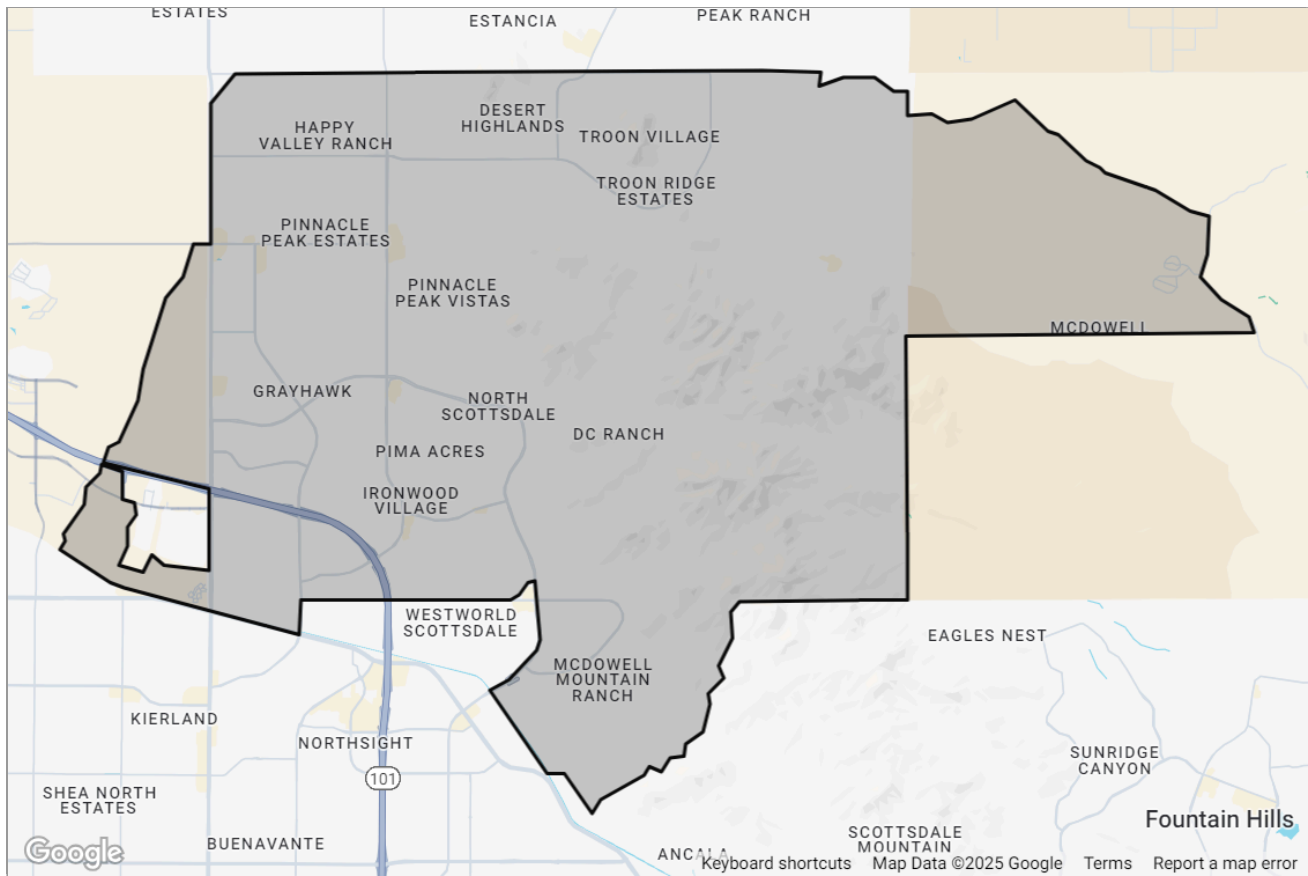


## Scottsdale, AZ 85255



Presented by

**Heather Tawes Nelson** | ABR, CRS

Arizona Real Estate License: BR565091000

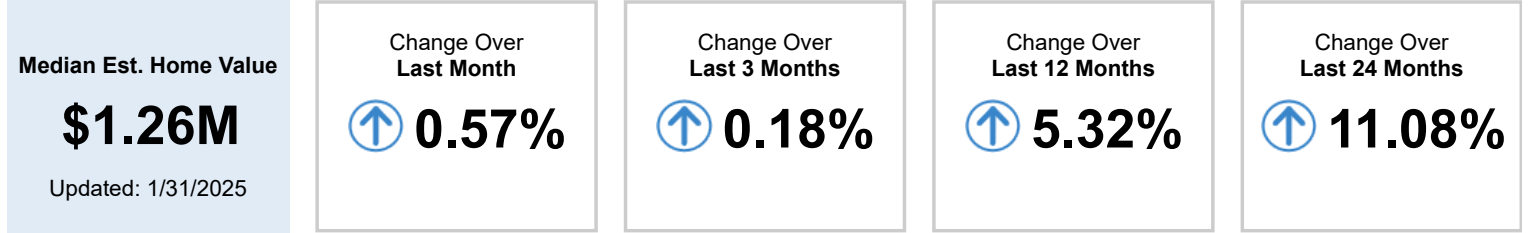
Work: (602) 751-1675

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

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

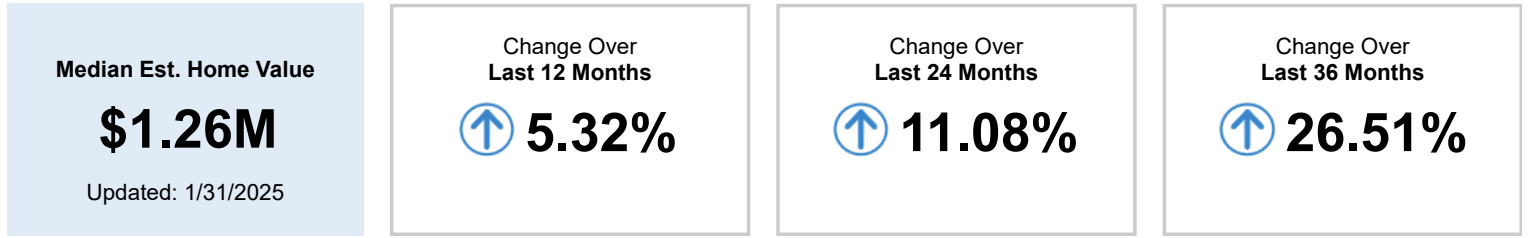
## Scottsdale, AZ 85255

### Market Snapshot: Estimated Home Values



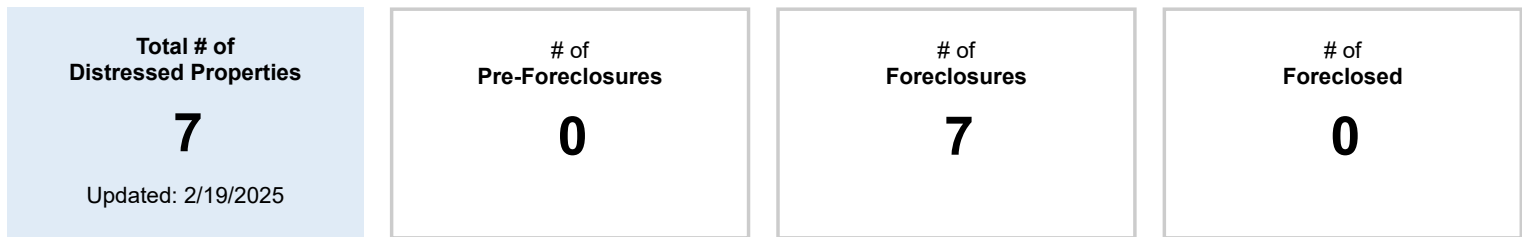
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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



