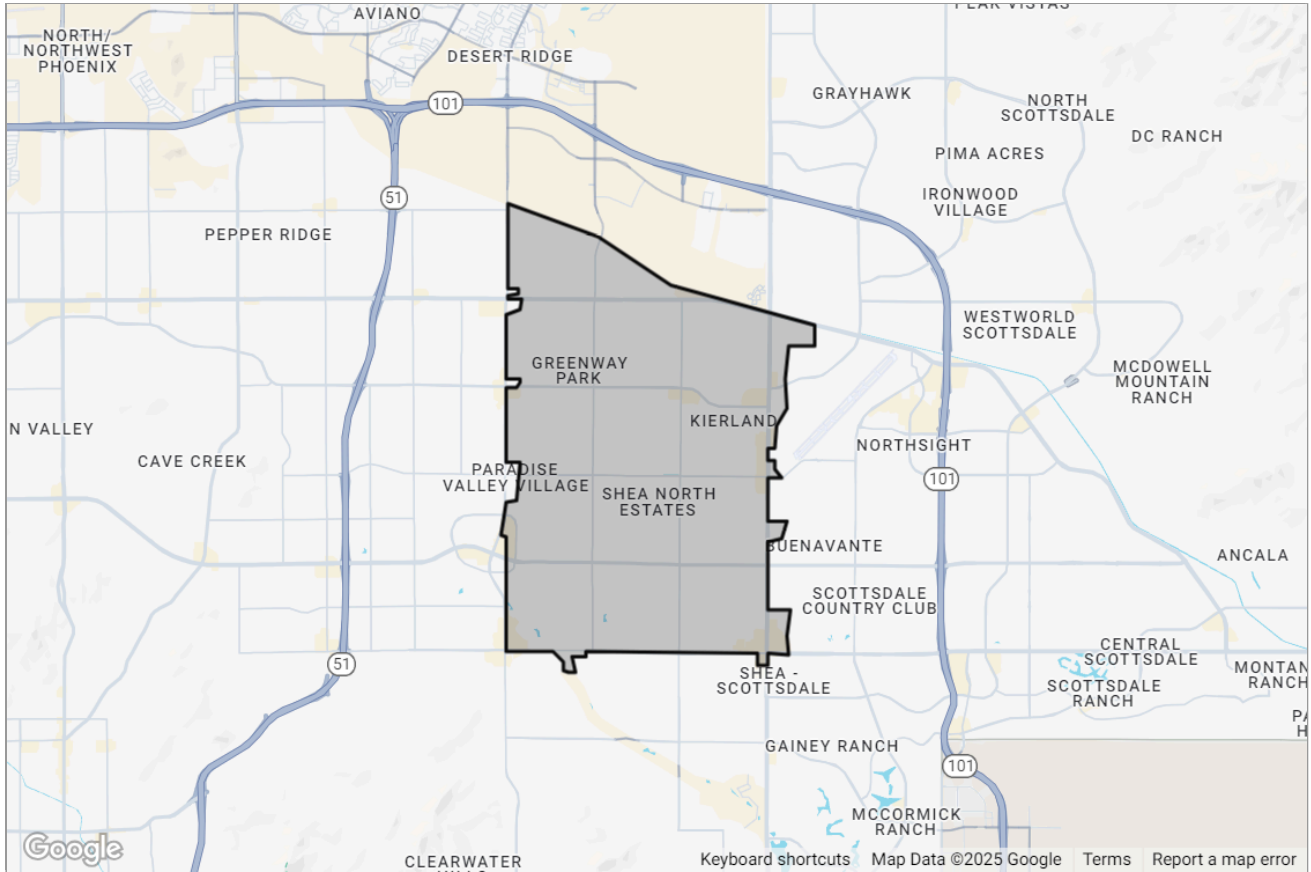




MARKET ACTIVITY REPORT

Scottsdale, AZ 85254



Presented by

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Scottsdale, AZ 85251

Scottsdale, AZ 85254

Market Snapshot: Estimated Home Values

Median Est. Home Value \$942K Updated: 4/30/2025	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 Updated: 4/30/2025	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 4 Updated: 5/28/2025	# of Pre-Foreclosures 0	# of Foreclosures 4	# 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 5/28/2025.

