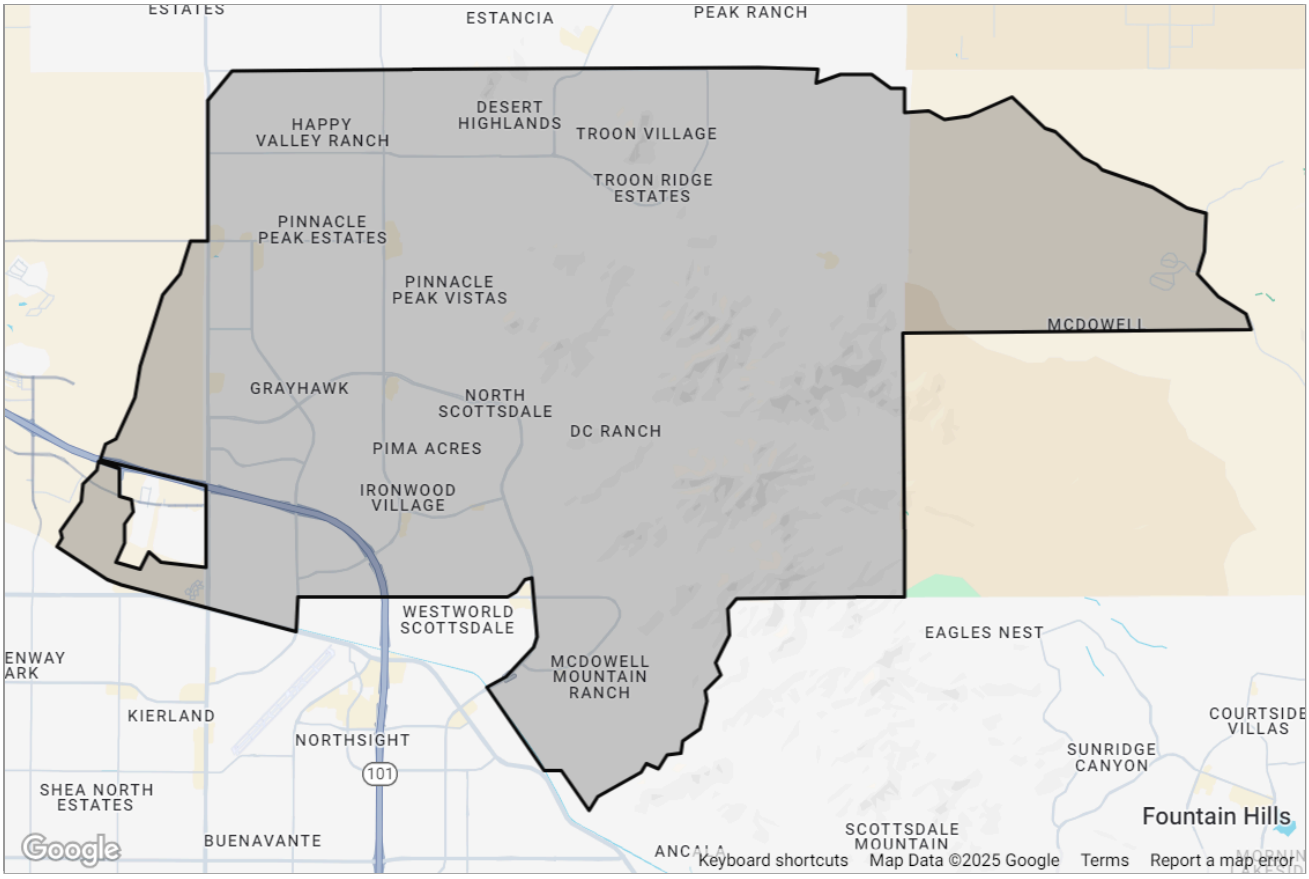
MARKET ACTIVITY REPORT

Scottsdale, AZ 85255



Presented by

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Scottsdale, AZ 85255

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
$1.29M	1.38%	1.41%	2.3%	12.94%
Updated: 4/30/2025				