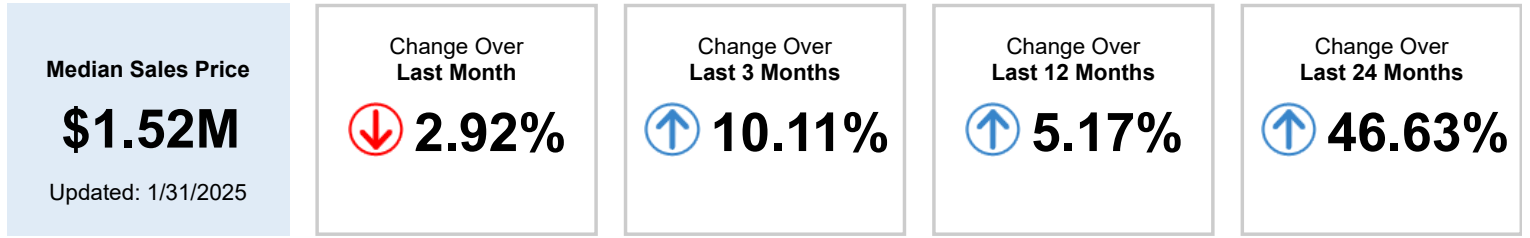
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

### Market Snapshot: Concentration of Distressed Properties



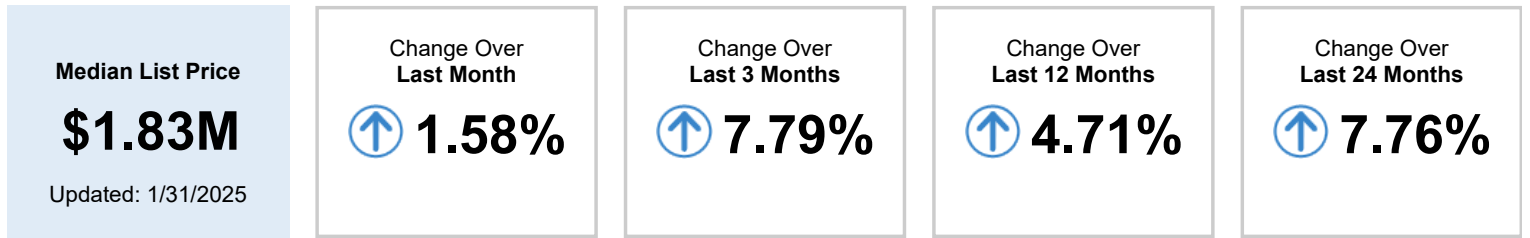
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/19/2025.

## Market Snapshot: Sales Price



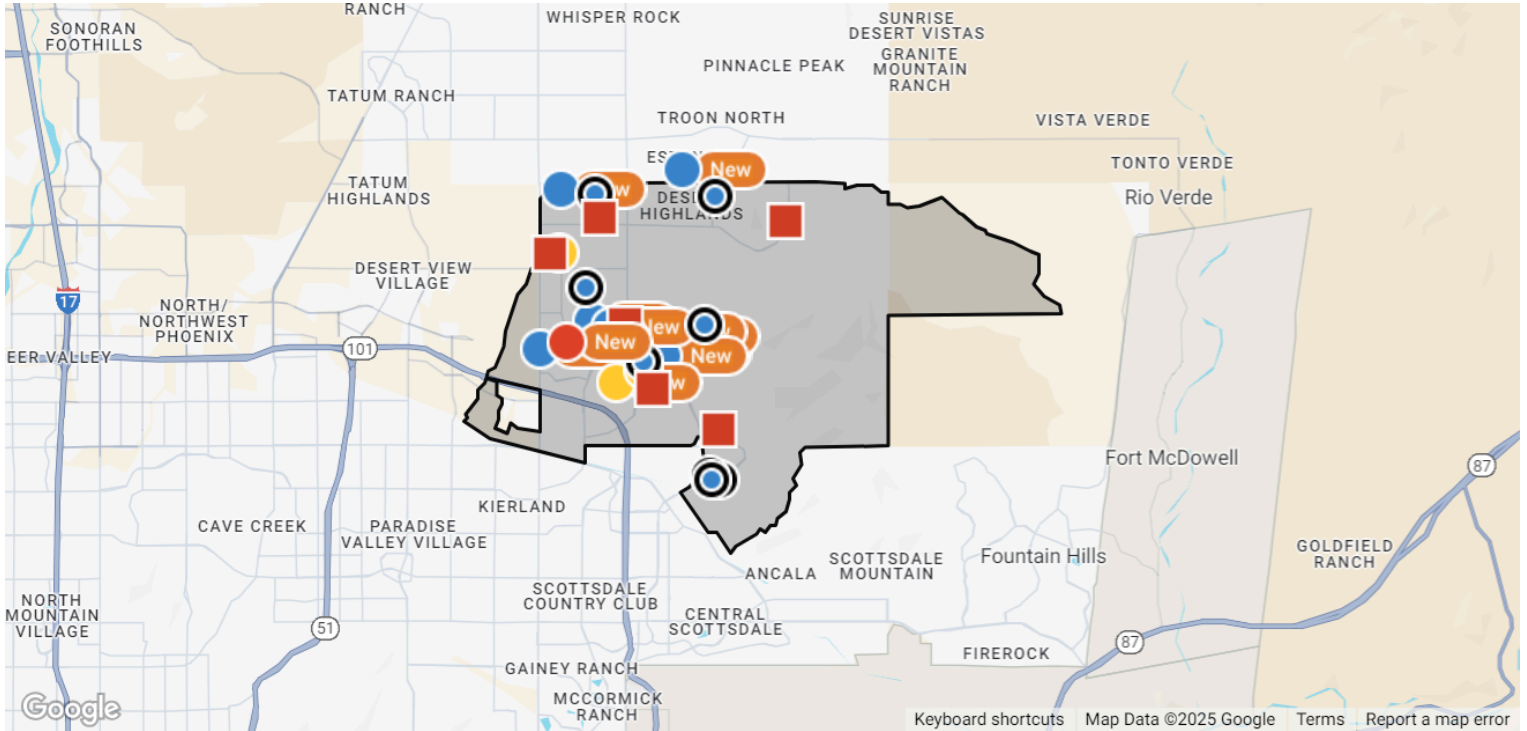
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price






