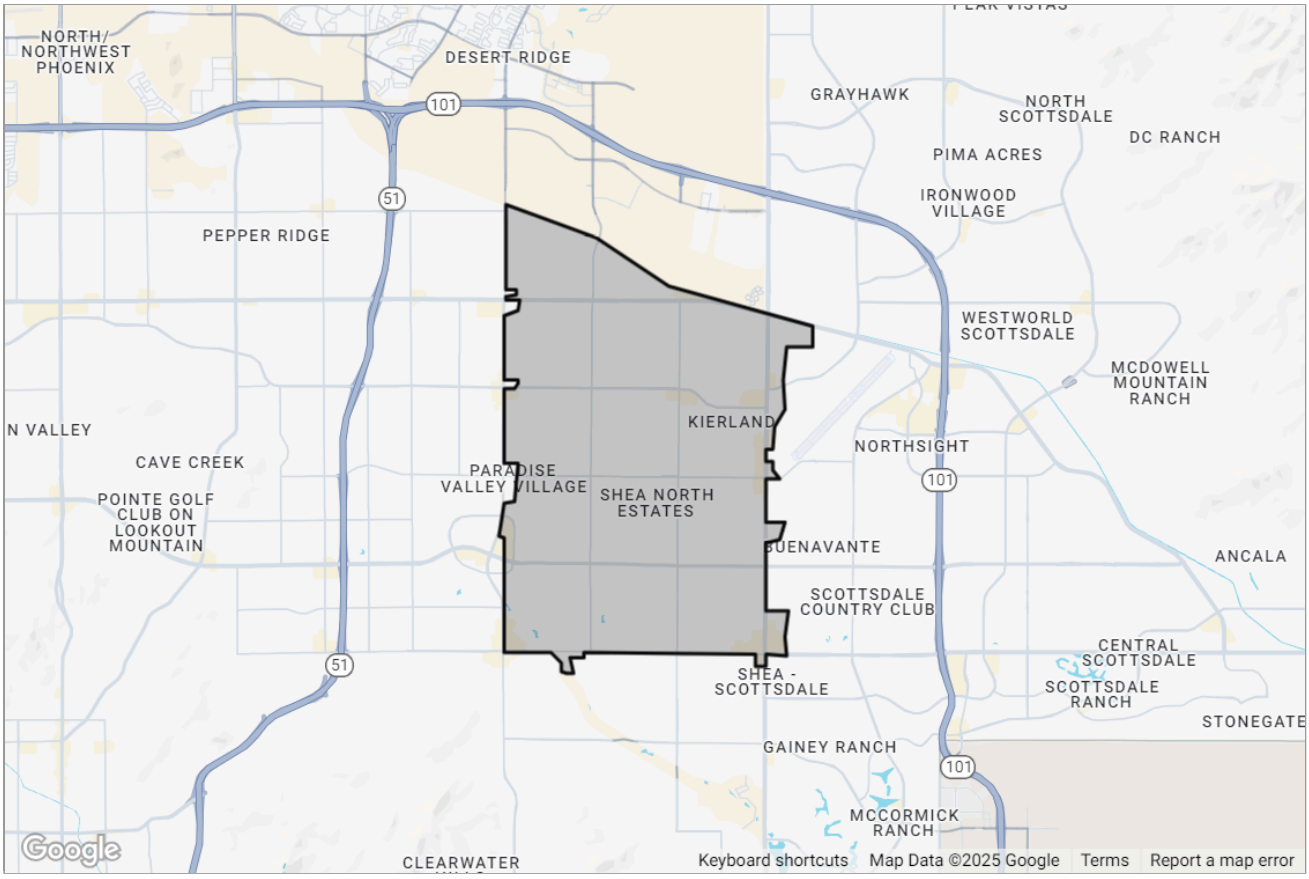
MARKET ACTIVITY REPORT

Scottsdale, AZ 85254



Presented by

Heather Tawes Nelson | ABR, CRS

Arizona Real Estate License: BR565091000

Work: (602) 751-1675

Main: heather@scottsdaleagent.net

eXp Realty
6991 E. Camelback Road
Scottsdale, AZ 85251

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Scottsdale, AZ 85254

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$941K	0.76%	0.05%	2.61%	7.44%
Updated: 6/30/2025				

*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	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$941K	2.61%	7.44%	1.8%
Updated: 6/30/2025			

*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	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
5	0	5	0
Updated: 7/2/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/2/2025.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 24 Months
$860K	7.03%	2.27%	7.84%
Updated: 5/31/2025			

*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	Change Over Last Month	Change Over Last 12 Months	Change Over Last 24 Months
$999K	0.92%	1.94%	11.93%
Updated: 5/31/2025			

