinets, designer hardware, tile backsplash, and all stainless-steel appliances included. A dedicated dining area is adjacent to the kitchen, offering a perfect setup for everyday meals or entertaining. The large primary suite offers excellent natural light, dual closets, and a fully updated en-suite bathroom with a new soaking tub, marble tile surround, and upgraded vanity. Both bathrooms have been completely remodeled with high-end materials and modern finishes. Additional features include a two-car garage, interior laundry area with washer and dryer included, and smart thermostats. The spacious backyard is designed for Arizona living with a private pool, safety fence, and covered patio for shaded outdoor relaxation. Located near pet-friendly parks, walking trails, and just 20 minutes from Sky Harbor Airport and 25 minutes from Old Town Scottsdale, this home offers both comfort and convenience. All Denali Real Estate residents are automatically enrolled in the Resident Benefits Package (RBP) for \$55.00/month which includes Renter's Liability Insurance, Credit Building to help boost the resident's credit scores with timely rent payments, up to \$1M Identity Theft Protection, HVAC air filter delivery (for applicable properties), our best-in-class resident rewards program, and much more!</p> <p><i>Courtesy of Denali Real Estate, Llc</i></p>								

	4	●	Active	*New, Active: 4/25/2025 MLS ID: 6857246				
	5225 E Hearn Rd	Single Family	4/2	1,972 sq ft	11,686	1976	4/25/2025	\$915,000
<p>Fully Renovated 4-Bed, 2-Bath Gem in the magic zip code of 85254! This stunning turn-key home has been thoughtfully updated & boasts of all-new luxury vinyl plank flooring, dual-pane windows & raised ceilings throughout (no drop ceiling ducts or sunken rooms here). The light & bright open layout features upgraded electrical, recessed lighting, & modern touches including new baseboards, trim, doors, hardware, & ceiling fans. The great great & formal dining area seamlessly flows into the kitchen which is a true showstopper with white shaker cabinetry, under-cabinet lighting, Taj Mahal quartz counters, subway tile backsplash, stainless steel appliances & a kitchen island with pendant lights & breakfast bar seating. The family room is cozy with a wood burning fireplace. The primary suite... offers a walk-in closet & a spa-like bath with dual sinks, a custom tiled walk-in tile shower with glass enclosure & access to the backyard patio. Step outside to your **private backyard oasis**, complete with a Pebble Tec diving pool, new pool equipment, travertine cool decking, putting green & artificial turf. The yard also features a covered patio pre-wired for lighting or fans, a large grassy area with RV gate access & a spacious storage shed. RV Parking available as the community has NO HOA!!! Additional upgrades include: epoxy garage flooring, updated bathrooms, new insulation, new exterior paint, and a refinished wood-burning fireplace in the family room. All this nestled near Kierland Commons, Scottsdale Quarter, top-rated schools, and prime dining & shopping. Experience the best of Scottsdale living today!</p> <p><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.
	5 ● Active	*New, Active: 2/28/2025 MLS ID: 6828005							
	6615 E Shea Blvd	Single Family	5/6	5,908 sq ft	35,123	2020	2/28/2025	\$2,999,000	\$508