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

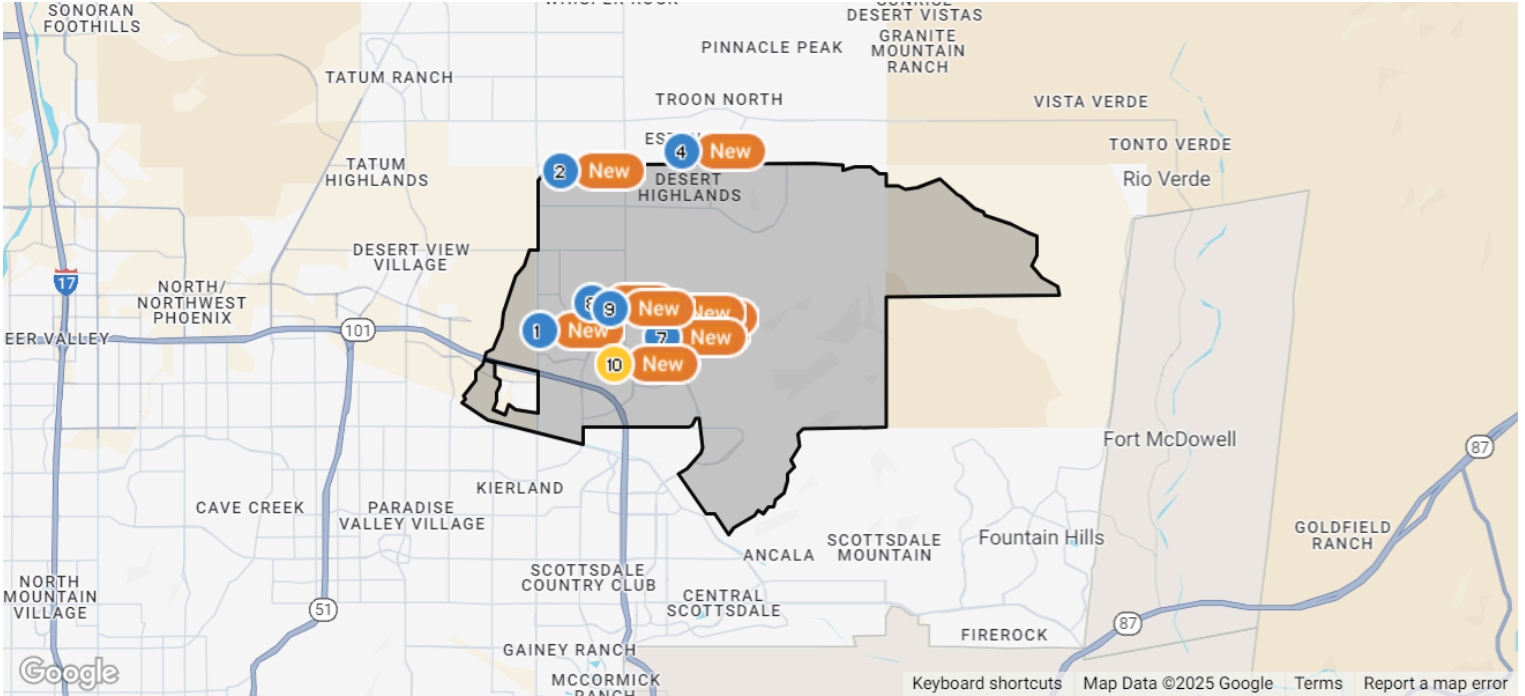
# Market Activity Summary Stats



**Search Criteria** | **Location:** Scottsdale, AZ 85255; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Distressed</b>
<b>Number of Properties</b>	10	10	7
<b>Low Price / Value</b>	\$15,000	\$3,745	\$949,650
<b>Median Price / Value</b>	\$1,952,500	\$1,012,000	\$1,400,330
<b>High Price / Value</b>	\$5,295,000	\$5,650,000	\$1,775,000
<b>Average Price / Sq. Ft.</b>	\$555	\$417	\$463
<b>Median Price / Sq. Ft.</b>	\$557	\$455	\$460
<b>Average Days in RPR</b>	41	62	4
<b>Median Days in RPR</b>	43	64	—
<b>Total Volume</b>	\$20,331,000	\$14,390,045	\$9,633,240



# Scottsdale, AZ 85255



## New Listings: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>1 ● Active</b> • New, Active: 12/16/2024 <i>MLS ID: 6795741</i></p> <p><b>19777 N 76th St, Apt 1248</b></p> <p>Discover Your Dream Condo Oasis! HARD TO FIND - 2 CAR GARAGE ATTACHED stunning end-unit on the first floor, designed for relaxation and entertaining. Step inside and be greeted by an open floor plan, inviting electric stone fireplace and bright kitchen. Enjoy your own private patio with breathtaking sunset views and remote-controlled sunshades. Garage is equipped with a Tesla charging outlet. Enjoy an array of fabulous amenities, including scenic bike paths, a movie theater, 2 pools and spas, exercise room and gym. Experience the perfect blend of luxury and convenience! Don't miss your chance to make this exceptional condo home!</p> <p><i>Listing Courtesy of West Usa Realty</i></p>	Condo/Townhouse/Apt. 3/2	3/2	1,326 sq ft	1,354	2000	12/16/2024	\$582,000	\$439
 <p><b>2 ● Active</b> • New, Active: 2/18/2025 <i>MLS ID: 6822391</i></p> <p><b>25433 N Bronco Trl</b></p> <p>Your desert oasis awaits! Beautiful custom home on a prime SE facing cul-de-sac lot with mountain views. Terrific location just minutes to all that Scottsdale has to offer. A gated courtyard entry welcomes you into this thoughtfully designed home with on trend finishes, abundant natural light and gorgeous views from all the main living spaces. Entertaining is made easy with an open great room, a large kitchen island and lovely outdoor areas, including a BBQ island, ramada with fireplace, inviting pool and rooftop view deck. Updated primary suite with a luxurious spa bath and its own private patio. Owned solar! Meticulously maintained and move-in ready! Don't miss this one~</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>	Single Family	3/3	2,513 sq ft	29,996	1997	2/18/2025	\$1,425,000	\$567