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

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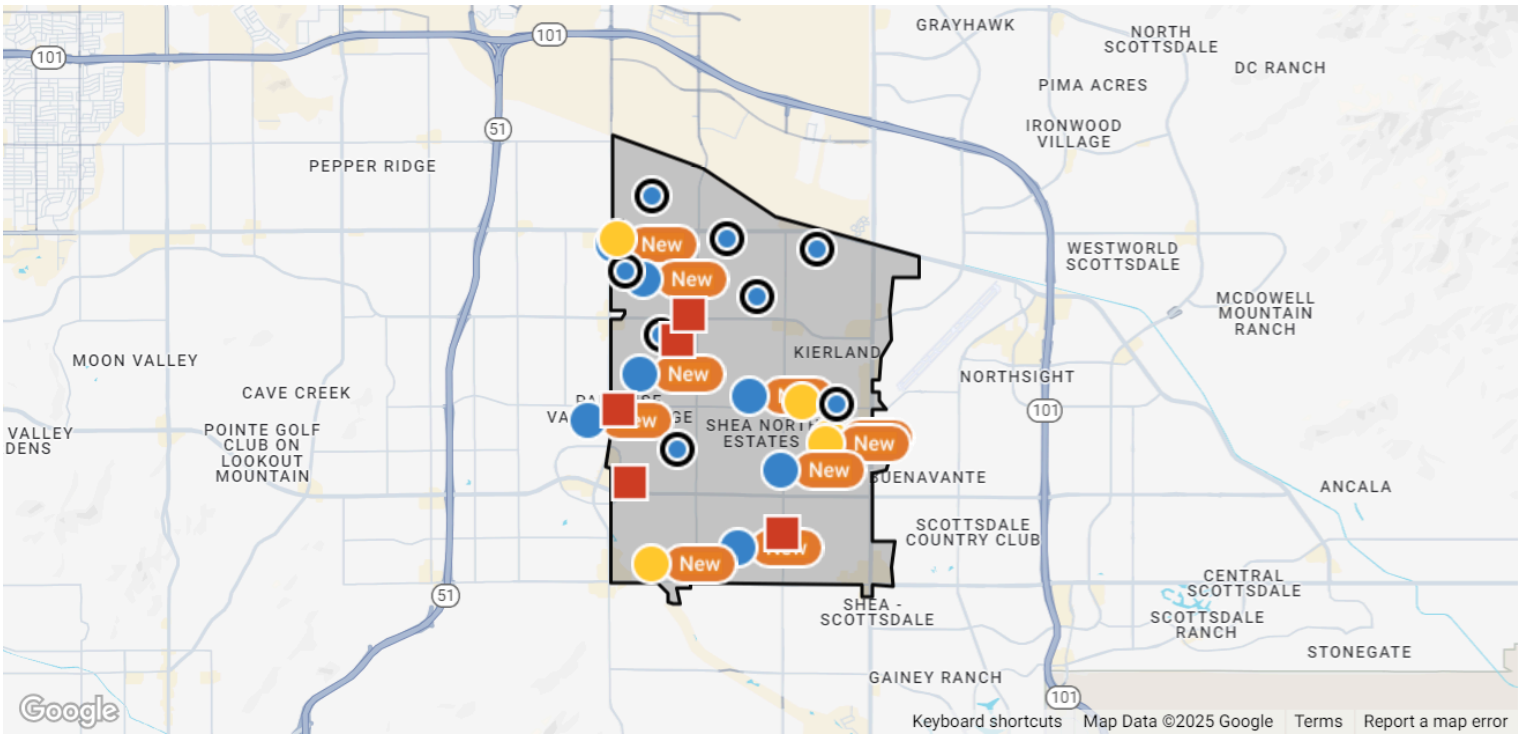
Market Activity Summary Stats



Search Criteria

Location: Scottsdale, AZ 85254; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Distressed
Number of Properties	10	10	5
Low Price / Value	$3,800	$4,800	$767,470
Median Price / Value	$892,500	$849,950	$879,000
High Price / Value	$2,485,000	$2,400,000	$1,158,660
Average Price / Sq. Ft.	$347	$355	$426
Median Price / Sq. Ft.	$392	$375	$419
Average Days in RPR	25	66	–
Median Days in RPR	17	51	–
Total Volume	$9,458,294	$9,464,085	$4,495,360

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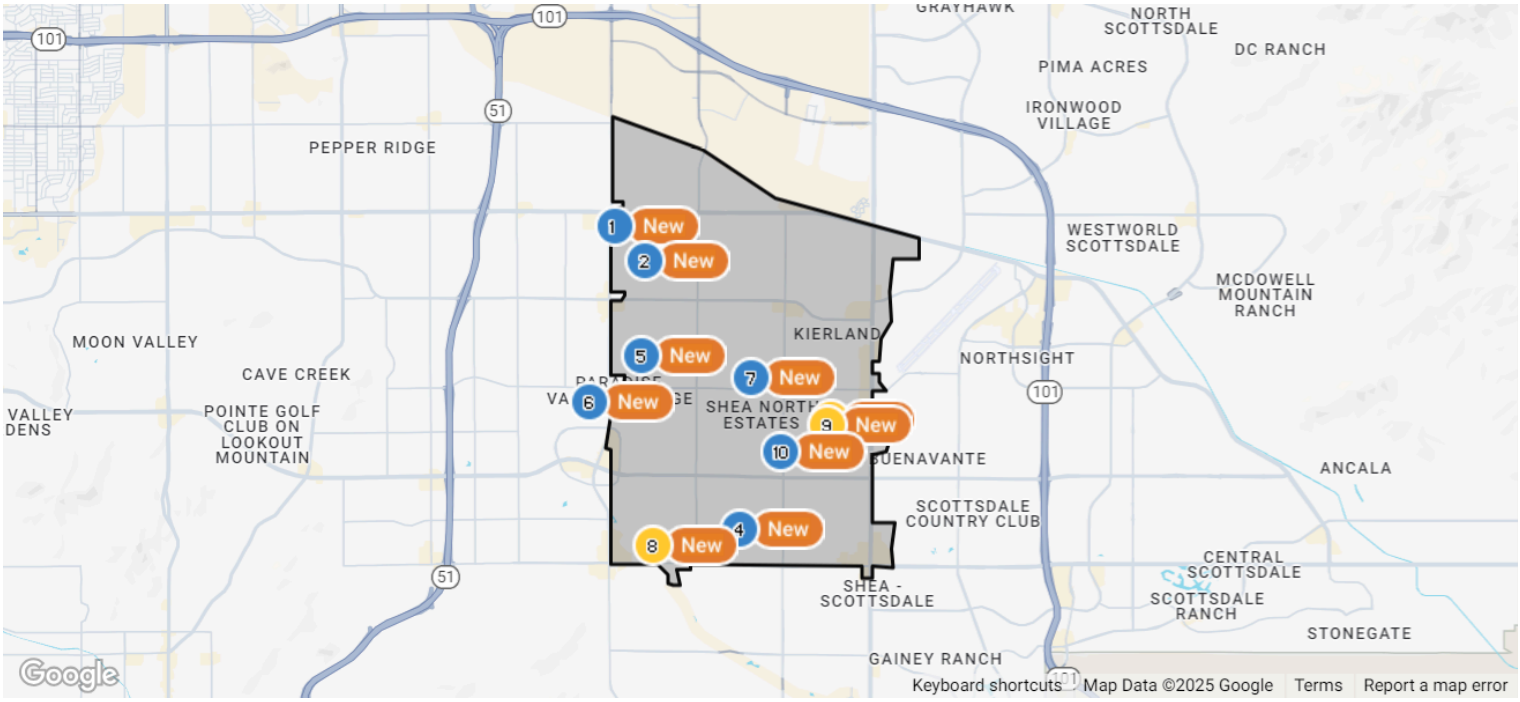
Scottsdale, AZ 85254