*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
$1.29M	2.3%	12.94%	15.85%
Updated: 4/30/2025			

*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: 5/28/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/28/2025.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.45M	23.46%	4.92%	0.17%	16%
Updated: 4/30/2025				

*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 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.83M	4.09%	0.94%	0.18%
Updated: 4/30/2025			

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

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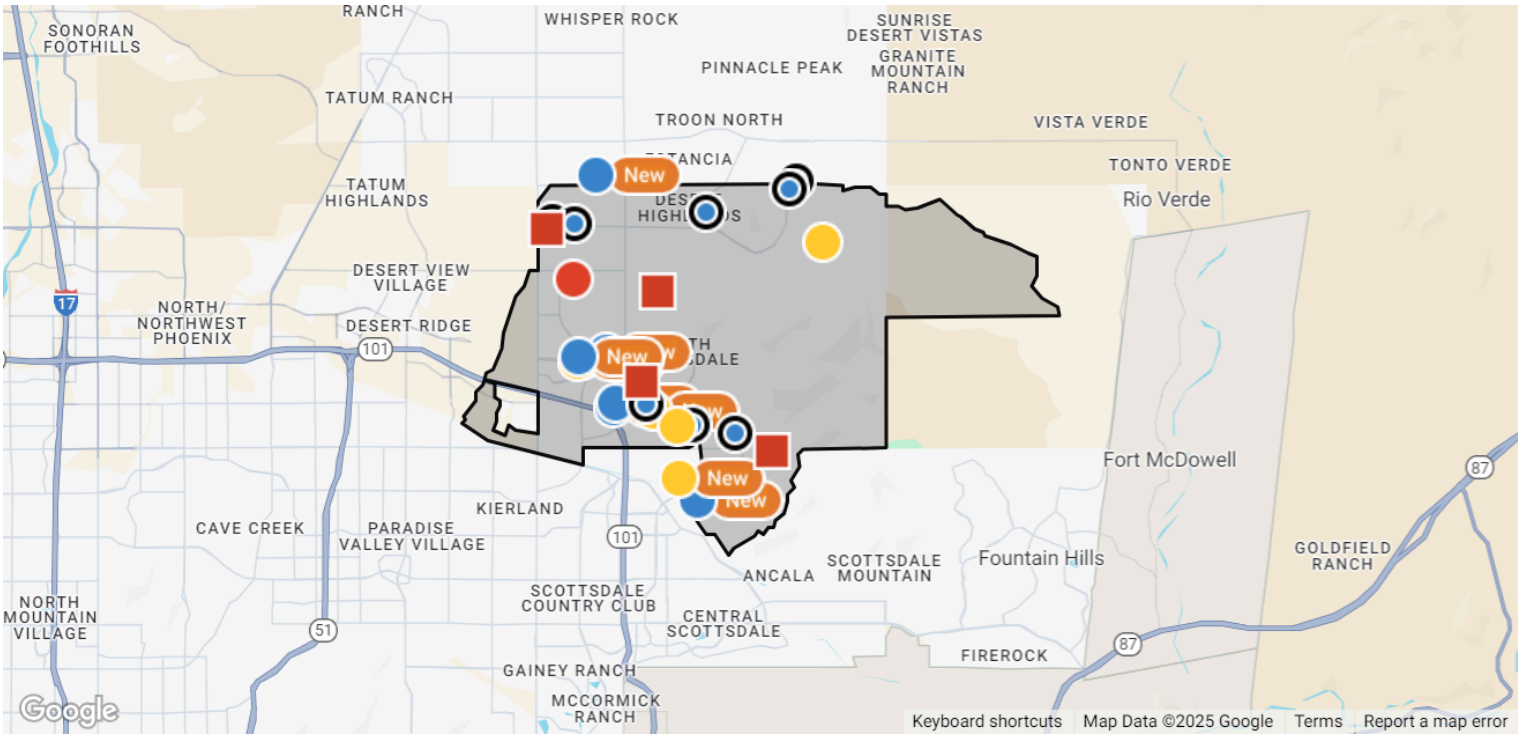
Market Activity Summary Stats