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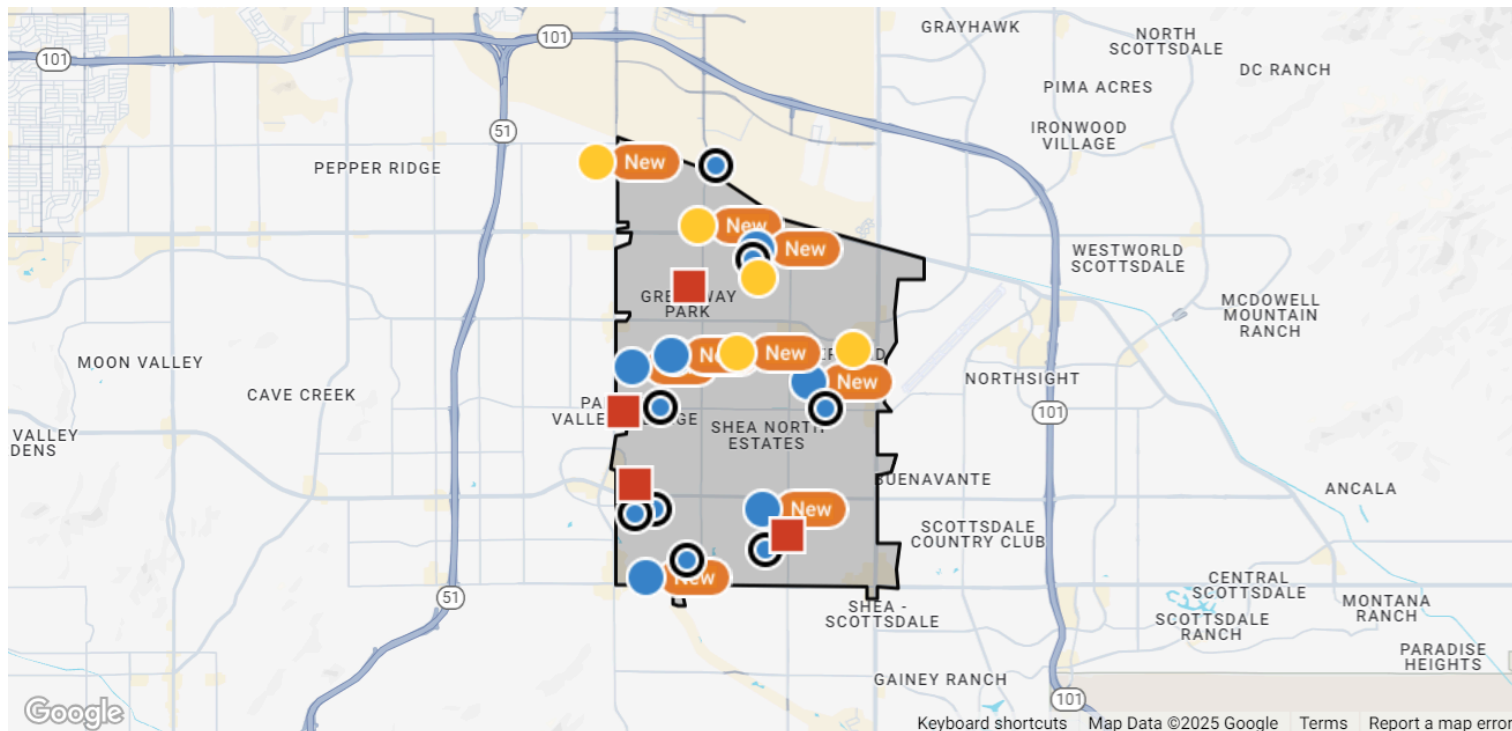
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

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.