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 • *Relisted, Active: 7/2/2025* *MLS ID: 6887655*								
5107 E Kings Ave	Single Family	5/4	3,720 sq ft	8,923	1988	7/2/2025	$975,000	$262

Step into this stunning 5-bedroom, 3.5-bathroom home, offering space, style, and versatility! Located on a large corner lot featuring mature landscaping, luscious green grass, covered patio, built-in BBQ and a private pool. The perfect backyard oasis to relax or entertain guests. Amazing location in the coveted zip code 85254. Close to multiple schools, parks, Scottsdale Quarter and Kierland Commons. No HOA!

Listing Courtesy of R.o.i. Properties

2 Active • *Relisted, Active: 6/23/2025* *MLS ID: 6885569*								
15637 N 54th St	Single Family	2/2	1,320 sq ft	9,749	1979	6/23/2025	$519,999	$394

Don't Miss This Opportunity! This is the lowest-priced 2 bed, 2 bath home in the highly sought-after 85254 zip code—priced at under $394 per square foot! The home is being sold as-is and offers a fantastic opportunity to update and personalize to your taste. Features include a unique screened-in Arizona room off the back patio, a newer roof installed in 2015 with a 30-year warranty, and an AC unit replaced in 2014. Located near Desert Horizon Park, top-rated schools, and with easy access to both the Loop 101 and SR-51 freeways, this home is ideally situated for both convenience and outdoor enjoyment. This one won't last long!

Listing Courtesy of Homesmart

3 Active • *Relisted, Active: 7/2/2025* *MLS ID: 6887617*								
7074 E Aster Dr	Single Family	5/2	2,847 sq ft	23,941	1971	7/2/2025	$6,500 mo.	$2

Spacious single-level 5-bed, 2-bath home with over 2,700 sq ft! Open floorplan with travertine tile and fresh paint. The kitchen offers white cabinets, granite counters, and stainless steel appliances. Cozy up by the wood-burning fireplace or entertain in the huge backyard with synthetic grass, gated pool, and large patio. Owned solar panels help keep electric bills low. Prime location near shopping, dining, golf, parks, trails, and easy freeway access!

Courtesy of The Brokery

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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.

4 Active • *Relisted, Active: 5/31/2025* *MLS ID: 6873971*

6231 E Desert Cove Ave	Single Family	5/6	4,117 sq ft	43,093	1966	5/31/2025	$2,300,000	$559

Custom Scottsdale Retreat with Casita, Pool & $30K Backyard Credit Designed by architect Greg Kent, this custom home blends space, elegance, and versatility—perfect for multigenerational living, entertaining, or future expansion. The main residence offers 4 bedrooms + den and 4.5 baths with vaulted ceilings, wood floors, and a light, open layout. The chef's kitchen is a dream with quartz counters, white cabinetry, walk-in pantry, a large island with bar seating, and a 6-burner Viking gas cooktop. The primary suite includes a spa-like bath and walk-in closet. A detached 1-bed/1-bath casita with full kitchen, living area, and laundry is ideal for guests, extended family, or a private office. Step outside to your private pool and nearly an acre of space. The casita is fully equipped w/ a living room, kitchen, and a bedroom w/a private bath, perfect for a multi-general suite or nanny suite. The large backyard offers covered patios, a sparkling pool, a cozy fireplace, a storage shed, and scenic mountain views¶with plenty of space to create lasting memories. Move-in ready and NO HOA¶seize the opportunity!

Listing Courtesy of Advanta Living Real Estate

5 Active • *Relisted, AUC: 5/24/2025* *MLS ID: 6870986*

5333 E Sheena Dr	Single Family	3/2	1,836 sq ft	10,851	1976	5/24/2025	$810,000	$441

Discover this updated & completely remodeled 3BR 2BA 2CAR gem in the Magic Zip Code(85254) with a fireplace & sparkling pool! The +/-1/4 acre lot has a grassy front yard, slate stone patio entryway, an extended driveway & side yard w/RV gate. The on-trend designer interior boasts an open floor plan that is light & bright with views to the backyard, a fireplace in the main living area, LVP wood like floors throughout & new tile in all the right places. With its island & pendant lighting, a breakfast bar, new quartz counter tops & tile backsplash, brand new stainless steel appliances & refinished gray cabinets, the kitchen is functional in its layout & perfect for entertaining family & friends. The spacious Primary Suite is a retreat w/an updated walk-in tile/glass shower & double vanity. The very private backyard offers a covered patio space for outdoor dining off the kitchen, a separate ramada/gazebo sitting area, a sparkling blue diving pool w/updated pool equipment & is ready for the hot summer days. All the BIG ticket items(AC, Roof, Plumbing/Electrical, Hot H2O Heater, Windows, Kitchen/Bath Remodels, Flooring, Pool Equipment) have been replaced on this one; you will NOT find a better move-in ready value home out there right now, especially in this location....It's 85254_IYKYK!!