## New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <b>3 ● Active</b> • <i>New, Active: 1/8/2025</i> <i>MLS ID: 6801707</i> <b>19627 N 101st St</b>	Single Family	5/6	4,533 sq ft	7,030	2006	1/8/2025	\$3,750,000	\$827
<p>This Canyon Villa, nestled within the prestigious guard-gated enclave of Silverleaf and masterfully crafted by the renowned Bing Hu, characterizes luxury living. Boasting 5 bedrooms and 5.5 bathrooms, 4,533 square feet, this residence offers a blend of sophistication and comfort. The expansive great room is accentuated by charming wood beam ceilings, creating an inviting ambiance that seamlessly flows onto the covered patio. Whether hosting indoor gatherings with friends or enjoying serene evenings outdoors while the sunset casts a golden glow over the McDowell mountains, this space offers spectacular views, making it the perfect setting for every occasion. Thoughtfully updated, this home features a Chef's kitchen, Bifold doors, new wood flooring throughout adds warmth and elegance to every corner of this abode. Convenience and privacy define the main level, which hosts a luxurious primary bedroom suite, office with views, open great room with vaulted ceilings providing a sanctuary of comfort and relaxation. Stepping into the front lushly landscaped courtyard, guests are greeted by a detached guest casita, complete with a heated pool and spa. Whether lounging poolside or enjoying a rejuvenating soak, visitors are treated to an unforgettable retreat experience. Silverleaf, located in North Scottsdale, Arizona, is a prestigious guard gated community known for its luxurious estates, exclusive golf courses, private Club and stunning desert landscapes. The Tom Weiskopf-designed Silverleaf Golf Course is a highlight for golf enthusiasts. With a blend of Spanish and Mediterranean-inspired architecture, the community offers a high standard of living, including upscale amenities like spas, fine dining, and exclusive shopping. Residents enjoy a harmonious balance between modern luxury and the natural beauty of the desert environment, making Silverleaf a sought-after destination for those seeking an exceptional lifestyle in North Scottsdale.</p> <p style="text-align: right;"><i>Listing Courtesy of Silverleaf Realty</i></p>								
 <b>4 ● Active</b> • <i>New, Active: 1/11/2025</i> <i>MLS ID: 6803591</i> <b>10452 E Quartz Rock Rd</b>	Single Family	5/4	4,540 sq ft	23,738	1997	1/11/2025	\$2,480,000	\$546
<p>Luxury Living in the Heart of Troon with Stunning Pinnacle Peak Views. Perfectly situated amidst the breathtaking beauty of Troon and Pinnacle Peak Mountain, this meticulously designed residence offers a seamless blend of elegance, comfort, and functionality, promising an unparalleled lifestyle. Features You'll Love: Resort-style backyard with new custom heated pool, waterfalls, and covered Gas Grill. Chef's Kitchen with SubZero, Wolf appliances, spacious island, and plenty of custom cabinets, ideal for hosting or creating culinary masterpieces. Expansive Living Spaces include five luxurious bedrooms, a primary suite with a spa-inspired ensuite with heated marble floors, and two walk-in closets. Custom additions feature a dedicated workout room, versatile loft for relaxation, private office perfect for working from home, a 320-bottle wine fridge, workshop, and an oversized 3-car garage. Every detail of this home reflects thoughtful craftsmanship and premium finishes, creating an exceptional retreat that combines Scottsdale's natural beauty with modern design and sophistication. Minutes from hiking and biking trails, the best of Scottsdale's private and public golf courses, shopping, and fine dining.</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p>								