Search Criteria

Location: Scottsdale, AZ 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

	New Listings	Pending	Distressed
Number of Properties	10	10	5
Low Price / Value	$3,200	$6,000	$988,820
Median Price / Value	$1,199,500	$1,787,500	$2,554,530
High Price / Value	$3,150,000	$6,500,000	$4,807,270
Average Price / Sq. Ft.	$412	$545	$554
Median Price / Sq. Ft.	$493	$483	$563
Average Days in RPR	35	95	19
Median Days in RPR	38	43	–
Total Volume	$12,956,200	$22,592,480	$13,649,520

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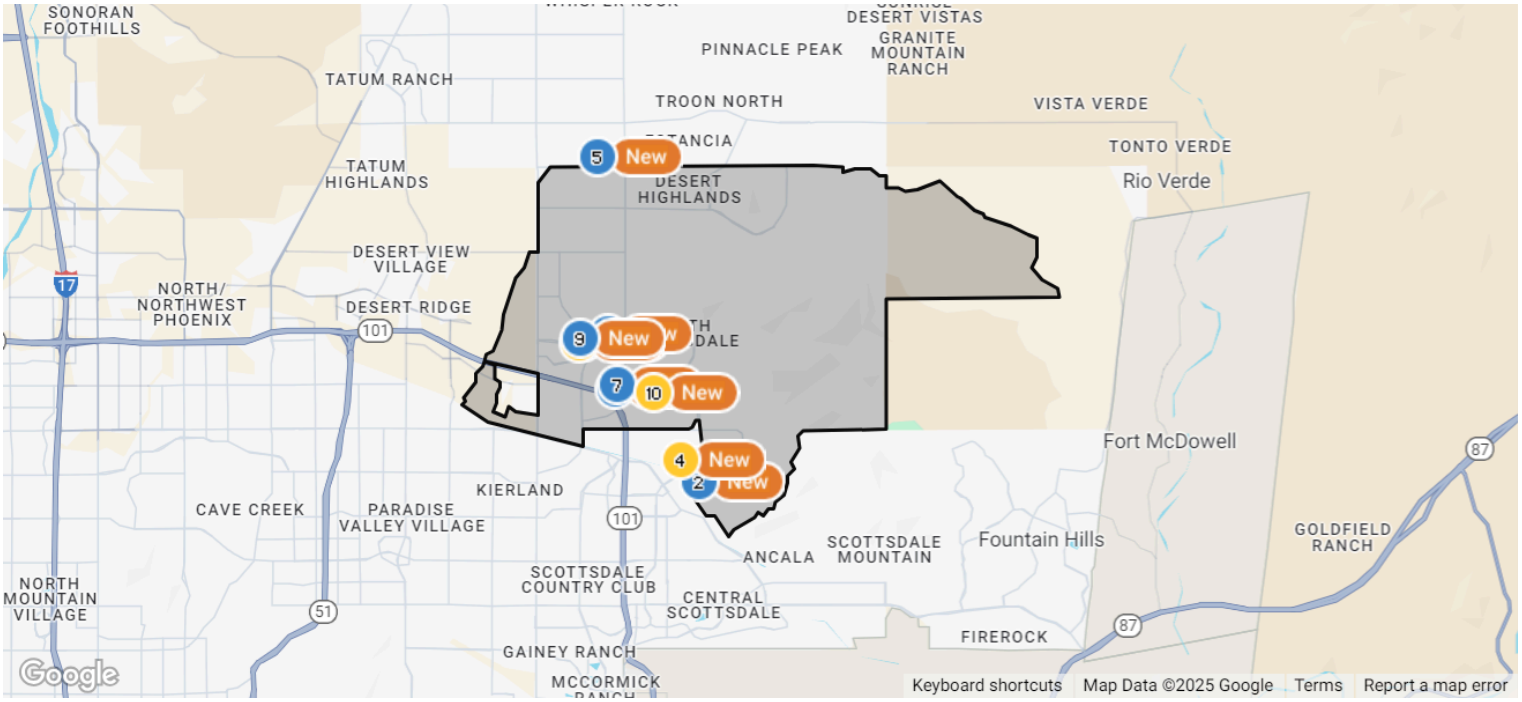
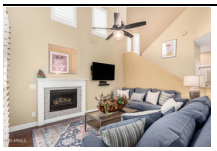
Scottsdale, AZ 85255