<p>This custom-built estate redefines luxury central Scottsdale living and is ready for you to claim it as your own! Upon arrival, you are welcomed into an expansive great room and chef's kitchen, where tall ceilings and oversized sound-deadening windows create a serene and inviting ambiance. The warmth of a fireplace, custom-built bookcases, and extensive travertine finishes set the tone for a comfortable lifestyle. Rich knotty maple woodwork adds timeless charm, complementing a striking white island adorned with Rainforest Brown marble, a farmhouse sink, and dark chocolate brown solid travertine countertops. Professional-grade appliances, designer lighting, and sleek eight-blade fans complete the exquisite aesthetic. Each bedroom is a private en-suite retreat, ensuring unparalleled... comfort and convenience. The home also boasts a versatile second kitchen - an attached, fully-equipped casita, catering to diverse lifestyle needs. Nearest the second kitchen is a second living room, along with 2 bedrooms and 2 bathrooms, creating an excellent option for rental income by living in the main home while renting out this 2 bedroom/2 bathroom guest house-style wing. While they are currently connected, they can be easily separated. The expansive covered patio is an entertainer's dream. The fully equipped outdoor kitchen, complemented by meticulously landscaped grounds with pavers and lush turf, sets the stage for grand gatherings. For car enthusiasts or RV owners, the impressive 50-foot RV garage provides ample space for a custom coach or an extensive car collection, and is thoughtfully equipped with water/sewer/electric for your RV. Sustainability meets luxury with a comprehensive solar system featuring 25 kW of power with a full 4-battery backup system! Providing enough power to run almost entire on your own solar power (*varies depending on owner usage of course). The current owner has received a rebate every year from the power company. Don't miss the detached Guest House with a full bathroom, making it a perfect private work space, home gym, guest accommodations, or whatever you need it to become! Come see this exquisite home today, you won't regret it!</p> <p><i>Listing Courtesy of Re/max Fine Properties</i></p>									
	6 ● Active	*New, Active: 4/3/2025 MLS ID: 6846962							
	6801 E Sheena Dr	Single Family	3/2	1,940 sq ft	10,934	1978	4/3/2025	\$849,000	\$438
<p>Recently updated home in a desirable location. Within walking distance of Kierland and Scottsdale Quarters. The home has an open floor plan with a large kitchen and breakfast bar. The generous master bedroom has a walkin closet and access to the rear of the home. The master bath has a walkin shower and double sinks. The main bath boasts marble floors, a skylight and updated vanity and top. The updated front door has a European style lock system with a double pin lock. The pebble tec pool was refinished in 2019. The AC unit was installed in 2019. The hot water heater was replaced in October 2024. The backyard has a patio and gazebo. Raskin estates is very desirable due to its proximity to Kierland and Scottsdale Quarters and no HOA.</p> <p><i>Listing Courtesy of Weichert Realtors - Upraise</i></p>									
	7 ● Active	*New, Active: 4/29/2025 MLS ID: 6858920							
	6418 E Sunnyside Dr	Single Family	3/2	2,597 sq ft	43,575	1962	4/29/2025	\$1,475,000	\$568
<p>GREAT OPPORTUNITY IN HIGHLY SOUGHT-AFTER 85254! Great home to live in. Make some renovations. Start fresh! ONE FULL ACRE, NOT "ALMOST AN ACRE" This is a sanctuary in the middle of Scottsdale, wow! Walk to top-rated Scottsdale schools (Sequoia/Cocopah) Charming 3 bed, 2 bath home with recently updated open concept great room! Enormous 3rd bedroom/bonus room plus yoga room. Beautiful patio and backyard with sparkling pool and spa for AZ outdoor living! So secluded. Backyard is massive desert oasis! New citrus, fig, apple trees. 3 car garage PLUS huge toy barn for workshop, RV, cars/toys!, Look at homes in this area, this area is hot hot hot!! No HOA. So many options at this property! Perfect central location close to Scottsdale shopping, dining, medical! Annual taxes - \$2,385!</p> <p><i>Listing Courtesy of Compass</i></p>									

New Listings: 10 (cont.)



8 ● **Active** • New, Active: 3/27/2025 MLS ID: 6842111

13802 N 64th PI

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	4/3	2,853 sq ft	25,183	1971	3/27/2025	\$1,250,000	\$438