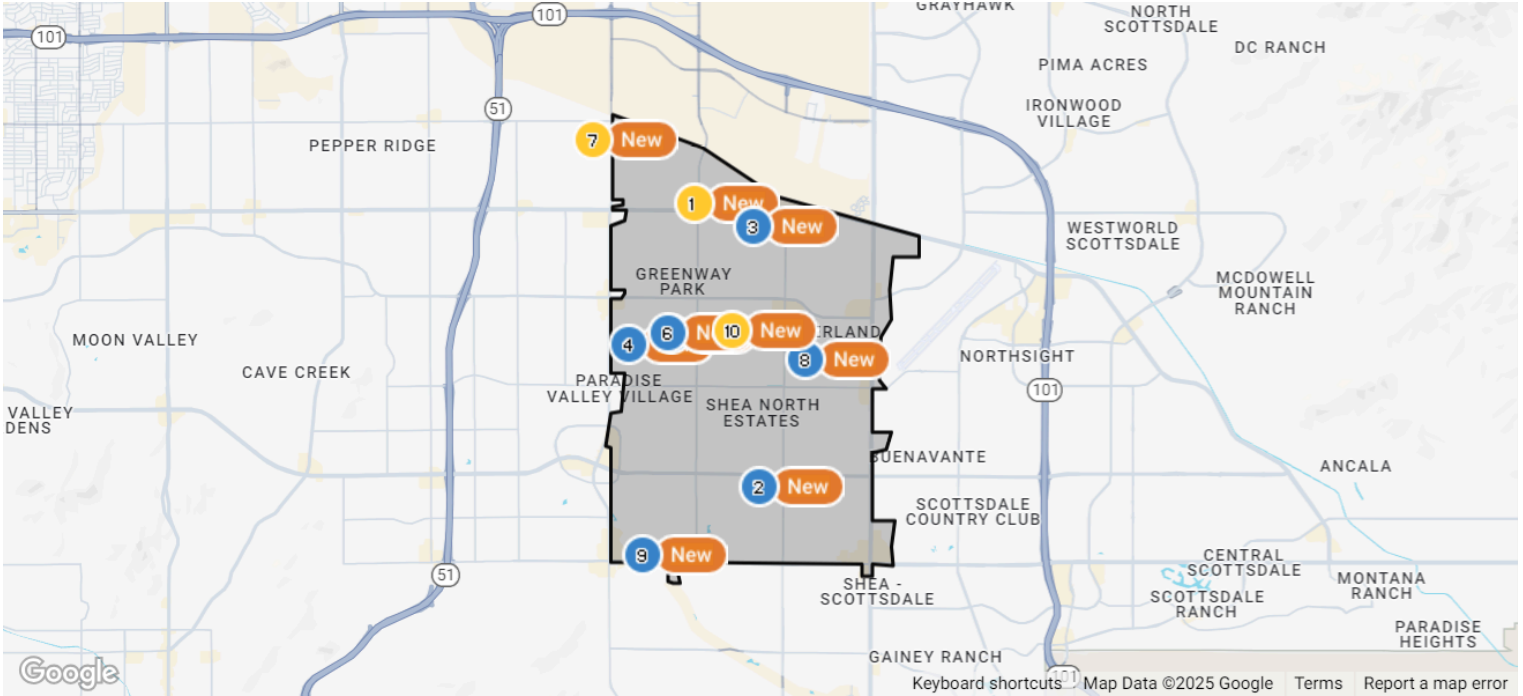
Market Activity Summary Stats





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

	 New	 Pending	 Distressed
	New Listings	Pending	Distressed
Number of Properties	10	10	4
Low Price / Value	\$2,995	\$1,895	\$806,500
Median Price / Value	\$870,000	\$1,277,500	\$856,880
High Price / Value	\$2,349,500	\$4,879,900	\$897,240
Average Price / Sq. Ft.	\$390	\$410	\$403
Median Price / Sq. Ft.	\$460	\$467	\$402
Average Days in RPR	16	44	—
Median Days in RPR	6	39	—
Total Volume	\$7,877,990	\$14,829,795	\$3,417,500

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	• New, Active: 5/27/2025 MLS ID: 6872014							
	5704 E Aire Libre Ave, Unit 1219	Condo/Townhouse/Apt. 2/3		1,088 sq ft	573	1986	5/27/2025	\$5,500 mo.	\$5
	Modern townhouse in North Scottsdale, great location, only 7 min away from Kierland, Scottsdale Quarter and Desert Ridge Market place. Mayo clinic is 5 min away and Scottsdale Airport is also 7 min away. Available 6/1/25! Jan - April: \$5,500/mth; May-Sept: \$4,000/mth; Oct-Dec: \$4,500/mth								
	Courtesy of Delex Realty								
	2 ● Active	• New, Active: 5/27/2025 MLS ID: 6871990							
	11601 N 64th Pl	Single Family	4/3	2,516 sq ft	35,053	1963	5/27/2025	\$2,349,500	\$934
	Completely reimaged by Modern Masterpieces, Serenity offers a rare chance to own in one of Scottsdale's premier neighborhoods. Set on nearly an acre, this estate underwent a dramatic transformation—removing the entire ceiling structure to create soaring vaulted 11' ceilings and an expansive open-concept layout. Anchored by a massive 8' glass pivot door and floor-to-ceiling windows, including a striking 8' sheet of electronic smart glass in the dining room, the home is filled with natural light and architectural impact. The redesigned floorplan includes a chef's Thermador kitchen with Italian cabinetry, a quartzite-clad master suite, and a two-bedroom addition. Finishes include 6' onyx-look tile, designer fixtures, blackout shades, new HVAC, EV-ready garage, and high-capacity septic tank Outside, enjoy a Zen garden, citrus orchard, and outdoor kitchen. Sale includes plans and permits for a 1,100+ sq ft luxury casita, pool, and spa. Walking distance to top-rated schools, Serenity blends modern luxury with privacy and community.								
	Listing Courtesy of American Realty Brokers								

New Listings: 10 (cont.)




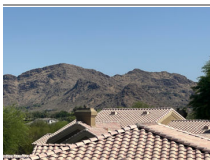
New Listings: 10 (cont.)

	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: 5/10/2025 MLS ID: 6864578				
	16227 N 63rd Pl	Single Family	4/2	2,600 sq ft	11,994	1983	5/10/2025	\$1,525,000
<p>Reimagined from the ground up in 2023, this custom rebuild with global finishes is a rare architectural jewel, blending timeless European artistry with the ease of modern desert living in Scottsdale. Every detail has been thoughtfully curated—from hand-painted Portuguese azulejos and a sculptural Moroccan sink to Spanish palace-style tile inspired by the Alhambra. The chef's kitchen pairs elegance and performance with fumed white oak cabinetry, gold brass fixtures, and Symphony Stone countertops in the coveted Carmen finish. Wide-plank white oak floors and smooth stucco walls establish a serene foundation, enriched by a villa-inspired palette and seamless indoor-outdoor flow. An exceptional opportunity for the discerning buyer seeking design, craftsmanship, and soul.</p> <p><i>Listing Courtesy of Delex Realty</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>								