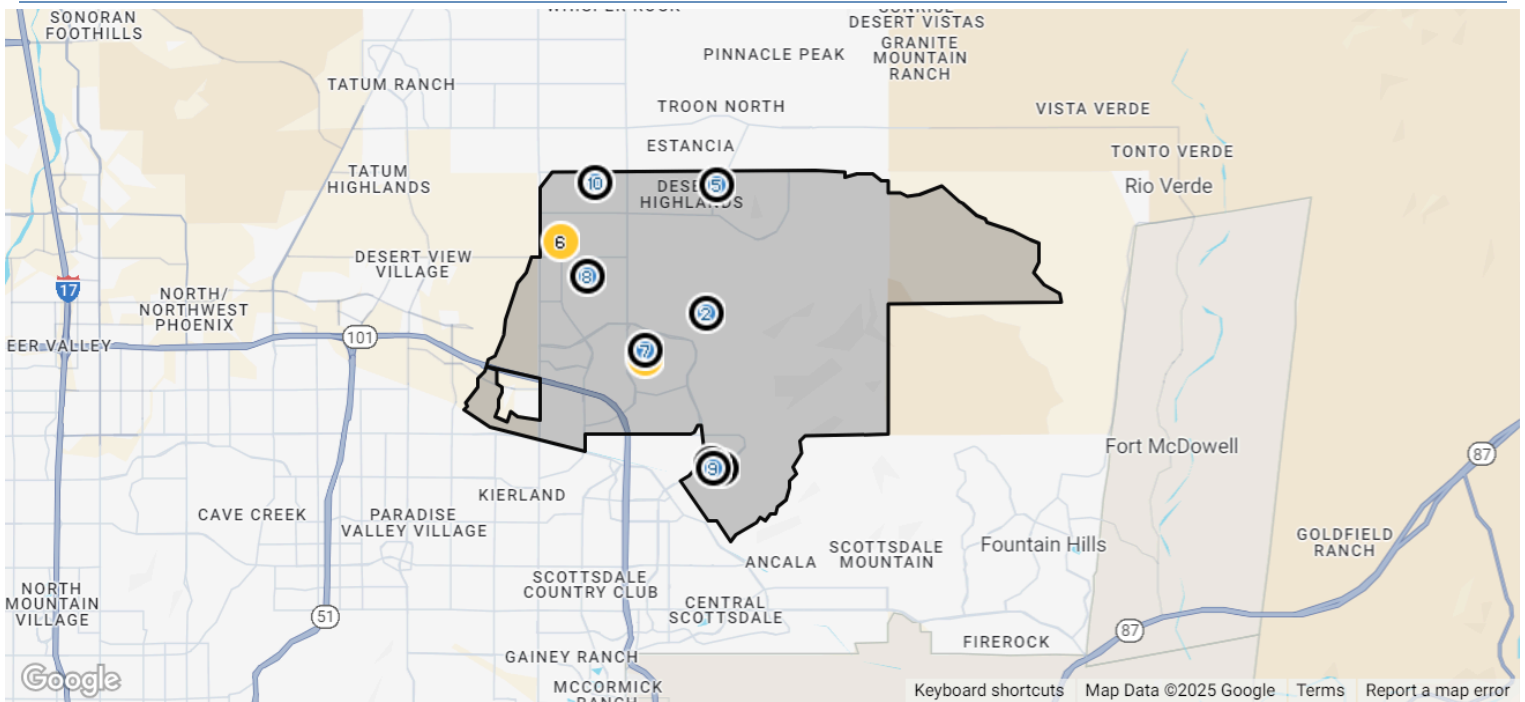
## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	5 ● Active	<i>*New, Active: 2/6/2025 MLS ID: 6816328</i>						
<b>10274 E Sierra Pinta Dr</b>	Single Family	6/6	6,043 sq ft	10,853	2006	2/6/2025	\$5,295,000	\$876
<p>INCREDIBLY APPOINTED, UNIQUE &amp; STUNNING! FULLY REMODELED BY DESIGNER, "CHARLES GLOVER INTERIORS" WITH CUSTOM FEATURES THROUGHOUT THAT RIVAL THE STANDARDS OF A CUSTOM BUILD! CAMELOT VERANDAH PLAN 3, NESTLED IN THE PARKS IN DC RANCH'S PREMIER SILVERLEAF COMMUNITY. LOCATED NEAR ETHEL'S GARDEN &amp; SITUATED ON A PRIVATE QUIET LOT W/MOUNTAIN &amp; CITY LIGHT VIEWS NO EXPENSE SPARED OR DETAIL LEFT UNDONE. THIS GORGEOUS MASTERPIECE IS THE IDEAL FAMILY HOME OR PERFECT GET AWAY RETREAT. IT'S LARGE &amp; SPACIOUS OPEN FLOOR PLAN BOASTS AMAZING CURB APPEAL W/FEATURES THAT INCLUDE 6 BEDS, 5.5 BATHS, DETACHED CASITA, 15 FOOT DOORS THAT COMPLETELY OPEN ALLOWING FOR INDOOR/OUTDOOR LIVING, CUSTOM GOURMET KITCHEN &amp; BUTLER PANTRY W/SCOTSMAN ICE MAKER AND BRAND NEW WOLF/SUB-ZERO APPLIANCES, CONTROL 4 SMART HOME WITH POWER SHADES AT THE MASTER BED &amp; BATH, LED LIGHTING T/O, HARDWOOD &amp; MARBLE FLOORING, CUSTOM WET BAR FULLY EQUIPPED WITH SUB-ZERO WINE FRIDGE, SUB-ZERO FRIDGE/FREEZER &amp; FISHER PAYKEL DISH DRAWER, WOOD TRIM &amp; BEAMS, CUSTOM WINDOW COVERINGS T/O, CUSTOM CLOSETS, HEATED POOL &amp; SPA &amp; 3 CAR GARAGE W/MICA FLOORING, CUSTOM CABINTRY, WORKSHOP AND 3RD CAR AIR COOLED. THE MASTER RETREAT IS A SERENE SANCTUARY W/A SITTING ROOM, 2 WAY FIREPLACE AND SOAKING TUB IN THE MASER BATH. THE BACKYARD IS AN ENTERTAINER'S DREAM W/A GOURMET OUTDOOR KITCHEN, PERGOLA, FIRE PIT, FOUNTAIN &amp; TURF GRASSY AREA. THERE IS NOTHING IN THE PARKS LIKE THIS! IDEALLY LOCATED TO SHOPPING, SCHOOLS, RESTAURANTS AND THE 101 FREEWAY.</p> <p><i>Listing Courtesy of Platinum Living Realty</i></p>								
	6 ● Active	<i>*New, Active: 12/27/2024 MLS ID: 6797805</i>						
<b>20402 N 100th Pl</b>	Condo/Townhouse/Apt. 4/5	3,084 sq ft	8,211	2006	12/27/2024	\$2,750,000	\$892	
<p>Nestled in the charming and prestigious neighborhood of The Parks within the gates of the Silverleaf community, this exquisite home offers a rare blend of elegance, modern upgrades, and timeless design. From the moment you step inside, you'll be captivated by the all-wood plank flooring, rare exposed wooden beams, and impeccable designer finishes that create an atmosphere of sophistication and warmth. The gourmet kitchen serves as the heart of the home, featuring top-of-the-line appliances, custom cabinetry and picturesque views of the private pool, perfect for both daily living and entertaining. Adjacent, the spacious living room with its cozy fireplace and beautiful views of the park, invites relaxation and connection. The expansive primary suite is a true retreat, boasting a spa-like bathroom with luxurious marble finishes to enhance your daily routine. The upper-level guest suite offers privacy, mountain views and versatility, ideal for hosting visitors or creating a quiet workspace. Outside, the tranquil backyard is an oasis of calm and privacy with a sparkling pool, beautifully designed for relaxation and outdoor gatherings. The misting system surrounding the rear courtyard are perfect to enjoy even your summer time activities. This stunning property combines thoughtful upgrades, a private location, and access to the unmatched lifestyle of Silverleaf. Don't miss this incredible opportunity to own a home in one of Scottsdale's most coveted communities.</p> <p><i>Listing Courtesy of Silverleaf Realty</i></p>								
	7 ● Active	<i>*New, Active: 1/4/2025 MLS ID: 6800228</i>						
<b>19501 N 101st St</b>	Single Family	5/6	4,533 sq ft	8,297	2006	1/4/2025	\$2,850,000	\$629
<p>Located in the gated Silverleaf community, this Canyon Villa presents a unique opportunity to own a property in one of Scottsdale's most sought-after neighborhoods. Designed by renowned architect Bing Hu, with 5 bedrooms, 5.5 bathrooms, and 4,533 square feet of living space, this home offers a well-crafted blend of comfort and style. The front courtyard with a pool creates a peaceful atmosphere as you enter. The main level features a primary suite, an additional en-suite bedroom that can also serve as an office. The open living and dining area with soaring vaulted ceilings includes a cozy gas fireplace and a wet bar with wine fridge, sink, and beverage drawers, ideal for entertaining. Sliding doors open to a private outdoor space with fire pits and views of the neighborhood stream, providing a calm setting. Upstairs, two generously sized bedrooms and a versatile loft, ideal for a game room, movie room, or additional living space. A detached casita provides added flexibility, perfect for hosting guests or creating a private retreat. This is an unparalleled opportunity to own a home of an exceptional value within the private Silverleaf community.</p> <p><i>Listing Courtesy of Silverleaf Realty</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.
	8 ● <b>Active</b> • <i>New, Active: 1/27/2025</i> <i>MLS ID: 6811506</i>							
<b>20750 N 87th St, Unit 1065</b>	Condo/Townhouse/Apt. 3/2		1,715 sq ft	1,586	2007	1/27/2025	\$739,000	\$431
<p>Premier Gated Community at Encore at Grayhawk! Rare single level w/attached 2 car garage! No stairs! Professionally decorated, with spacious kitchen that offers lots of cabinet space &amp; large pantry! Great floorplan perfect for all entertaining! Spacious Owners Suite w/walk-in shower, separate soaking tub, dual vanities &amp; large walk-in closet! All bedrooms w/new carpet! Large laundry room w/cabinetry. Ground floor covered patio offers peace, tranquility and views of the McDowell Mountains. Resort-like amenities include heated pool and spa, fitness center &amp; biking/walking paths. Close to championship golf courses, world class restaurants, hiking/biking trails, pickleball courts and more. Easy Lock &amp; Leave Property! Incredible location and close to everything! Welcome Home!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>								
	9 ● <b>Active</b> • <i>New, Active: 11/27/2024</i> <i>MLS ID: 6789045</i>							
<b>20801 N 90th Pl, Unit 263</b>	Condo/Townhouse/Apt. 2/2		1,298 sq ft	1,152	2000	11/27/2024	\$445,000	\$343
<p>VIEWS! Enjoy the Fabulous views of the McDowell Mountains to the east, and city lights to the west from your balcony &amp; all southeast facing windows! The perfect sunny, open floorplan is great for entertaining. Luxury vinyl plank flooring was installed in 2021 along with a new water heater. ONLY 1/4 mile to shops, grocery store &amp; restaurants. DC Ranch offers luxury amenities including a neighborhood clubhouse, heated pool &amp; spa. Community amenities include heated pools, spas, tennis, pickleball, clubhouse, gym &amp; more. Don't miss the McDowell Mountain hiking trail system! If interested, check out the very popular, private DC Ranch Country Club! One covered parking space (#577), one assigned uncovered space (#720). Furniture can convey at COE , except for a few personal items.</p> <p style="text-align: right;"><i>Listing Courtesy of My Home Group Real Estate</i></p>								
	10 ● <b>Active</b> • <i>New, Active: 1/6/2025</i> <i>MLS ID: 6800975</i>							
<b>18576 N 92nd Pl</b>	Single Family	4/5	3,425 sq ft	8,023	2024	1/6/2025	\$15,000 mo.	\$4
<p>Located in the new highly sought-after Legacy community at DC Ranch, this brand new modern, custom-built -4 bedroom, 4.5-bath home offers a sophisticated blend of modern design and luxury living. With a private casita, office area , upstairs flex space, pool and spa, and a beautifully designed BBQ area, this property is perfect for those who enjoy indoor-outdoor living with stunning mountain and sunset views. Inside, you'll find exquisite fixtures and finishes throughout, from the spacious open-concept living areas to the top-of-the-line appliances in the gourmet kitchen. Each bedroom features its own ensuite bath, ensuring maximum comfort and privacy for residents. The home also offers easy access to the exclusive amenities of DC Ranch, including golf, tennis, and fine dining.</p> <p style="text-align: right;"><i>Courtesy of Compass</i></p>								





Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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**1 Pending** • Pending: 2/19/2025 *MLS ID: 6777095*  
**18997 N 90th Way** Single Family 3/3 2,145 sq ft 4,500 10/29/2024 \$3,745 mo. 2/19/2025 \$2

Nestled near McDowell Mountain Range, this 3 Bed/2.5 bath home beautifully captures gorgeous desert views! Enter to an open great room with a custom bar and 2 story soaring ceilings in the living/dining areas. The white kitchen is elegantly updated and a lovely fireplace anchors a spacious great room. A large downstairs master suite with a sleek updated bath and new custom closet allows for a single level living. Head upstairs with a modern stair rail to find 2 spacious bedrooms, a remodeled bath and a large loft/office. Entertain outdoors with a sparkling pool, covered patio and open space views, offering spectacular nightly sunsets! This premium lot in the Ironwood Village Community is near DC Ranch Marketplace, AJ's gourmet grocery store, Notre Dame Prep High School and so much more!

*Courtesy of Mmre Advisors*






**2 Pending** • Pending as of 1/28/2025 *MLS ID: 6794727*  
**10234 E Journey Ln** Single Family 5/6 6,841 sq ft 32,098 12/15/2024 \$5,650,000 1/28/2025 \$826

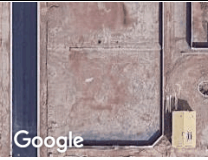



This 6,841-square-foot home in the desirable Windgate Pass neighborhood of Silverleaf combines elegant design with functional living. The residence includes 5 bedrooms, 5.5 bathrooms, and a thoughtful layout featuring a spacious dining room with access to the covered patio, a custom office, and a guest casita for added convenience. This home showcases quality craftsmanship with stone and wood floors, high ceilings with exposed beams, and a custom fireplace in the great room, creating a welcoming atmosphere. Practical touches like custom cabinetry and a wet bar further enhance its appeal. The well-appointed kitchen is equipped with high-end appliances, dual dishwashers, and a stylish wine wall, while the adjacent breakfast room enjoys plenty of natural light and peaceful views. The primary suite on the main level offers a comfortable retreat with a sitting or exercise area and a spa-like bathroom. The guest casita provides privacy for visitors, while a flexible space and a second-level patio with views of the mountains and city lights offer versatile options for work or leisure. Outside, the backyard features a pool, spa, outdoor fireplace, barbecue area, and a grassy play space, perfect for enjoying the Arizona climate. The home also includes a 3-car garage and is located in one of Scottsdale's most sought-after communities. Situated in the Silverleaf community, residents enjoy access to exceptional amenities, including tree-lined streets, private parks, and the renowned Silverleaf Club, which offers a golf course, clubhouse, spa, and more for a luxury resort lifestyle.

*Listing Courtesy of Silverleaf Realty*


## Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>3</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 2/19/2025</i> <b>MLS ID: 6788844</b></p> <p><b>10491 E Raintree Dr</b></p> <p>Single Family    3/3    1,504 sq ft    5,760    11/27/2024    \$679,000    2/19/2025    \$451</p> <p>North Scottsdale McDowell Mountain Ranch Gem with exquisite amenities, freshly painted! Step inside the Great Room w/ an open floor plan and soaring ceilings. Upgraded Kitchen has lots of cabinets, SS appliances and plenty of workspace on the granite counters. Master bedroom upstairs w/ ensuite bath, dual sinks, tub/shower combo and walk-in closet. R/O system, and a security system. Stunning views of the mountains and the city lights from every window. Completely private backyard, no neighbors look into this yard! Extended patio and large concrete slab ready for entertaining with potential for a fire pit, above ground pool, or sports court. New A/C, paint, and blinds. Garage storage system added. Enter numerous hiking and biking trails from right within the community. TWO magnificent community centers. Center 1 is walking distance featuring a year round climate controlled pool and spa, covered shallow kids wading pool, gas and charcoal grills, grass lawns, ramadas, playground with splash pad, tennis and basketball courts! Center 2 is just up the road and features ANOTHER year round climate controlled pool and spa, covered shallow kids wading pool with city and Camelback Mountain views which are breathtaking day and night. Also includes grills, grass lawns, oversized playground with rock slide, covered sandpit, and splash pad, basketball, tennis, and pickleball courts. HOA shows major pride in this community offering wonderful fellowship events, markets and holiday festivities. The local aquatic center features a large water slide, lazy river, diving boards, gym, and skate park. Plus multiple grass soccer fields, library, elementary and middle school, and restaurants within walking distance. Don't wait, this is your chance to get into the remarkable McDowell Mountain Ranch in North Scottsdale!</p> <p style="text-align: right;"><i>Listing Courtesy of Az Flat Fee</i></p>								
 <p><b>4</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 2/19/2025</i> <b>MLS ID: 6814965</b></p> <p><b>15165 N 102nd Way</b></p> <p>Single Family    3/2    1,481 sq ft    4,600    2/3/2025    \$825,000    2/19/2025    \$557</p> <p>Nestled in the highly sought-after McDowell Mountain Ranch community, this beautiful 3-bed, 2-bath home has been updated from top to bottom and offers breathtaking views and a private yet prime location with convenient access to McDowell Sonoran Preserve trails, top-rated schools, restaurants, and McDowell Mountain Golf Club. Recent upgrades include new landscaping in both the front and back, featuring a putting green, an outdoor gas hookup for a BBQ and fire pit, and fresh paint throughout the home. The kitchen, dining, and living areas have been enhanced with updated cabinets, fixtures and appliances, while the primary bathroom boasts new tile, a modern vanity, upgraded sinks, faucets, and lighting. The primary closet has also been completely redone. See features list for updates! Residents of McDowell Mountain Ranch enjoy resort-style amenities, including biking and walking paths, a children's playground, a clubhouse and recreation room, tennis courts, a golf course, and a fully equipped workout facility. The community also offers a pool, heated pool, spa, and heated spa, perfect for relaxation year-round. With stunning mountain views and luxury upgrades, this home is a rare opportunity in one of Scottsdale's most desirable communities.</p> <p style="text-align: right;"><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p><b>5</b> <span style="color: blue;">🕒</span> Pending <i>*Pending as of 2/19/2025</i> <b>MLS ID: 6778685</b></p> <p><b>25323 N 104th Way</b></p> <p>Single Family    5/5    4,438 sq ft    32,016    11/1/2024    \$1,999,000    2/19/2025    \$450</p> <p>Discover luxurious living on a golf course lot with stunning views, nestled in the prestigious Troon Fairways community. This remarkable property located on Hole 1 boasts a spacious main home with 3 bedrooms and 3.5 baths downstairs, plus attached guest quarters on the second floor featuring an additional bedroom and bath—ideal for visitors or multi-generational living. Enjoy the heated pool and hot tub year round while taking in the views. Also included is a charming 1 bedroom, 1 bath detached 795 sqft Casita with Kitchenette &amp; Living Room for the ultimate private retreat. With access to Troon's renowned amenities—championship golf courses, scenic trails, and a vibrant clubhouse—this home offers the finest in Scottsdale living.</p> <p style="text-align: right;"><i>Listing Courtesy of Re/max Excalibur</i></p>								