****BEST VALUE IN 85254 FOR A HALF ACRE CORNER LOT W/ NO HOA IN THE MAGIC ZIP CODE**** Recently appraised in 2025 for \$1,299,000!! Discover the perfect blend of luxury, flexibility, and outdoor living. Whether you're looking for multigenerational living, RV parking, space for your outdoor toys, or room to expand, this property offers endless potential!! Recently remodeled with over \$500K in upgrades and magnificent curb appeal, step inside to a trendy, sophisticated interior featuring travertine Versailles flooring, custom alder cabinetry, smooth finish drywall, and high-end finishes throughout. The attached guest home is a standout feature, offering a private entrance, trendy new LVP flooring, kitchenette, stackable laundry, gas fireplace, and access to the main home. It's perfect for guests, multi-generational living, or rental income. The chef's kitchen is a masterpiece, boasting chiseled granite countertops, a 6-burner Monogram gas range w/ griddle, pot filler, and stainless appliances. The luxurious primary suite offers a private exit, walk-in closet w/ built-ins, and a spa-inspired en-suite w/ a soaking tub, dual shower heads, and stacked stone accents. Step outside to your resort-style backyard from the AZ sun room, complete w/ a heated saltwater pool, built-in BBQ, gas fire pit, and an expansive paver walkway. Dreaming of a pickleball or sport court? There's room for that too! This Scottsdale gem is just minutes from top-rated schools, shopping and dining at Scottsdale Quarter or Kierland, Scottsdale Airpark and more.

Listing Courtesy of Russ Lyon Sotheby's International Realty



9 ● **Active** • New, Active: 2/22/2025 MLS ID: 6824895

5879 E Marconi Ave

Single Family	4/3	2,696 sq ft	9,051	1987	2/22/2025	\$945,000	\$351
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Spacious, inviting and updated 4 bedroom, 3 bath home on a large lot in a much desired million dollar neighborhood minutes from Kierland Commons, Scottsdale Quarter, Desert Ridge and new PV Reimagined Center. Walking distance to top rated Private and Public schools and parks. Double door entry opens to living and dining rooms with soaring ceilings. Lite and bright sunlit eat in kitchen with granite counters, stainless steel appliances, recessed lighting, breakfast bar and two pantrys PLUS walls of windows looking out to Picture Perfect yard with pebble finish heated diving pool. Open and airy floorplan with that flows beautifully for entertaining. Private primary ensuite with walkin closets, separate tub and shower, double sinks and tons of cabinetry. Family sized family room with stacked stacked stone fireplace PLUS built in buffet with quartz countertop and wine refrigerator. Guest bedroom or office with FULL bath downstairs. Professionally designed backyard boasts artificial turf, mature trees, flowering bushes all on auto watering system and built in barbeque center to enhance backyard pool parties and entertaining. Removable pool fence is available to convey with the sale of the home. Fantastic curb appeal with easy care desert landscaping front yard with mature shade tree along with delicious fruit bearing orange tree and rv gate to backyard. 3 car garage with auto openers, wet sink for outdoor projects and large storage closet. Shutters, ceiling fans, recessed lighting and more throughout.