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.
1 Active • *New, Active: 3/8/2025* *MLS ID: 6832629*								
19550 N Grayhawk Dr, Unit 1044	Condo/Townhouse/Apt.	2/3	1,839 sq ft	90	2001	3/8/2025	$695,000	$378



Welcome to Cachet at Grayhawk, one of Scottsdale's most highly coveted, resort-style communities. This stunningly renovated townhome offers the perfect blend of luxury, comfort, and convenience, whether you're looking for a full-time residence or an ideal lock-and-leave seasonal home. From the moment you step inside, you'll be greeted by soaring vaulted ceilings, abundant natural light, and an open-concept living space designed for effortless entertaining. The fully remodeled kitchen boasts modern cabinetry, quartz countertops, and premium finishes, seamlessly flowing into the dining and living areas. The home features two spacious bedrooms, 2.5 bathrooms, plus a versatile den, perfect for a home office or additional guest space. The primary suite is a true retreat, complete with a walk-in shower, private toilet closet, updated cabinetry with quartz countertops, and an oversized walk-in closet. The guest bathroom has also been beautifully updated, featuring a large vanity with quartz countertops and stylish finishes. Step outside to enjoy peaceful desert views from the private patio or second-story balcony off the primary suite¶the perfect spot for morning coffee or evening relaxation. Additional highlights include hand-scraped hardwood flooring throughout, travertine plank flooring in the bathrooms, and an attached two-car garage. Living in Cachet at Grayhawk means access to resort-style amenities, including a heated pool and spa, fitness center, tennis courts, and world-class golf courses just minutes away. The guard-gated entrance and additional private gate provide security and exclusivity, while the community's prime location puts you close to Scottsdale's best shopping, dining, and outdoor recreation. Homes like this rarely become available in Cachet at Grayhawk¶don't miss this incredible opportunity!

Listing Courtesy of Ume Realty 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.

2 Active • *New, Active: 4/14/2025* *MLS ID: 6851392*

10737 E Gelding Dr	Single Family	4/3	2,738 sq ft	9,819	2000	4/14/2025	$1,299,000	$474

Must-see sought-after floorplan in Sienna Canyon at McDowell Mountain Ranch! This beautifully maintained single-level, 4-bedroom, 2.5-bath split layout offers comfort and flexibility, ideal as a full-time residence or lock-and-leave. The open-concept eat-in kitchen flows into the family room with cozy fireplace, while a living room off the entrance offers space for a formal area, office, or playroom. Ideally located across from Javelina Trailhead, backing to a wash with no rear neighbors, and close to McDowell Mountain Golf Club. Outside, the entertainer's dream yard is complete with sunset views and offers a heated lap pool w/ water feature, spa, built-in BBQ, and oversized patio. Twin TRANE AC units (2022) with 10-year warranty. Leased solar paid through 2034. Pool heat and features are fully remote-controlled. Award-winning McDowell Mountain Ranch is a premier master-planned community located in North Scottsdale. Situated at the foothills of the McDowell Mountains, enjoy the beautiful desert serenity yet also have all the conveniences of living "in-town" just outside the neighborhood. The 101 Freeway is 5 minutes away, as well as restaurants, shopping, groceries, and so much more! This friendly neighborhood features 2 heated community pools/spas, playgrounds, basketball courts, tennis courts, and one of the best Pickleball leagues in town! The HOA hosts several events throughout the year for everyone to enjoy and connect with neighbors. Numerous trails, both paved & unpaved that meander throughout the community. McDowell Mountain Golf Club, designed by Phil Mickelson, with the clubhouse & restaurant, is open to the public. The City of Scottsdale Aquatic Center w/Lazy River & Library is close by, in addition to miles and miles of hiking, biking & equestrian trails at the landmark Gateway to the McDowell Sonoran Preserve trailhead.