Listing Courtesy of Realty One Group

6 Active • *Relisted, Active: 6/19/2025* *MLS ID: 6882825*

4842 E Surrey Ave	Single Family	4/2	2,090 sq ft	9,754	1978	6/19/2025	$1,250,000	$598

Stunning fully remodeled home in the heart of the 85254 magic zip code! This move-in-ready gem features an open floor plan with a spacious kitchen showcasing a large island, walk-in pantry, and modern finishes throughout. The primary suite offers a luxurious bath with a freestanding soaking tub, walk-in shower, and dual vanities. Enjoy the pristine epoxy garage floor and a gorgeous backyard perfect for entertaining. Prime Scottsdale location near top schools, shopping, and dining and Sonrisa Park don't miss this beautifully upgraded home!

Listing Courtesy of Rbr & Associates

7 Active • *Relisted, Active: 6/15/2025* *MLS ID: 6880590*

6329 E Voltaire Ave	Single Family	3/2	2,821 sq ft	30,408	1973	6/15/2025	$1,100,000	$390

NO HOA! Huge corner lot, ideal for investors or home-based business. Priced below recent appraisal. Totally open floor plan, 3 BR plus huge bonus space for home office or video room. Kitchen has newer, top of the line Thermador appliances, there are 3 HVAC units, and too many extras to mention. Almost .7 acre with plenty of space for your multiple vehicles of all types. This is a well-maintained,single level home including 2 double garages, 4 gates (2 electronic), slab parking for a min of 10 vehicles, includes a top-quality, barely used gas generator for power backup, beautiful pebble tech pool. Priced below current appraisal of $1,150,000. This is a unique property. Excellent location, near schools, shopping, freeways, hospitals. Buyer agent to verify all information

Listing Courtesy of Realty One Group

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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.

8 Active • *Relisted, Active: 7/1/2025* *MLS ID: 6887501*

5431 E Shea Blvd	Single Family	5/5	2,824 sq ft	10,340	1992	7/1/2025	$3,800 mo.	$1

Beautiful home in a prime Scottsdale location, close to Paradise Valley and easy access to 101 Freeway. The community is also part of the highly desirable 3 C's School District, which includes Cherokee, Cocopah, and Chaparral schools. Whether you're looking for a family home or a sophisticated retreat, this property provides both functionality and charm in one of Scottsdale's most desirable neighborhoods.Buyer to verify all facts, figures ,measurements, schools, including sqfts.

Courtesy of Prestige Realty

9 Active • *Relisted, Active: 7/2/2025* *MLS ID: 6887647*

12641 N 70th Pl	Single Family	5/4	3,363 sq ft	24,454	1972	7/2/2025	$7,995 mo.	$2

Welcome home to 70th Place! Exquisitely Remodeled Estate on a Peaceful, Private, Oversized 24,454 Sq. Ft. Lot! Location, Location, Location!! Magic Zip Code of 85254! 1 Mile to Scottsdale Quarter, Kierland Commons, Jets, and Business Park at Scottsdale Airport, TPC, Great Schools, Cactus Aquatic and Fitness center, Luxury Shopping, Entertainment, Fine and Casual Dining, Multiple Golf Courses, Resorts, Hiking, and Mountain-Biking Trails. This Modern Single Level Pool Home has a Ton of Curb Appeal! With 7 New Designer Exterior Light Fixtures, Gorgeous New Polished Crème Travertine at the Approaching Entry (400 Sq. Ft.) to the Hand-Carved Solid Wood Door that Opens to the Dining and Living Rooms. A Ring Doorbell for Security. A Perfect Split Floorplan! To the Left are the 3 Secondary Bedrooms, Full Bath with Jetted Tub, Double Sink Vanity. Central to the Home, is the Family Room Kitchen with a Lovely Half Bath for Guests, To the Right is the Primary Master Bedroom Suite, Resort Style Bathroom, Two Vanities, Walk-In Closet. Across the Hallway the Laundry Room. At the Far Right, a Casita or 5th Bedroom with a Full Bath, Closet, and Storage Cabinets. The Primary Bedroom & Bathroom Flows Beautifully! A Spacious Open Master Suite with Natural Light and Stunning Views of the Backyard, you can access from your Suite. Resort-Inspired Bathroom Featuring a Huge Walk-in Shower, Pedestal Style Tub with Ledge for your Favorite Candles, Framed Wave Wall Decorum with Lighting Effects, 2 Separate Opposing Vanities (Each with a Sink). Ceiling Fans in Bathroom and Bedroom, Spacious Walk-In-Closet, and Ambiance Reading Lamps. Gormet Chef's Kitchen with Thermador Refrigerator and 6-burner Range, Sought-After Restaurant Like Gas Cooktop and Shaker Wood Cabinetry with Restoration Hardware Style Finishes. Light Attractive Quartz Countertops with Bar Stool Seating, Designer Backsplash Tiles and New Pendant Lighting on Dimmers. The Casita Connects to the Home through a Hallway and Door for Privacy with an Additional Outside Entrance. Make this Deluxe Space your Home Office, In-Law, Teenager or Guest Quarters. Features New Luxury Vinyl Plank Wood-Like Custom Flooring, Minka Ceiling Fan, Light and Bright Designer Paint Colors. Lusciously Landscaped Backyard for Entertaining and a Deep Sparkling Pool with Water Features, Festive lights over the Brick Patio. The Double French Doors from Family Room Lead to a Large Shaded Brick Patio with Ceiling Fans and BBQ Area for Family Dining. Stone fire-pit with built in seating. Recently Seeded Larger Grass Play Area and Raised Planter Beds, Set with Irrigation for your own Special Vegetable or Flower Garden. Landscaping and Pool Services are Included in the Lease Rent. Quality, Newer Goodman Heating and Air Conditioning, Split System with 3 Ecobee Smart Thermostats, Variable Speed and Multiple Zoning for Energy Savings. Gas Burning Fireplace in Living Room with Turn on Key. Water Softener System Throughout the Home. Convenient Inside Laundry Room with Large Capacity Samsung Side by Side Washer and Dryer on Pedestals with Utility Sink and Cabinets. Massive Three-Car Garage, Numerous Built-In Storage Cabinets, Freshly Painted in a Brighter White, Ceiling Fan, and New Shiny Speckled Light Beige/Grey Epoxy Floors, Newly Finished RV Gate, RV Ready, Plenty of Space to Accommodate Vehicles & Toys. Bonus Storage Shed Building Outback.