Listing Courtesy of Homesmart



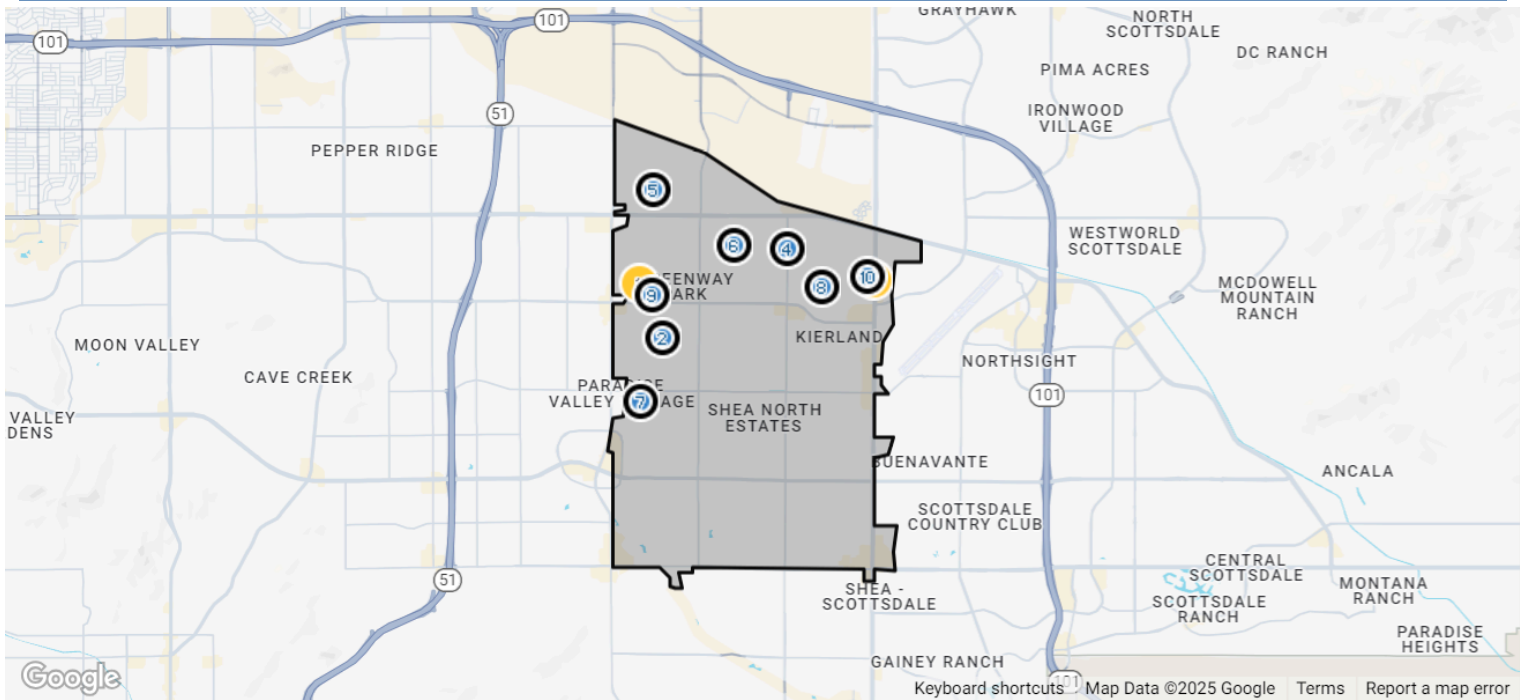
10 ● **Active** • New, Active: 3/15/2025 MLS ID: 6835944

13216 N 48th PI





Single Family	3/3	2,182 sq ft	14,061	1978	3/15/2025	\$1,099,000	\$504
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This exquisite home has been meticulously renovated from top to bottom, offering a host of modern upgrades for enhanced living. It features all-new cabinets, new ductwork with insulated vents, and mood-changing vanity lights in both guest rooms. The property includes a brand new garage door with an opener and a suite of new LG Smart appliances, a new roof, a brand new Trane air conditioner, and a brand new water heater, with comprehensive new plumbing to ensure efficiency and comfort. The new kitchen showcases a farm sink and a Moen hands-free faucet, complemented by fresh landscaping in both the front and back. The master bath includes his and her grand showers with separate control settings and Moen bathroom faucets. The home is equipped with new ceiling fans, lights, ceilings, and drywall throughout for a modern aesthetic. Dual flush toilets and dual-pane windows enhance functionality and energy efficiency. The garage floor is newly coated with epoxy, and new insulation provides sound, fire, and thermal protection. Luxury vinyl flooring extends throughout the house, with new PEX water lines ensuring modern plumbing. Upgraded front and interior doors complete this stunning, fully renovated home. Walking distance from the newly renovated Paradise Valley Mall. Located in the highly desired zip code 85254 in Scottsdale Arizona. With acceptable offer Seller will contribute up to but not to exceed \$15,000. towards buyers closing cost, rate buy down or pre-paid items.