Listing Courtesy of Retsy

3 Active • *New, Active: 4/13/2025* *MLS ID: 6851162*

9249 E Desert Arroyos	Single Family	3/4	3,377 sq ft	9,573	2008	4/13/2025	$1,797,000	$532

Stunning Single-Story Home in the Highly Desired DC Ranch "The Estates" Gated Community. Welcome to your DREAM home! This beautifully maintained single-story residence is nestled in one of the area's most sought-after family-planned communities, offering both Elegance and Comfort. Step into a spacious floor plan that features a Gourmet Kitchen complete with high-end appliances, Custom Cabinetry, and a generous Island—perfect for Hosting or enjoying quiet mornings at home. The inviting Home Office offers a dedicated space for productivity, while the lovely Guest Rooms provide Comfort and Privacy for Visitors. Outside, prepare to be amazed. The breathtaking backyard is a TRUE OASIS (click more) showcasing a Sparkling Pool and Spa, surrounded by lush landscaping and ample patio space for Entertaining or Unwinding under the Stars. Whether you're looking for a Peaceful Retreat or the Perfect Place to gather with Loved ones, THIS home has it ALL.

Listing Courtesy of Compass

4 Active • *New, Active: 4/7/2025* *MLS ID: 6848459*

10399 E Hillery Dr	Single Family	4/3	2,132 sq ft	5,545	1999	4/7/2025	$3,200 mo.	$2

PREMIUM LOT SIDES AND BACKS TO OPEN SPACE. TOTAL PRIVACY, BEAUTIFULLY UPGRADED HOME WITH MARBLE FLOORS, HIGH END GRANITE COUNTER TOPS, BUILT-IN MICROWAVE. STAINLESS STEEL FRIDGE & NEW DISHWASHER, GAS TANKLESS WATER HEATER, NEWLY INSTALLED A/C UNIT, NEUTRAL INTERIOR PAINT COLORS. OPEN FLOOR PLAN, NEW WOOD FLOORS, HUGE COVERED PATIO, AND BEAUTIFUL VIEWS FROM THE MASTER SUITE! SHEA'S POPULAR BRISAS FLOORPLAN IN MMR! WALK TO SCHOOLS, LIBRARY, COMMUNITY POOLS, AQUATIC CENTER & SKATE PARK.

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.

5 Active • *New, Active: 5/1/2025* *MLS ID: 6859525*

26156 N 88th Way	Single Family	5/5	5,668 sq ft	45,180	2012	5/1/2025	$2,900,000	$512

Stunning custom home situated on an acre lot, this residence offers an exceptional lifestyle! From the moment you step inside, you're greeted with 16 foot soaring ceilings, elegant architectural details and luxury finishes throughout. There are thoughtfully designed living spaces both indoor and outdoor. An open concept floor plan features a gourmet kitchen with premium appliances, custom cabinetry, and quartz countertops - making it perfect for entertaining friends or hosting family gatherings. The spacious primary suite offers a private retreat, expansive closets and an office! Enjoy seemless indoor-outdoor living with multiple access points to the expansive backyard. The over-sized 3 car garage and extended driveway provide ample parking and storage. This home combines comfort and sophistication - a true gem you don't want to miss!