## Pending: 10 (cont.)

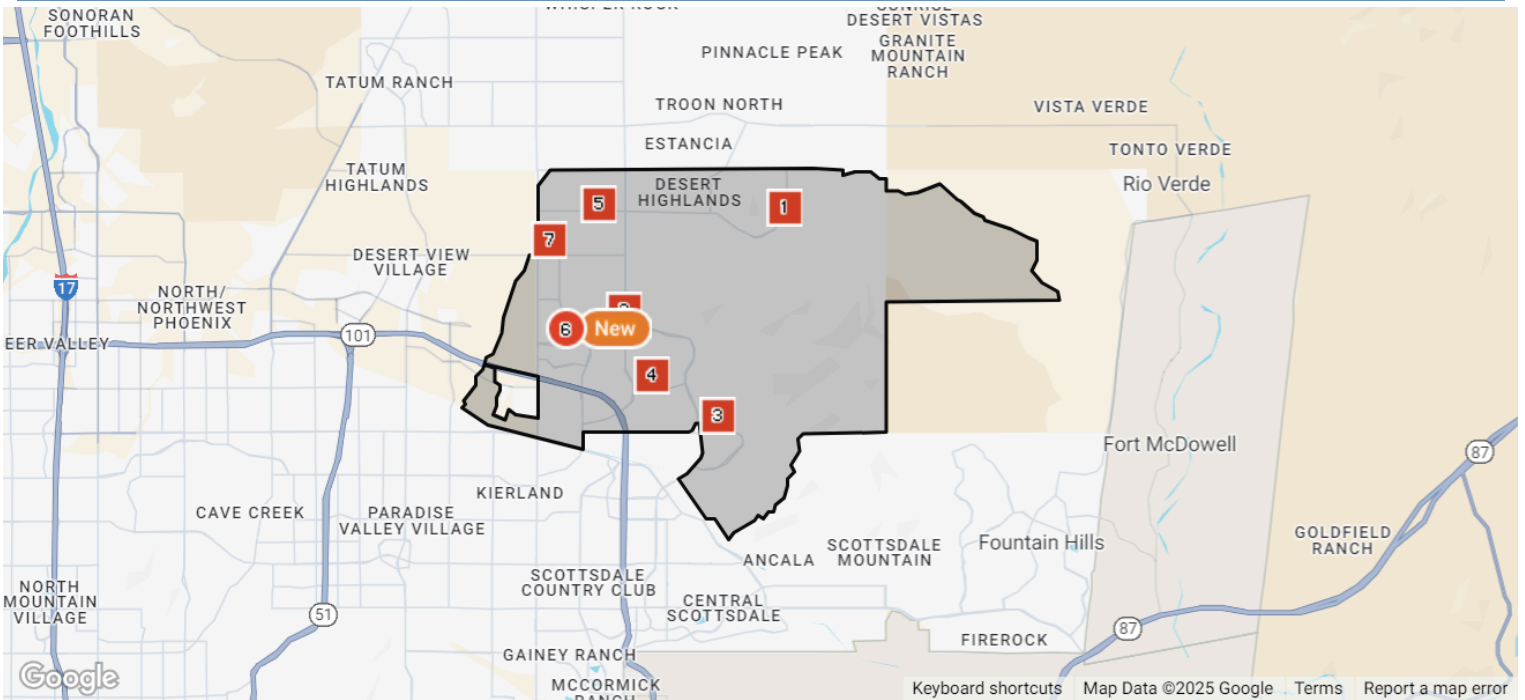
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	6		<b>Pending</b>	*Pending: 2/19/2025 MLS ID: 6811440				
<b>23371 N 74th Pl</b>	Single Family	3/3	2,113 sq ft	4,548	1/27/2025	\$4,300 mo.	2/19/2025	\$2
<p>This absolutely stunning home located in the gated community of Summit at Silverstone! You will fall in love from the moment you step in the door. With gorgeous tile flooring, and a gourmet kitchen with GE Monogram appliances including a double oven and a gas cooktop. Whether year round or lock and leave, this open floor plan works and offers a seamless flow to the tastefully landscaped outdoor patio that overlooks the community pool.</p> <p><i>Courtesy of Opulent Real Estate Group</i></p>								
	7		<b>Pending</b>	*Pending as of 2/19/2025 MLS ID: 6821252				
<b>9112 E Palm Tree Dr</b>	Single Family	4/3	2,653 sq ft	8,512	2/14/2025	\$1,199,000	2/19/2025	\$452
<p>Start making unforgettable memories in this stunning single level, 4-bedroom, 2.5-bath home with a pool in Ironwood Village! Nestled in North Scottsdale and backing to a desert belt and then Pima Acres, home to multi-million dollar homes, enjoy top-rated schools, scenic trails, &amp; world-class dining, golf, &amp; shopping just minutes away. Inside, vaulted ceilings, elegant tile flooring, &amp; an open-concept design create an inviting space. The great room features a fireplace, wet bar, &amp; plantation shutters, perfect for entertaining. The chef's kitchen boasts stainless steel appliances, granite countertops, a walk-in pantry, &amp; a large island. The primary suite offers a spa-like bath &amp; walk-in closet. With a 3-car garage &amp; charming courtyard, this home is a rare Scottsdale gem! Enjoy ultimate outdoor living in the backyard oasis, complete with a covered patio, built-in BBQ, a refreshing pool, and breathtaking mountain and sunset views. With an extended garage featuring built-in cabinetry, this home truly has it all. Don't miss out on this stunning property!</p> <p><i>Listing Courtesy of Re/max Fine Properties</i></p>								
	8		<b>Pending</b>	*Pending as of 2/19/2025 MLS ID: 6781969				
<b>8002 E Via Del Sol Dr</b>	Single Family	4/2	2,733 sq ft	45,207	11/8/2024	\$1,275,000	2/19/2025	\$467
<p>Discover a once-in-a-lifetime opportunity to own one of the lowest-priced single-level home on an expansive acre lot in all of Scottsdale in a prime location. You are close to great stores and restaurants, but far enough away within the community to feel the calm of the desert. The home is immaculate and move in ready. There's also ample room to expand making it perfect for personalizing your space inside and out and creating a multi million dollar home. This home offers a perfect blend of tranquility and space and sides to an interior dead end road that few travel. Nestled in the prestigious gated community of Pinnacle Peak Estates 2, these homes rarely come on the market, especially with its coveted cul-de-sac location. Boasting 3 bedrooms plus an office with a closet, this residence features a cozy family room that seamlessly connects to a bright, airy kitchen, thanks to numerous windows that bring the outside in. Step outside to discover a tranquil backyard featuring a soothing water fountain, creating a zen-like atmosphere ideal for relaxation. The stunning fenced Pebble Tec pool, complete with a pop-up cleaning system, invites you to unwind and enjoy the serene surroundings. The expansive covered patio, equipped with a BBQ, is an ideal setting for entertaining guests or savoring quiet mornings while soaking in breathtaking views of the surrounding desert landscape or the McDowell Mountains from the front of the home. Additional highlights include a newer hot water heater, outdoor security cameras, and a low HOA fee of just \$450 annually. Arrive via the circular driveway and feel the peace and uniqueness of this architectural treasure. Don't miss your chance to own this beautiful home in a quiet, peaceful location your dream home awaits!</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>								
	9		<b>Pending</b>	*Pending as of 2/2/2025 MLS ID: 6803635				
<b>10372 E Raintree Dr</b>	Single Family	3/2	1,702 sq ft	5,300	1/11/2025	\$780,000	2/2/2025	\$458
<p>Located in the heart of North Scottsdale in McDowell Mountain Ranch, this meticulously maintained 3-bedroom, 2-bathroom home offers the perfect blend of modern comfort and outdoor living. Enjoy breathtaking sunset and mountain views, backyard backs to open space with view fencing, no homes behind property. Take advantage of the nearby community pool, hiking trails, pickleball courts, playgrounds, shopping, and dining. McDowell Mtn Ranch is unmatched for it's convenient positioning in Scottsdale with low monthly HOA. This property will not disappoint.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								