	5	●	Active	*New, Active: 4/4/2025 MLS ID: 6846579				
	14241 N 56th Pl	Single Family	4/2	1,812 sq ft	13,192	1989	4/4/2025	\$975,000
<p>Scottsdale's most desirable neighborhood, this 4-bedroom, 2-bath home offers a rare combination of style, comfort and outdoor living. Inside, the open-concept layout features vaulted ceilings and expansive windows that offer copious amounts of natural light that amplify the elevated ceilings. Modern and functional this kitchen is outfitted with custom soft close cabinetry, quartz countertops and a large island with eat-up bar. Full suite of Whirlpool appliances—including double ovens—perfect for hosting extravagant dinner parties or everyday meals. Adjacent living and dining areas are bright and inviting as they peer into your expansive outdoor oasis. Make your way to your primary suite that features custom double-head walk-in shower and a generous walk-in closet. Scottsdale's most desirable neighborhood, this 4-bedroom, 2-bath home offers a rare combination of style, comfort and outdoor living. Inside, the open-concept layout features vaulted ceilings and expansive windows that offer copious amounts of natural light that amplify the elevated ceilings. Modern and functional this kitchen is outfitted with custom soft close cabinetry, quartz countertops and a large island with eat-up bar. Full suite of Whirlpool appliances—including double ovens—perfect for hosting extravagant dinner parties or everyday meals. Adjacent living and dining areas are bright and inviting as they peer into your expansive outdoor oasis. Make your way to your primary suite that features custom double-head walk-in shower and a generous walk-in closet. Down the hallway you will find three generous sized bedrooms that are fitted for family living or flexibility for guests.((Step outside to experience all that completes your backyard getaway. Your heated pool and spa are surrounded by lush citrus trees, and a covered patio with dedicated space for outdoor dining and lounging. Enjoy the privacy of all these features with your mature landscaping encompassing this oversized 1/3 acre lot.((Residents enjoy easy access to top-rated schools, decadent dining and premier shopping destinations like Kierland Commons and Scottsdale Quarter. The re-imagination of Paradise Valley Mall offers new exciting business to come to accommodate the existing Whole Foods, Costco, Target and more! Enjoy the area's scenic parks and outdoor spaces, all ust minutes away. With its unbeatable location, this neighborhood delivers not only everyday ease but also a vibrant, connected community feel that makes it one of Scottsdale's most sought-after places to live.</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.
	6 ● Active	*New, Active: 4/15/2025 MLS ID: 6851826							
	14248 N 56th Pl	Single Family	4/2	1,812 sq ft	8,262	1989	4/15/2025	\$825,000	\$455
Welcome to your dream home in the heart of the highly sought-after 85254 zip code! This impeccably maintained 4-bedroom ranch offers a perfect blend of comfort, style, and thoughtful upgrades throughout. Step inside to find updated interior paint and baseboards that give the home a fresh, modern feel. The open-concept living spaces are anchored by beautiful Armstrong wood laminate flooring installed throughout in 2015, creating a warm and cohesive flow. The remodeled kitchen (2016) is a chef's delight, featuring a large quartz island and countertops, custom glass backsplash, and high-end GE appliances including a convection oven with induction cooktop, warming drawer, refrigerator, microwave, and dishwasher. Enjoy the upgraded cabinetry, pull-out shelving, and under-cabinet lighting. Additional features include a laundry room with custom shelving, a high-efficiency front-load washer (2014), and dryer (2018). Located near top-rated schools, world-class shopping, dining, and entertainment, this move-in ready home is an absolute gem in one of Scottsdale's most desirable neighborhoods.									
Listing Courtesy of Best Homes Real Estate									
	7 ● Active	*New, Coming Soon: 5/22/2025 MLS ID: 6870823							
	4854 E Libby St	Single Family	5/4	3,469 sq ft	8,346	1997	5/22/2025	\$4,995 mo.	\$1
COMING SOON - EARLY TO MID-JUNE 2025 Updated 5-Bedroom, 4-Bathroom Home in Scottsdale's sought-after 85254 Zip Code! This spacious, light-filled home features vaulted ceilings, an open floor plan, and updated kitchen with large island & new LG appliances. The spacious and modern primary suite includes a jetted tub and walk-through closet. Enjoy energy efficiency and savings year round with 2024 Trane A/C units, smart thermostats, and 15kW solar. The lush backyard boasts mature citrus trees, covered patio, gated pool with waterfall, smart irrigation, and a modern outdoor shed. Main-level bed/bath is perfect for guests or office and additional upstairs en-suite adds flexibility. Pets OK upon owner approval. Available early to mid-June— Don't miss this rare find!									
Courtesy of Active Renter									
	8 ● Active	*New, Active: 5/27/2025 MLS ID: 6871588							
	6835 E Friess Dr	Single Family	4/3	1,844 sq ft	10,756	1977	5/27/2025	\$975,000	\$529
Another great home in the magic zip code of 85254 in highly desirable Raskin Estates....come view this professional remodel done right! Spacious 4 bedroom (1 bedroom w/o a closet) 3 bath home today. The exposure is fantastic w/ preferred n/s facing for those sunny days ahead...the location is top notch close to Sandpiper elementary, Kierland Commons, Scottsdale Quarter JC community, and the new better than ever PV Mall. Upscale Scottsdale mailing address, Phoenix taxes and PV schools...this home has it all. Large private lot, sparkling pool, easy care landscaping and artificial turf make the backyard a summer paradise. No HOA is the icing on the cake not to mention an RV gate for the toys. Furniture for sale under separate bill of sale. Owner is a licensed agent in California.									
Listing Courtesy of Realty Executives									
	9 ● Active	*New, Active: 5/22/2025 MLS ID: 6869860							
	5335 E Shea Blvd, Apt 2081	Single Family	1/1	779 sq ft	794	1993	5/22/2025	\$300,000	\$385
Welcome to your new home...resort-style living at Bella Terra Condominiums, ideally located on the border of prestigious Paradise Valley. This beautifully updated 1-bedroom, 1-bathroom condo offers the perfect blend of luxury, comfort, and convenience in one of Arizona's most desirable neighborhoods. Second floor as a corner unit, this home boasts stunning, unobstructed views of iconic Mummy Mountain—a rare and breathtaking backdrop you'll never tire of. Move-in ready, the space is thoughtfully designed and can be sold fully furnished, making it an ideal primary residence, second home, or investment property. The NEW PV mall development coming, close to Oldtown Scottsdale, Arcadia, top notch golf courses and restaurant a few miles away! Step outside your door and enjoy resort-style amenities including a sparkling pool, relaxing hot tub, modern fitness center, and a stylish clubhouse! Everything you need to live the vacation lifestyle year-round.									
Listing Courtesy of Two Brothers Realty & Co									