Listing Courtesy of Nexthome Complete Realty







Pending: 10

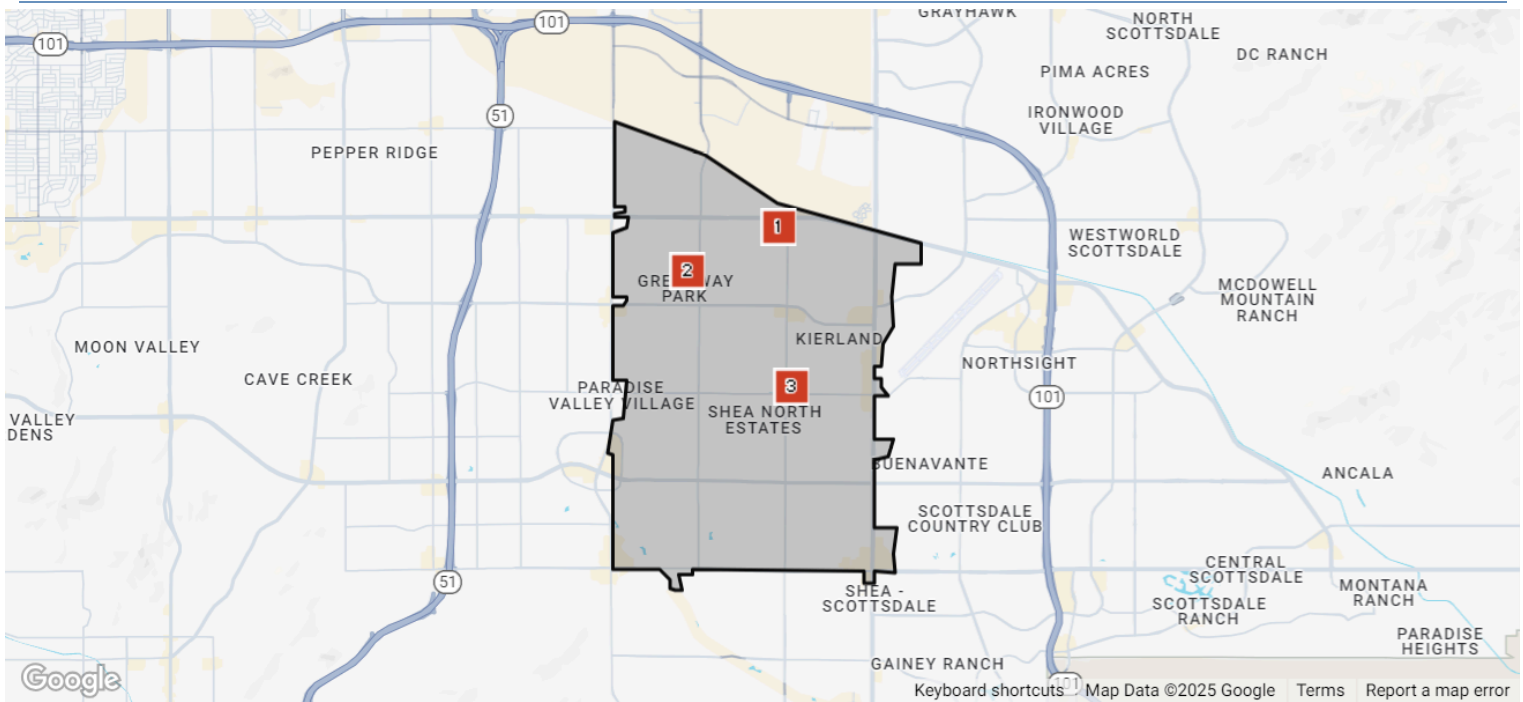
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	1  Pending	*Pending: 5/7/2025 MLS ID: 6815822						
5018 E Karen Dr	Single Family	4/3	2,787 sq ft	8,706	2/5/2025	\$4,500 mo.	5/7/2025	\$2
Lavish Scottsdale Home with Pool and Outdoor Space , Fully Furnished. 6-12 month lease. 4 Bedrooms + Office, with Printer, 3 Full Bathrooms. Guest Bedroom and Full Bath on Main floor. Expansive interior design with elegant and relaxing furnishings. Formal spaces and Great Room. No carpet, new flooring. 3 car spaces in garage for guests. Heated Pool. Great location, walking distance to grocery, restaurants, pharmacy and shops. Close to Kierland, Desert Ridge shopping and dining. A great place to call home. Pets are possible with Landlord approval. Landlord provides Pool Care, and Landscaping Maintenance. All Smart TVs for Streaming Services.								
Courtesy of Re/max Excalibur								
	2  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								