Pending: 10 (cont.)

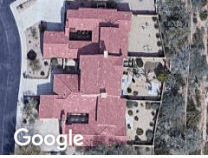

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	10	<b>⓪ Pending</b>	*Pending as of 2/18/2025 <i>MLS ID: 6796322</i>					
<b>25255 N Ranch Gate Rd</b>	Single Family	5/5	3,937 sq ft	29,578	12/20/2024	\$1,975,000	2/18/2025	\$502

A rare private retreat nestled on 0.679 acres with courtyard entry offers privacy, mountain views and spectacular sunsets. Immaculate grounds and lush vegetation create a peaceful refuge. Prime location in Happy Valley Ranch. Ideal floor plan with 5 Bedrooms, Office and 5 Ensuite Bathrooms. Large windows unite the home's interior with the expansive covered patio overlooking the lushly landscaped backyard with a fireplace, custom pebble tech pool with water feature and built-in BBQ. Features include: Beautiful stone, tile and wood flooring, soaring wood beamed ceiling, skylights, wet bar with wine cooler and custom blinds and shutters. All bathrooms feature granite vanities, custom stone and tile showers. Chef's kitchen boasts stainless steel appliances, GE 48" side by side refrigerator, custom cabinetry, walk-in pantry, granite counters, tile backsplash, breakfast bar, and butcher block center island. Primary bedroom features a fireplace, custom walk-in closet, freestanding soaking tub, granite dual vanities and walk-in shower with custom tile and stone. Spacious secondary ensuite bedrooms and one with access to the front courtyard. Huge laundry room includes granite counters, washer, dryer, sink and storage cabinets. Circular paver driveway and a spacious side entry 3 car garage with separate storage room. This home is ideal for entertaining or family living. Enjoy the great outdoors in this wonderful neighborhood. Spend time hiking the many spectacular trails that are located within minutes from this house: Pinnacle Peak, Tom's Thumb and Brown's ranch to mention just a few. Close to shopping, dining, golf and all the amenities of North Scottsdale.

*Listing Courtesy of Russ Lyon Sotheby's International Realty*






Distressed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 <span style="color: red;">■</span> Off Market • Notice of Trustee Sale	MLS ID: -						
	11748 E De La O Rd	Single Family	-/4	3,305 sq ft	13,246	-	11/22/2024	Notice of Trustee Sale
	2 <span style="color: red;">■</span> Off Market • Notice of Trustee Sale	MLS ID: -						
	20750 N 87th St, Unit 1068	Condo/Townhouse/Apt.	-/4	2,515 sq ft	1,228	-	2/7/2025	Notice of Trustee Sale
	3 <span style="color: red;">■</span> Off Market • Notice of Trustee Sale	MLS ID: -						
	10492 E Acacia Dr	Single Family	-/4	2,452 sq ft	7,475	-	2/4/2025	Notice of Trustee Sale
	4 <span style="color: red;">■</span> Off Market • Notice of Trustee Sale	MLS ID: -						
	9302 E Horseshoe Bend Dr	Single Family	-/4	2,563 sq ft	5,802	-	1/31/2025	Notice of Trustee Sale



Distressed: 7 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: –</i>								
	<b>8171 E Juan Tabo Rd</b>	Single Family	–/5	3,690 sq ft	36,742	–	1/28/2025	Notice of Trustee Sale	
	–								
	6 <span style="color: red;">●</span> <b>Active</b> • <i>Not Applicable / Not Disclosed, New, Active: 1/23/2025</i> <i>MLS ID: 6809516</i>								
	<b>8277 E Tailspin Ln</b>	Single Family	4/3	2,853 sq ft	10,423	\$1,775,000	1/23/2025	1/14/2025	Not Applicable / Not Disclosed
	<p>Experience luxury Grayhawk living in this beautifully remodeled 4-bedroom, 2.5-bath home in a tranquil neighborhood. The chef's kitchen features top-of-the-line Thermador appliances, including a nugget ice maker, espresso machine, and wine fridge. Bright and stylish living spaces make entertaining a breeze, while the spa-like master suite offers a private retreat with a soaking tub, spa, and dual vanities. Step outside to a resort-style backyard with a sparkling pool and a professionally landscaped putting green—perfect for relaxation and entertaining. Owned solar panels provide energy efficiency and cost savings year-round. Located in the prime Grayhawk Talon area with easy access to top schools, amenities, and recreation, this home is a rare find!</p> <p><i>Listing Courtesy of Engel &amp; Voelkers Scottsdale</i></p>								
	7 <span style="color: red;">■</span> <b>Off Market</b> • <i>Notice of Trustee Sale</i> <i>MLS ID: –</i>								
	<b>23356 N 73rd PI</b>	Condo/Townhouse/Apt.	–/6	3,546 sq ft	6,766	–	12/30/2024	Notice of Trustee Sale	
	–								



## About RPR (Realtors Property Resource)

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



## About RPR's Data

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

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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