New Listings: 10 (cont.)



10 ● **Active** • New, Active: 5/27/2025 MLS ID: 6871793

6221 E Gelding Dr

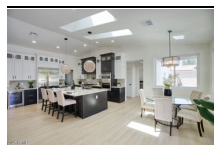
Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	3/2	1,440 sq ft	10,141	1978	5/27/2025	\$2,995 mo.	\$2

This is the one you have been looking for!! Beautiful Remodeled house for rent in the highly sought after 85254! Welcome to your 3bed 2bath home which blends spacious living with thoughtful design. Enjoy your private yard, not overlooked by neighbors. Home backs out onto hiking trail to the back and side, so you can enjoy quiet epic sunsets with a glass of wine! The open concept floorplan is ideal for entertaining and opens out onto a spacious back yard. The master bed has beautifully tiled master bathroom and generous closet space. The home is wired for fast internet for those work from home situations. Large 2 car garage is ideal for your toys! Located in super cute upscale neighborhood only 2 mins drive to Kierland commons and many of the top rated Scottsdale restaurants. 1 year lease (can be extended). Must have verifiable income and be able to pass background check. Potty trained Dog OK up to 25 Lbs. OK.

Courtesy of Homecoin.com



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 5/27/2025 MLS ID: 6856122

5430 E Shea Blvd

Single Family

4/4

3,354 sq
ft

34,465

4/23/2025

\$1,997,000




5/27/2025

\$595





Nestled in a sought-after Scottsdale neighborhood, this remodeled masterpiece exudes elegance and warmth, offering a new construction feel while honoring its timeless surroundings. The heart of the home, a chef's kitchen with high end appliances invites culinary creativity and shared moments. The open floorplan flows effortlessly, anchored by a captivating floor-to-ceiling black limestone fireplace that adds boldness and luxury to the space. Picture yourself savoring a glass of wine from the bar, while gazing out of the 16' panoramic patio doors that seamlessly blend indoor and outdoor living. Step outside to your personal paradise: an outdoor kitchen complete with a pizza oven, grill, fridge, and more, set beside a refreshing pool with a diving board. Gather around the gazebo's outdoor fireplace, where the night comes alive with laughter and conversation. Two luxurious master suites offer sanctuary with spa-like bathrooms to relax at the end of a busy day. Each bedroom boasts spacious walk-in closets, with two in the primary suite. An elegant office provides an inspiring environment where productivity flows effortlessly, offering a perfect balance of focus and relaxation. A private circular drive with smart gates ensures your home remains a sanctuary. This isn't just a house - it's a place to make memories. Come experience the magic of this stunning Scottsdale gem.

Listing Courtesy of Jpar Vantage





Pending: 10 (cont.)