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.
	3	🟡 Pending • Pending: 5/7/2025 MLS ID: 6847910							
	7180 E Kierland Blvd, Apt 301	Single Family	2/2	1,190 sq ft	1,387	4/8/2025	\$4,999 mo.	5/7/2025	\$4
Experience the best luxury condo living that North Scottsdale has to offer, at Optima Kierland. This stunning 2BD/2BA condo boasts floor-to-ceiling windows that showcase lush courtyard views, while the modern kitchen features a Bosch appliance package, gas range, wine refrigerator and Bertoli waterfall island. The primary suite offers a spacious pass-through closet and spa-like bath. Enjoy exclusive amenities including a rooftop Sky Deck with Olympic-size lap pool, spa, fully equipped workout facility, sport courts, game and party rooms, dog parks and so much more! Close to premier shopping, dining, and golf. 1 GB broadband internet included!									
Courtesy of Realty Executives									
	4	🟢 Pending • Pending as of 4/13/2025 MLS ID: 6833438							
	6334 E Le Marche Ave	Single Family	4/3	3,171 sq ft	14,974	3/11/2025	\$1,115,000	4/13/2025	\$352
Stunning 4 bedroom with loft on oversized cul de sac lot with pool located in the highly sought after North Ranch neighborhood and within the coveted 85254 zip code. Generously sized rooms with plenty of space for your living and entertaining. Make the loft area whatever you'd like - a home office, playroom, or additional living space. Primary suite is on main floor and is split from kitchen and family area for privacy. Primary ensuite has separate shower and tub, water closet and double sinks and two walk-in closets with built-in organizers. Access patios from the dining room, kitchen and family room areas along with the balcony access from the loft. Check out the photos for more detail of this great home!									
Listing Courtesy of West Usa Realty									
	5	🟢 Pending • Pending as of 5/7/2025 MLS ID: 6847926							
	5112 E Woodridge Dr	Single Family	3/3	1,833 sq ft	3,742	4/8/2025	\$749,900	5/7/2025	\$409
This stunning two-story corner-lot home offers open-concept living with modern finishes & features throughout. The gourmet kitchen features stainless steel appliances, light grey shaker cabinets, a gas cooktop, a large peninsula with quartz countertops and a pantry. Upstairs you will find the spacious bedrooms. The master bedroom offers a huge walk-in shower and walk-in closet. Step outside to the paved covered patio, perfect for entertaining or a quiet night home. Add'l Features & Upgrades: Smart Home System Epoxy garage flooring Electric vehicle charging outlet RO system Water softener system Gas hook-up for outdoor grill Arabella is a gated community in the 85254 "magic" zip code. This community offers a resort-style heated pool & spa, lush green spaces, and a huge playground. Close to Desert Ridge, Kierland, Scottsdale Quarter and easy access to 101 and 51 freeways.									
Listing Courtesy of Real Broker									
	6	🟢 Pending • Pending as of 4/26/2025 MLS ID: 6783189							
	5849 E Le Marche Ave	Single Family	4/3	2,863 sq ft	8,681	11/12/2024	\$1,040,000	4/26/2025	\$363
Arizona Resort Style Living at It's Best! This home has it all! Remodeled Home with Open Floorplan. Front courtyard greets you! Wood like tile t/o the first Floor. Sunken living room was filled in/leveled for better flow & no step down.Huge family room / fireplace is open to the kitchen. Kitchen offering a large island w/breakfast bar, eat in area Pantry & windows to the backyard. Entertainer's Delight! One bedroom and full bath on 1st Floor.. Upstairs is the Elegant Primary Ensuite w/walk in closet, spa bathroom. Upstairs: 2 additional nice sized bedrooms a full bath. Great storage T/O! Escape to your own Resort yard w/Sparkling Pool. Paver patios, Turf, large covered patio . East side yard is RV/Toy storage w/cover canopy, & RV Gate.NO HOA!Near Everything Shopping/Restaurants/Mayo Near Desert Ridge, Mayo Hospital Campus, 101 Corridor, Kierland, Scottsdale Quarter and MORE! Well Respected Schools Nothing to do but move in! Sellers can close after 1/3/25.									
Listing Courtesy of Re/max Excalibur									