Courtesy of E & G Real Estate Services

10 Active • *Relisted, Active: 4/26/2025* *MLS ID: 6857630*

12210 N 67th St	Single Family	4/3	3,015 sq ft	48,432	2001	4/26/2025	$2,485,000	$824

2024 FULL UPDATE! AWESOME CACTUS CORRIDOR (SCOTTSDALE-CACTUS AA++LOCATION-1+ ACRE- 4 BED 3 BATH-3015 SQ FEET-5 CAR GARAGE CUSTOM POOL, SPORT COURT(FOR RENT UNFURNISHED AT $7500 MONTH LEASE-PURCHASE $2.5M UP TO 2 YEAR COE! (NO HOA! ON QUIET STREET ONLY 5 MINUTES TO KIERLAND-QUARTER-100+ RESTURANTS AND 5 MINUTES TO FREEWAY (new wood plank flooring (no carpet) new counter-doors-hardware- VAULTED CEILINGS-POOL- -ROOM FOR RV-BOAT-TRAILERS- HAVE $4.5M NEXT DOOR AND $5M ACCROSS STREET-10 NEW BUILDS IN AREA $9.5M TO $5.5M -- NEWER ANDERSON WINDOWS CACTUS CORRIDOR IS NEW PV AT 25% TO 40% SAVING GO SAME SCHOOLS-RESTURANTS BUT CLOSER- HS COULD BE EASILY EXPANDED TO 6000+RV GARAGE-WORTH $5M+ NOT A TEAR DOWN- **LARGEST LOT IN SUBDIVISION!! NEW BATH VANTIES 5-25 LOT ALONE IS $2M+

Listing Courtesy of Realty One Group

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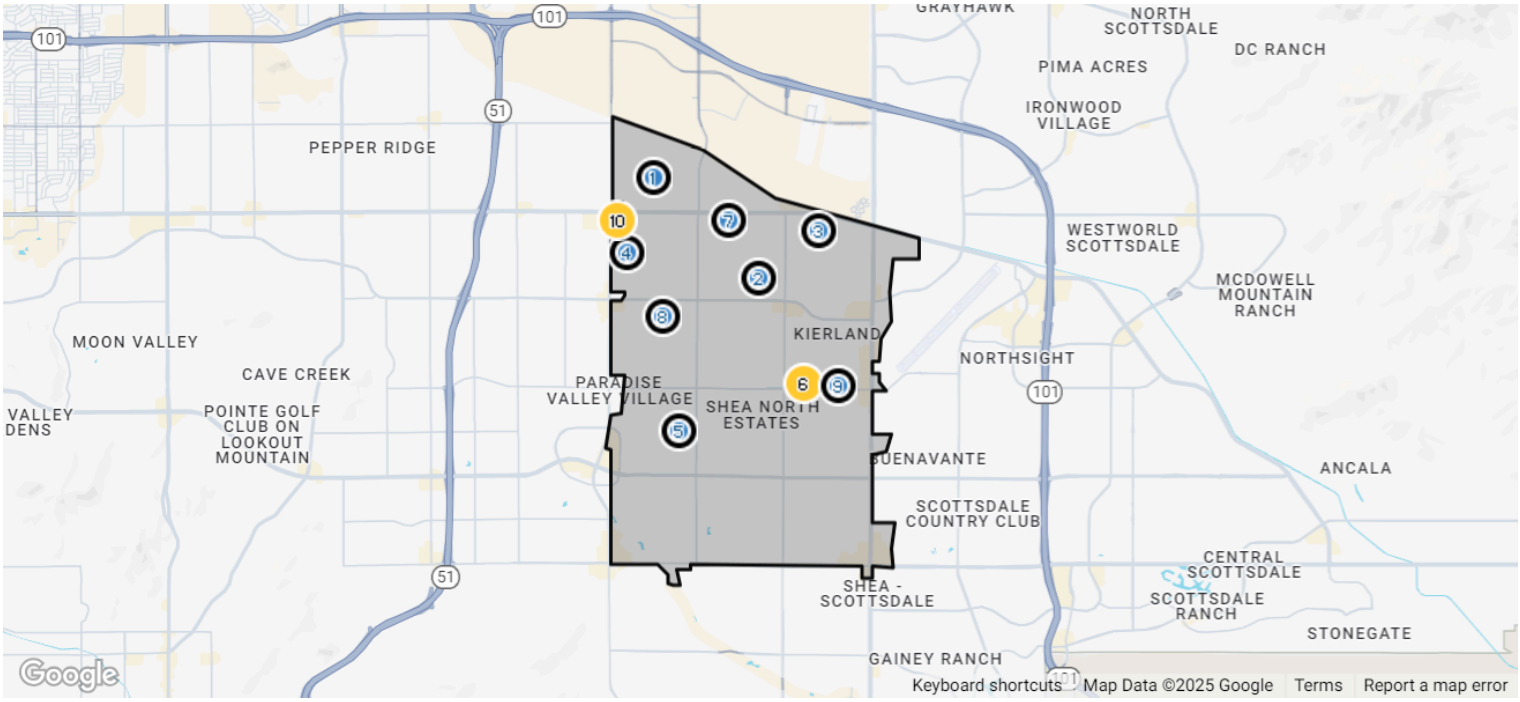