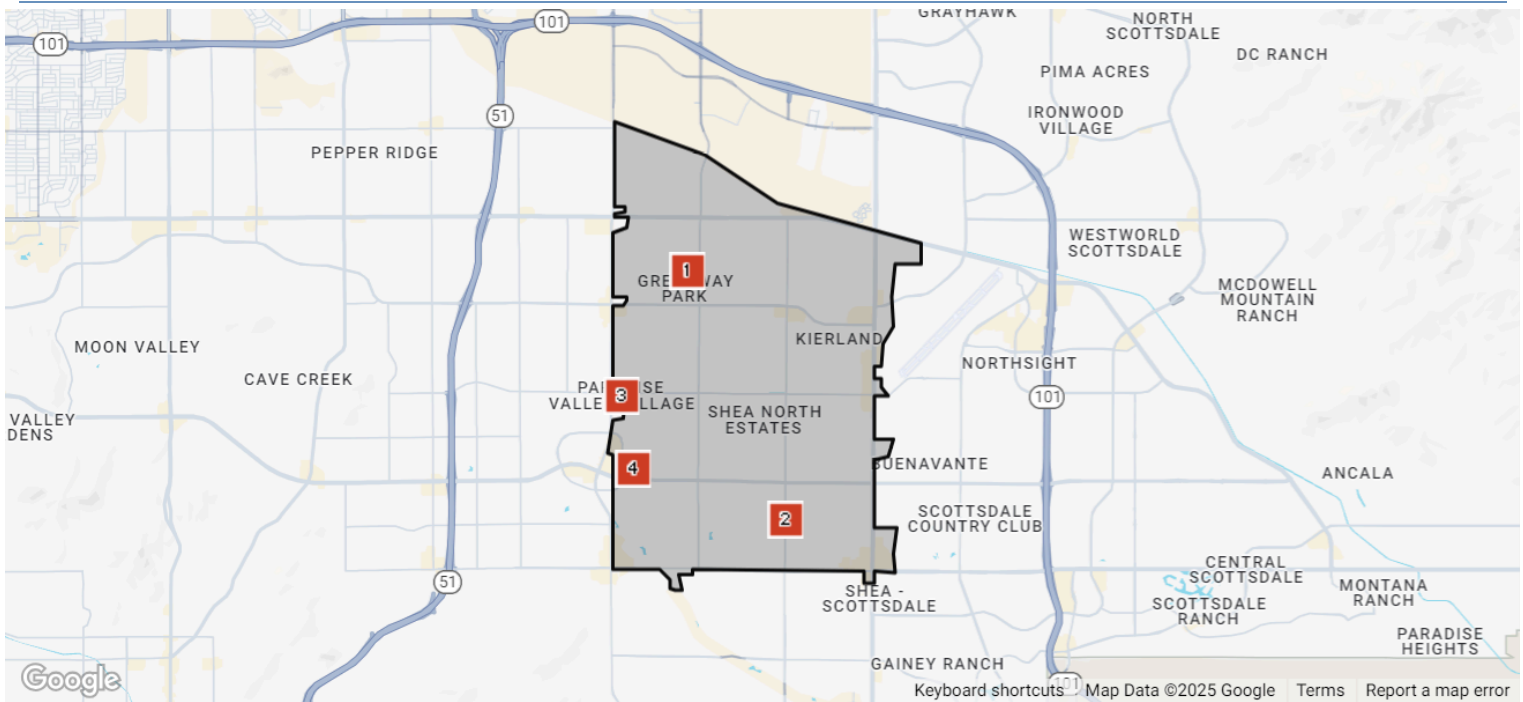
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	2 Pending • Pending as of 5/28/2025 <i>MLS ID: 6866563</i>							
	6147 E Desert Cove Ave	Single Family	6/7	6,370 sq ft	34,914	5/15/2025	\$4,879,900	5/28/2025 \$766
<p>Step into a world of refined elegance with this brand-new luxury estate in Scottsdale. Boasting 5 spacious ensuite bedrooms, 7 designer bathrooms, large Office and a detached guest house, this home offers the perfect blend of sophistication, comfort, and functionality. The lot sits perched on a corner three quarter-acre lot, the outdoor living space is a true entertainer's paradise. Enjoy year-round relaxation with a sparkling pool with Baja Shelf, soothing spa, and an expansive covered patio with built in BBQ ideal for hosting gatherings or simply unwinding in style. Inside, every detail has been meticulously curated—from the open-concept living areas to the gourmet chef's kitchen, working pantry and luxurious ensuite bedrooms. The guest house provides privacy and flexibility, perfect for extended family or visiting friends. Located in one of Scottsdale's most sought-after large lot neighborhoods, this exceptional residence combines the tranquility of a private corner lot retreat with proximity to world-class dining, shopping, and golf. This is Luxury living redefined. Book your private tour today & ask about the special home features and specifications list for details about the quality of the build and materials used.</p> <p><i>Listing Courtesy of Keller Williams Integrity First</i></p>								
	3 Pending • Pending as of 5/28/2025 <i>MLS ID: 6840881</i>							
	5641 E Grovers Ave	Single Family	4/3	3,140 sq ft	9,270	3/25/2025	\$1,450,000	5/28/2025 \$462
<p>*Currently the ONLY home in 85254 in a gated community, single level, pool & hot tub, THREE car garage UNDER \$1.5 mil. This stunning gated luxury home combines elegance, comfort, and privacy. Nestled on a beautifully landscaped lot, this exquisite estate features a spacious open floor plan with soaring ceilings & high-end finishes throughout. Step outside to your own backyard paradise, where a sparkling pool & serene hot tub await, perfect for unwinding or entertaining guests. Two covered patios area is ideal for outdoor dining, lounging, or enjoying Arizona's beautiful sunsets. Surrounded by lush greenery this home provides a tranquil escape & privacy. Located in the highly desirable 85254 zip code, this home offers easy access to fine dining, shopping, and top-rated schools.</p> <p><i>Listing Courtesy of Real Broker</i></p>								
	4 Pending • Pending as of 5/28/2025 <i>MLS ID: 6851870</i>							
	6019 E Paradise Ln	Single Family	4/3	2,897 sq ft	9,884	4/15/2025	\$899,000	5/28/2025 \$310
<p>Located in the sought-after 85254 zip code, this 4-bed, 2.5-bath home blends comfort, location, and thoughtful upgrades—with no HOA. Directly across from Jack Rabbit Park, enjoy easy access to green spaces and trails. Inside, vaulted ceilings, natural light, and new wood-look tile enhance the open layout. The kitchen offers built-in appliances, skylights, ample cabinetry, and updated RO filters. Major upgrades include a resurfaced pool and new filter system (2020), 5-ton A/C unit (2024), remodeled bathroom (2024), rebuilt soft water system, new electrical panel and breakers (2020), and full home R-36 insulation (2020). Complete with a 2-car garage and extended driveway, this home is move-in ready! Tucked away on the main level, the primary bedroom is a true retreat with a walk-in closet and a space for an office/sitting nook. Its ensuite has dual sinks, a separate tub/shower, & patio access. Upstairs, three spacious secondary bedrooms await, two of which feature their own walk-in closets. The spacious backyard is an entertainer's delight! It showcases a covered patio, well-laid pavers, multiple seating areas, and a sparkling pool for year-round enjoyment. The storage shed & a dog run in the side yard are added perks. This isn't just a place to live—it's where memories are made! With Parkside charm, spacious comfort, and a location that puts everything within reach, this home is ready to welcome your next chapter. Don't miss it!</p> <p><i>Listing Courtesy of Real Broker</i></p>								