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 5/6/2025 MLS ID: 6819534							
	5020 E Pershing Ave	Single Family	4/5	4,400 sq ft	22,441	2/12/2025	\$2,490,000	5/6/2025	\$566
Discover luxury living in this impeccably upgraded home! The wide open floor plan seamlessly blends into the chef's kitchen featuring Wolf appliances, beautiful cabinetry & quartz counters- PERFECT FOR ENTERTAINING. Retreat to the sprawling master suite offering a soaking tub, double sinks, and a massive closet with a vanity. Step outside to the resort-style backyard oasis with a sparkling pool, gazebo, large covered patio with misters & huge grassy play area. Additional highlights include a separate workshop, 4-car garage, private bar area with a climate-controlled wine room, & a massive game room for endless entertainment possibilities! Sunburst Farms is a wonderful Scottsdale community located near Kierland shopping and entertainment, excellent golf courses & A+ schools. A MUST SEE!									
Listing Courtesy of Homesmart									
	8	Pending • Pending as of 5/5/2025 MLS ID: 6850311							
	15221 N Clubgate Dr, Unit 1063	Single Family	2/2	1,395 sq ft	367	4/11/2025	\$750,000	5/5/2025	\$538
Opportunities like this don't come along often. Rare combination of prime location, stellar upgrades and condition, plus the chance to buy a home fully furnished & turn key! Situated along Kierland Golf Club's ninth fairway to the east, and a beautiful lawn to the south, natural light fills the space. This ground floor unit was the builders model, and offers the best location within Kierland Greens. Enjoy luxurious living with Scottsdale Quarter, Kierland Commons and the Westin Kierland right out your door. No rental restrictions.									
Listing Courtesy of My Home Group Real Estate									
	9	Pending • Pending as of 4/15/2025 MLS ID: 6841012							
	5122 E Blanche Dr	Single Family	4/2	2,074 sq ft	10,138	3/17/2025	\$720,000	4/15/2025	\$347
MAJOR PRICE REDUCTION! BUYERS DID NOT PERFORM AND PROPERTY IS BACK ON MARKET. Excellent opportunity to own a spacious 4 bedroom home with a large pool in the magic zip code 85254 at a great price. The current owner has enjoyed living in the property since 1993. The home is structurally sound and is ready for cosmetic updates and renovations. Make this home your own! Enjoy the large lot, RV gate and storage area, 2 car garage, spacious covered patio and so more. This is a hard to find hidden gem in a great area. Excellent schools, close to major shopping and NO HOA!									
Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties									
	10	Pending • Pending as of 5/5/2025 MLS ID: 6798159							
	7120 E Kierland Blvd, Apt 520	Condo/Townhouse/Apt.	2/2	1,091 sq ft	1,093	12/28/2024	\$879,000	5/5/2025	\$806
Luxurious living at Optima Kierland. Situated within Scottsdale itself, fantastic views! This two bedroom, two-bath East facing condo has awesome sunsets, city light views from spacious the Sky Level patio and more. This community offers many amenities: The Sky Deck offers breathtaking rooftop views of the surrounding valley; featuring a large pool, patio areas to enjoy, TV, spa, grilling, entertainment, spacious gym, a golf, simulator, putting green, squash court, basketball and more. This is top-of-the-line luxury living at its finest. Private parking spaces and much more.									
Listing Courtesy of Arizona Elite Properties									



Distressed: 3

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of Trustee Sale MLS ID: –								
	16408 N 63rd St	Single Family	–/3	2,577 sq ft	11,196	–	4/23/2025	Notice of Trustee Sale	
	–								
	2 ■ Off Market • Notice of Trustee Sale MLS ID: –								
	15617 N 54th Way	Single Family	–/3	2,110 sq ft	11,600	–	3/19/2025	Notice of Trustee Sale	
	–								
	3 ■ Off Market • Notice of Trustee Sale MLS ID: –								
	6412 E Jean Dr	Single Family	–/2	1,617 sq ft	10,604	–	2/7/2025	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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NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

IntroLend First Cloud



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Build A Sign



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