Pending: 10

	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 as of 6/30/2025 *MLS ID: 6881715*

5131 E Gallop Way	Single Family	4/4	2,472 sq ft	3,861	6/17/2025	$799,900	6/30/2025	$324

This beautiful home is just over 2 years old and offers all the desired upgrades/finishes every new buyer would want. With its brick driveway and stone wall entry, its curb appeal is beyond reproach. The Livingroom and Kitchen presents itself in an open concept, providing maximum flow and functionality. The clean modern kitchen is a perfect area for entertaining friends and family or preparing meals for your daily living. The primary bathroom showcases a stunning walk-in shower, with His & Her sinks, and an extensive custom built-out closet. The additional guest bathroom also features His & Her sinks. This beautiful home is move-in ready and feels like a new-build. NOTE: Temporary 1-0 Buydown offered by preferred lender for qualified buyers.

Listing Courtesy of Homesmart

2 Pending

Pending as of 6/30/2025 *MLS ID: 6882567*

6101 E Beck Ln	Single Family	4/2	2,046 sq ft	16,596	6/19/2025	$735,000	6/30/2025	$359

ENDLESS POTENTIAL in PRIME 85254! This spacious 4-bedroom, 2-bath home sits on a generous .38 acres and is priced as-is to reflect its current condition. With just a little TLC and vision, make this your dream home! Offering 2,046 SqFt of living space, the layout includes a welcoming front living room with French doors to the patio, a formal dining area, and a cozy family room with a wood-burning fireplace. The primary suite features double-door entry, French doors to the backyard, a walk-in closet, and a full ensuite bath with dual vanities, a soaking tub, and a separate shower. Step outside to a resort-style backyard with a diving pool, tropical palm and fruit trees, a full-length covered patio, & grassy space perfect for kids, pets, or future entertaining dreams. Additional highlights include laundry, a 2-car garage with backyard access, RV gate, and NO HOA. Located just minutes from Kierland Commons, Scottsdale Quarter, and Old Town Scottsdale, you'll have premier dining, shopping, and entertainment at your fingertips. This is a rare opportunity to invest in one of Scottsdale's most coveted neighborhoods. Bring your imagination and make it yours!

Listing Courtesy of Keller Williams Arizona Realty

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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 as of 7/1/2025* *MLS ID: 6878849*

6707 E Beverly Ln	Single Family	3/2	2,436 sq ft	7,984	6/11/2025	$900,000	7/1/2025	$369

Ideally located with North/South exposure in a charming neighborhood walking distance to Kierland park and just minutes from Kierland Commons, Scottsdale Quarter, Desert Ridge Marketplace and the highly anticipated PV Mall redevelopment. Absolutely Move In Ready! Just freshly painted inside and outside. This entertainers delight boasts a Formal Living Room, Formal Dining Room, and Kitchen that opens to the Family Room. All 3 bedrooms have walkin closets. Splash in your custom piano shaped pool and enjoy the fruit from your mature meyer lemon, Arizona orange, key lime and tangelo trees.

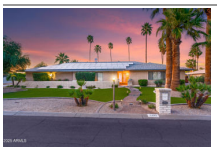
Listing Courtesy of Homesmart

4 Pending ▪ *Pending as of 5/31/2025* *MLS ID: 6803418*

4916 E Kathleen Rd	Single Family	3/2	1,917 sq ft	10,520	1/10/2025	$728,500	5/31/2025	$380

AMAZING LOCATION! Come and see this beautiful 3 bedroom, 2 bathroom Home, With many Upgrades throughout the inside and outside, Right when you walk in, you will love the open concept and the Spectacular Wine room for the wine enthusiast. This adorable updated kitchen has, Volcano granite countertops and a huge countertop island space for extra seating. Brand new Stainless steel Refrigerator, Range/stove, built in micro waive, Outside mini fridge and Grill. The laundry room leads out to the 2 car garage with epoxy flooring. AMAZING LOCATION! Come and see this beautiful 3 bedroom, 2 bathroom Home, With many Upgrades throughout the inside and outside, Right when you walk in, you will love the open concept and the Spectacular Wine room for the wine enthusiast. This adorable updated kitchen has, Volcano granite countertops and a huge countertop island space for extra seating. Brand new Stainless steel Refrigerator, Range/stove, built in micro waive, Outside mini fridge and Grill. The laundry room leads out to the 2 car garage with epoxy flooring. The Upgraded backyard is perfect for outdoor entertaining and features a full BBQ area with seating and a Cozy outdoor fireplace making the backyard perfect for activities! You will be just minutes away from Scottsdale's best restaurants, shopping and more! You can get anywhere quickly, with the easy access of the 51 and 101 freeways