Pending: 10 (cont.)


		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	5	Pending • Pending as of 4/24/2025 MLS ID: 6845174							
	5202 E Emile Zola Ave	Single Family	4/3	2,936 sq ft	38,123	4/2/2025	\$1,385,000	4/24/2025	\$472
<p>*MASSIVE PRICE ADJUSTMENT & OVER \$250,000 IN UPGRADES - NEW AC, NEW pool equipment, PAID OFF solar panels, & RENOVATED interior! An incredibly rare opportunity in the heart of 85254—this move-in ready horse property sits on a premium 0.88-acre corner lot that has already been approved by the city for a LOT-SPLIT into TWO 0.44-acre parcels. Whether you're looking to create a luxury compound, develop for profit, or simply enjoy the expansive space as-is, the options are endless and the potential is undeniable. Located on a highly sought-after bridle path with no HOA and surrounded by multi-million dollar homes, this four-bedroom residence blends everyday comfort with long-term investment upside. This home includes a fully paid Tesla solar system, Tesla electric vehicle charger, brand-new AC and HVAC system, and brand-new pool with all new equipment, this home is designed for modern, energy-efficient living. The bright, spacious layout features a meticulously designed interior with fresh paint, recessed lighting, a mix of tile and carpet flooring, and an abundance of natural light throughout. The kitchen is the heart of the home, boasting white cabinetry, granite countertops, stainless steel appliances, a prep island with breakfast bar, and a classic subway tile backsplash. The owner's suite offers a true retreat with a walk-in closet and spa-like ensuite complete with a floor-to-ceiling tiled shower. The expansive Arizona room invites indoor-outdoor entertaining and leads to a massive backyard featuring a covered patio, a resurfaced pool, and a private TENNIS COURT—a rare find at this price point. Outside, you'll find parking for eight vehicles plus dedicated RV parking, a community irrigation system for lush landscaping, and all the space you could ask for to expand, build, or simply enjoy. Whether you're a homeowner looking for long-term lifestyle value, an investor seeking development upside, or a short-term rental buyer tapping into the Scottsdale/Paradise Valley market, this home is a winning move from every angle. Perfectly positioned just minutes from the 51 freeway, the new PV Mall redevelopment, top-rated schools, and the best shopping, dining, and amenities that Scottsdale and Paradise Valley have to offer—this is more than just a home; it's a launchpad for your next chapter. Don't miss this opportunity to secure one of the most versatile and valuable properties on the market today!</p> <p><i>Listing Courtesy of Exp Realty</i></p>									
	6	Pending • Pending as of 5/27/2025 MLS ID: 6844691							
	6711 E Presidio Rd	Single Family	3/2	2,251 sq ft	10,669	4/2/2025	\$842,000	5/27/2025	\$374
<p>North south facing, no HOA Very well kept home. mix of updates. back yard nicely set up for entertaining and enjoying. Thermal cork shield exterior coating, updated windows.</p> <p><i>Listing Courtesy of Your Realty Office</i></p>									
	7	Pending • Pending: 5/27/2025 MLS ID: 6858822							
	15805 N 60th Way	Single Family	5/3	2,368 sq ft	10,047	4/28/2025	\$5,000 mo.	5/27/2025	\$2
<p>This furnished, newly remodeled property is nestled in a quiet North Scottsdale neighborhood and offers 5 bedrooms and 3 full bathrooms. Enjoy this spacious, open floor plan with ample seating and tasteful decor. The stunning kitchen boasts custom cabinets that have been stocked with your comfort in mind, SS appliances, ample counter space & all the necessities you need. Grab a lounge chair and hang by the pool, start up a game of corn hole or hang in the third car garage and challenge a friend to a game of ping pong! Conveniently located in central Scottsdale, this property has ample dining, shopping, golf and hiking options nearby & is a short drive from Kierland Commons & the Scottsdale Quarter. NO SUBLEASING ALLOWED</p> <p><i>Courtesy of Real Broker</i></p>									
	8	Pending • Pending: 5/27/2025 MLS ID: 6865122							
	7009 E Acoma Dr, Unit 2115	Single Family	2/2	972 sq ft	969	5/12/2025	\$1,895 mo.	5/27/2025	\$2
<p>This is a 2 bedroom condo right up front by the Club house and pool, spa, fitness center. Two master suites, Granite countertops, all appliances stainless steel, tall kitchen cabinets, washer and dryer, wood flooring, fireplace, patio with storage. Great second story view of entry and greenbelt. Non smoking unit. Available September 1.</p> <p><i>Courtesy of Re/max Fine 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.
	9  Pending *Pending as of 5/27/2025 MLS ID: 6857192							
	5111 E Cortez Dr	Single Family	4/4	3,511 sq ft	17,918	4/25/2025	\$2,200,000	5/27/2025
<p>Exceptional home with pool, wine display & pickleball court! Welcome to this stunning residence, sure to impress, nestled in an up-and-coming Scottsdale community! From its unique curb appeal and manicured landscaping to the curved driveway and 2-car garage, every detail is a flow of elegant design and connects indoor/outdoor living seamlessly. Step inside to soaring vaulted ceilings, skylights, and striking accents that fill the generous living and dining areas with natural light. The open layout is enhanced by high-end lighting, a cozy fireplace perfect for ambience and a sophisticated wine display that adds a touch of luxury. The gourmet kitchen is a chef's dream, boasting sleek quartzite countertops, stainless steel appliances, abundant cabinetry, a butler's pantry, and a large island with a breakfast bar illuminated by stylish pendant lighting. The expansive primary suite serves as a private retreat, featuring a separate exit to the backyard, a sizable walk-in closet, and a luxurious ensuite bath. Step outside and discover your own backyard paradise ideal for year-round entertaining! Enjoy the sparkling pool, relax under the covered patio, or gather with friends and family in the beautifully landscaped yard. Sports enthusiasts will love the private pickleball court, offering fun and fitness just steps from your door. Whether you're hosting unforgettable parties or enjoying quiet evenings, this home offers something for everyone. Don't miss the chance to make it yours!</p> <p><i>Listing Courtesy of Barrett Real Estate</i></p>								
	10  Pending *Pending as of 5/26/2025 MLS ID: 6824693							
	11420 N 50th St	Single Family	4/2	2,407 sq ft	18,512	2/21/2025	\$1,170,000	5/26/2025
<p>Welcome to this 4-bedroom home nestled on a 0.42-acre lot in the highly sought-after 85254 zip code. Tucked away at the end of 50th Street, where it meets Oakhurst Way, this pie-shaped lot offers a quiet, cul-de-sac feel—perfect for watching kids ride bikes and enjoy the outdoors. Stay cool all summer long with 2023 dual AC units and take advantage of being just minutes from the new PV development. The two-car garage has updated epoxy floors, built in cabinets, and storage room. Home boasts a charming brick façade, updated diving pool, and bbq area. Newer Bosch appliances and oven/microwave combo. Office/ den adjoins kitchen with custom built in bookshelves. This maintained home offers the perfect blend of comfort, convenience, and charm—ready for you to move in and make it your own.</p> <p><i>Listing Courtesy of Homesmart Lifestyles</i></p>								



Distressed: 4

		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: –								
	15617 N 54th Way	Single Family	–/3	2,110 sq ft	11,600	–	3/19/2025	Notice of Trustee Sale	
	2 ■ Off Market • Notice of Trustee Sale MLS ID: –								
	11042 N 64th St	Single Family	–/2	2,124 sq ft	35,629	–	5/5/2025	Notice of Trustee Sale	
	3 ■ Off Market • Notice of Trustee Sale MLS ID: –								
	4835 E Emile Zola Ave	Single Family	–/2	2,197 sq ft	9,850	–	5/5/2025	Notice of Trustee Sale	
	4 ■ Off Market • Notice of Trustee Sale MLS ID: –								
	4950 E Paradise Dr	Single Family	–/2	2,046 sq ft	11,324	–	5/2/2025	Notice of Trustee Sale	

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

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- **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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- 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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