Listing Courtesy of Prestige Realty



5 Pending ▪ *Pending as of 6/29/2025* *MLS ID: 6861745*

5402 E Larkspur Dr	Single Family	3/3	3,100 sq ft	15,409	5/5/2025	$1,200,000	6/29/2025	$387

VIRTUAL TOUR AVAILABLE Discover Your Dream Home in Scottsdale's Prestigious 85254 Zip Code! Welcome to a move-in-ready masterpiece in the heart of Scottsdale's coveted "magic zip code." This stunning 3-bedroom, 3-bathroom home, complete with a dedicated office and a versatile media/music room, blends timeless luxury with modern functionality. From the moment you step through the elegant glass entry doors, you'll be captivated by the open, light-filled floor plan, showcasing warm designer tones and premium finishes throughout. Entertain in style in the expansive family room, featuring custom built-ins, a cozy stone fireplace, French doors, and a ceiling fan for year-round comfort. The gourmet kitchen is a chef's paradise, boasting stainless steel appliances, rich cabinetry a large center island, a walk-in pantry, and a show-stopping butler's pantry with a second oven, dishwasher, sink, and wine cooler. A chic wet bar seamlessly connects the main living areas to the private office perfect for work-from-home professionals or a relaxing media retreat. Unwind in the luxurious primary suite, your personal sanctuary with a spacious walk-in closet and a spa-inspired ensuite bath. Step outside to your private backyard oasis, where a resort-style entertainment patio, sparkling pool, lush landscaping, and a dedicated garden planting area await. A barn-style Tuff Shed offers endless possibilities as a workshop or creative space, complemented by a convenient storage shed. Located just minutes from Scottsdale's premier destinations Kierland Commons, Scottsdale Quarter, the newly revitalized Paradise Valley Mall, Desert Ridge Marketplace and High Street this home offers unmatched convenience and lifestyle. Don't miss your chance to own a slice of Scottsdale luxury. Experience the perfect blend of elegance, comfort, and functionality!

Listing Courtesy of Keller Williams Arizona Realty

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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.

6 Pending • *Pending: 6/28/2025* *MLS ID: 6832777*

6529 E Jean Dr	Single Family	4/3	2,450 sq ft	10,570	3/9/2025	$5,995 mo.	6/28/2025	$2

FULLY Furnished Long term rental .Discover the essence of desert luxury located in central Scottsdale. A captivating 4-bedroom, 2.5-bathroom retreat in Scottsdale. Designed for those who crave both tranquility and sophistication, this impeccably appointed home seamlessly blends indoor comfort with outdoor allure. From the sleek contemporary interiors to the expansive outdoor spaces, This home invites you to experience the epitome of Scottsdale living, shopping, restaurants and entertainment.

Courtesy of Homesmart

7 Pending • *Pending as of 6/18/2025* *MLS ID: 6868351*

16428 N 59th St	Single Family	4/2	2,600 sq ft	8,833	5/19/2025	$1,389,990	6/18/2025	$535

Stunning Fully Remodeled Home in the Heart of Scottsdale. Welcome to this beautifully renovated home offering over 2,6000 square feet of sophisticated living space. Located in the highly sought-after Scottsdale area, this 4-bedroom + den, 2-bathroom home is the perfect blend of modern luxury and timeless design. The kitchen is a true masterpiece, featuring a large 36" range, custom hood, brand-new appliances, and sleek cabinetry. 2 spacious 12" slider leads to the beautifully redesigned backyard, making it easy to entertain and enjoy Arizona's outdoor lifestyle. Every detail has been carefully considered, with fully remodeled flooring, lighting, doors, and bathrooms throughout the home. The roof, windows, and water heater have all been replaced to provide peace of mind and Mor The front and backyard have undergone an impressive transformation, with stunning landscaping and a completely resurfaced pool that invites you to relax and unwind. This home is a rare find in Scottsdale and is sure to sell fast. Don't miss out on the opportunity to make it yours!

Listing Courtesy of Homesmart

8 Pending • *Pending as of 6/7/2025* *MLS ID: 6823749*

5232 E Everett Dr	Single Family	4/2	2,634 sq ft	11,349	2/20/2025	$1,299,900	6/7/2025	$494

Stunning Four-Bedroom Designer Home with Private Office & Sparkling Pool Welcome to this elegant four-bedroom home, where luxury meets functionality. Step into the airy open-concept living space, perfect for entertaining guests, and enjoy the serenity of a separate office—ideal for focused work or quiet study. The chef-inspired kitchen features exquisite quartzite countertops, top-of-the-line Café White appliances, and a convenient butler's pantry, all overlooking the beautifully landscaped backyard. Outside, a sparkling pool, hot tub and built-in grill create a private retreat for relaxation and outdoor dining. Inside, the split floor plan ensures ample privacy, while the spacious owner's suite provides a peaceful escape with a luxurious en-suite bath. A stunning arched doorway and a freestanding tub that invites you to unwind. With upgraded custom finishes throughout, this home effortlessly combines elegance and comfort, making it the perfect place to call home. Schedule your tour today and experience the charm of this one-of-a-kind property!

Listing Courtesy of Homesmart

9 Pending • *Pending as of 6/28/2025* *MLS ID: 6858451*

6831 E Presidio Rd	Single Family	7/5	3,456 sq ft	24,051	4/28/2025	$2,400,000	6/28/2025	$694

Your new home or investment opportunity in the highly sought after 85254 with no HOA. Scottsdale address, City of Phoenix jurisdiction. This beautiful and spacious 7 bedroom and 4 full bath home was fully redone in 2022 and sits on a half-acre lot. It features a kitchen equipped with an oversized fridge and skylight, engineered light oak hardwood floors, designer touches throughout and a resort like backyard done on 2023, featuring a heated pool, hot tub, turf, bocci, putting green and sport court. Save on utilities with a 20.1 KW solar system (solar loan can be paid off or assumed with pricing considerations). Just minutes away from the high-end shopping, dining and entertainment at Kierland Commons, Scottsdale Quarters, Desert Ridge, Fashion Square and Old Town Scottsdale. The property currently operates as a short-term rental with a professional management company serving as Super Host on booking sites, providing immediate hands-off income. As one of the most loved homes according to guests, this property is a Guest Favorite with all 5 Star Reviews. This fully furnished home is a true turnkey investment and/or great 1031 prospect. Undeveloped 3-car garage provides addition expansion opportunity for new owner which currently is only used as storage. The professional management contract to be negotiated with new owners with all reasonable efforts being made to move existing bookings only if necessary/desired by new owner. Gross income in 2023 and 2024 was $305,000 and $292,000. Through March 2025, $83,000.

Listing Courtesy of America One Luxury Real Estate

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Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

10 Pending • *Pending: 6/28/2025* *MLS ID: 6876232*

16414 N 48th Way	Single Family	4/3	2,796 sq ft	9,694	6/5/2025	$4,800 mo.	6/28/2025	$2

Welcome to your dream home in the premier 85254 zip code in Scottsdale! This newly remodeled 4 bed, 3 bath oasis boasts a renovated and spacious gourmet kitchen with quartz countertops and stainless-steel appliances. With an open floor plan, upgraded flooring, windows, lighting and bathrooms, every detail exudes luxury and comfort. Located minutes from Mayo, Kierland, Desert Ridge and Paradise Valley, this property offers convenience and serenity. Don't miss out on this gem!

Courtesy of Ag Homes & Property Management

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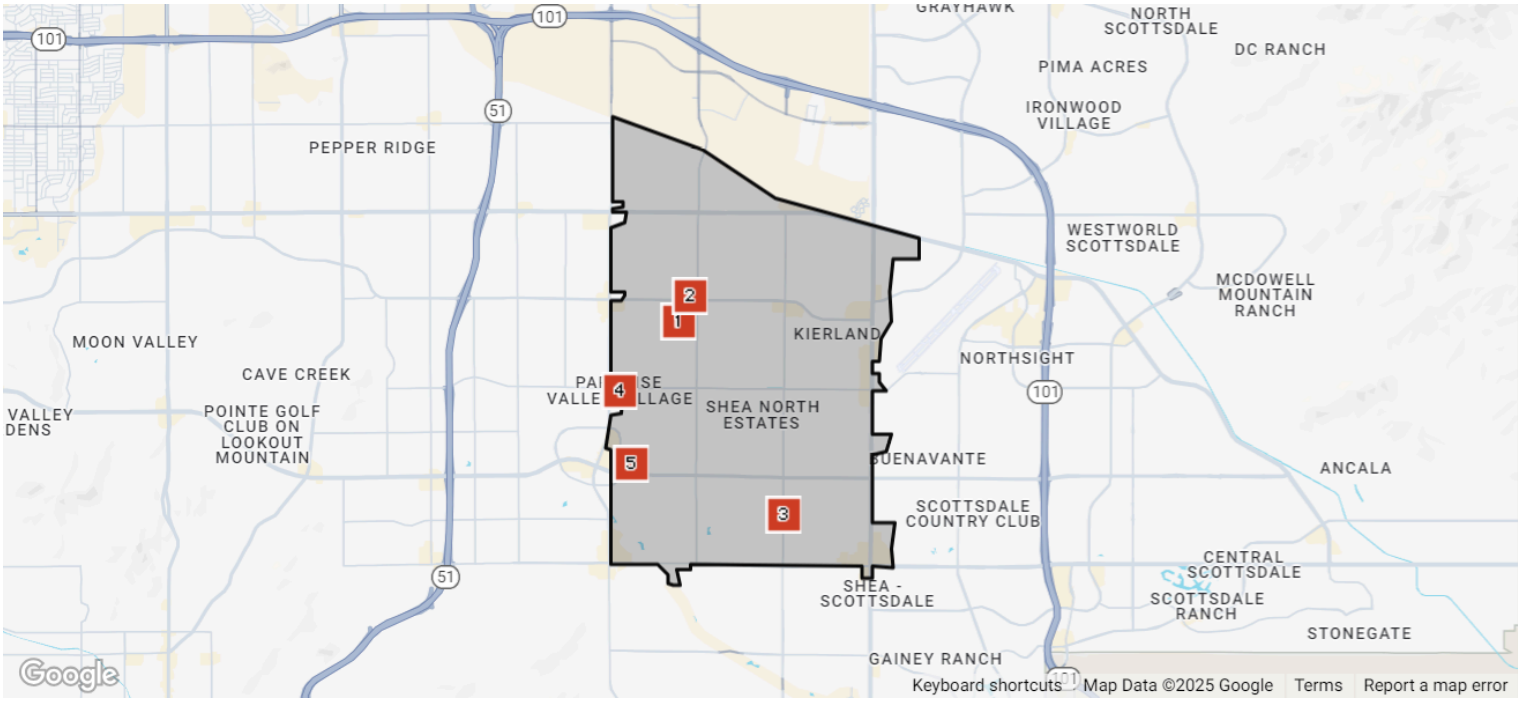
Market Activity Report

Scottsdale, AZ 85254



Distressed: 5

	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: –* **5401 E Everett Dr** –	Single Family	–/3	2,608 sq ft	15,300	–	6/10/2025	Notice of Trustee Sale	
2 Off Market • *Notice of Trustee Sale* *MLS ID: –* **5507 E Blanche Dr** –	Single Family	–/3	1,616 sq ft	8,365	–	6/18/2025	Notice of Trustee Sale	
3 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	
4 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	

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Distressed: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
5 Off Market • *Notice of Foreclosure Sale* *MLS ID: –*								
4950 E Paradise Dr	Single Family	–/2	2,046 sq ft	11,324	–	5/2/2025	Notice of Foreclosure Sale	–

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- 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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- **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.
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