Listing Courtesy of The Brokery

6 Active • *New, Active: 5/7/2025* *MLS ID: 6862744*

9022 E Diamond Rim Dr	Single Family	5/3	3,352 sq ft	66,063	2024	5/7/2025	$3,150,000	$940

A modern sanctuary of luxury & design, this fully reimagined 2024 remodel is transformational, offering the essence of new construction without the wait to build. Set on 1.5-acres of privacy in North Scottsdale's coveted Pima Acres, it boasts stunning unobstructed views of the McDowell Mtns, Pinnacle Peak & City Lights. Every detail is new, meticulously curated to rival $5M+ custom homes in the area, from striking architectural lines to a newly designed outdoor resort setting. A dramatic glass pivot door welcomes you to soaring spaces where natural light pours thru new walls of glass, seamlessly blending indoor elegance & outdoor tranquility. A luxury pool & heated spas create a resort-like retreat. Designed for effortless living & entertaining, this beautiful home is ready to be yours. INQUIRE ABOUT THE 2024 REMODEL SPECIFICATIONS for complete list of new Interior & Exterior features. This beautiful custom home is as close to new construction as it gets. The Gourmet Kitchen is a culinary sanctuary, outfitted with new Sub-Zero, Wolf appliances, sleek custom cabinetry & quartzite countertops. A new built-in coffee bar, separate wine & beverage area elevate the space for entertaining. A stunning Great Room, centered around a sleek linear fireplace wrapped in floor-to-ceiling marble - radiating warmth and refined elegance. The Primary Suite is a true sanctuary, with breathtaking mountain views, a lavish spa retreat, and private access to an in-ground outdoor spa. Four versatile bedrooms - perfect for family, guests, or a private retreat - along with a dedicated media room/home office, expansive laundry-mud room area, ensure the home is as functional as it is beautiful. Equipped with the latest in smart home technology & convenience, including a Lutron Caseta smart lighting system, integrated surround sound speakers (indoors/out), SONOS-ready, 2 brand-new HVAC systems, a new Roof & an expansive View Deck, this home is designed for effortless living. Step into the Resort-Style Backyard, where vibrant sunsets light up the sky beyond Pinnacle Peak & McDowell Mountain views. The newly renovated pool, 2 heated spas, waterslide & cascading waterfall provide the ultimate setting for relaxation. Entertain effortlessly with a built-in outdoor BBQ kitchen, new limestone paver patios throughout & lush new landscaping illuminated by dramatic low-voltage lighting at night. The Oversized 1.52-acre Homesite offers not only serenity & privacy but also the rare potential for Future Expansion - be it additional living space, garages, sport courts. With split oversized 4-car garages (built-in storage cabinetry), this property effortlessly adapts to a range of lifestyle needs-whether you're seeking a refined downsizing opportunity, an elevated upgrade, or the perfect seasonal Arizona retreat. Minutes to DC Ranch Marketplace, Grayhawk Golf Club, West World, Scottsdale Airpark, Scottsdale Quarter & Kierland, and the 101 Freeway - this home offers unmatched location to Scottsdale's premier shopping, dining, recreation opportunities. Plan your private tour today - prepare to experience a beautiful new residence that transcends ordinary!

Listing Courtesy of Realty One Group

7 Active • *New, Active: 4/16/2025* *MLS ID: 6853048*

9272 E Desert Village Dr	Single Family	5/3	3,062 sq ft	10,630	2004	4/16/2025	$2,000,000	$653

Situated in the gated community of The Estates at DC Ranch, this beautifully updated 5-bed, 3-bath home sits on a premium lot with added privacy. Inside, you'll find new flooring, designer lighting, and a flexible bonus room off the primary suite—perfect for an office, gym, or media room. The chef's kitchen features quartz countertops and custom island cabinetry. All bathrooms have been thoughtfully remodeled, including a spa-inspired primary suite with a spacious walk-in closet. Outside, enjoy a resort-style pool, lush landscaping, travertine pavers, synthetic turf, and a built-in grill—ideal for entertaining. Recent mechanical upgrades, including new AC units, offer peace of mind. DC Ranch amenities include 33 miles of trails, parks, pools, clubhouse, gym, and top-rated schools.

Listing Courtesy of Real Broker

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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 • *New, Active: 5/27/2025* *MLS ID: 6871887*

19550 N Grayhawk Dr, Unit 1115	Condo/Townhouse/Apt. 3/2	1,652 sq ft	1,664	2001	5/27/2025	$4,000 mo.	$2

Enjoy this townhouse with a rare private play pool backing to Golf Course Views! . Carpet in the living/dining room & master bedroom. 3 nice sized bedrooms. 3rd bedroom could be used an office or den. Large eat-in kitchen features a newer cooktop, granite counters,breakfast nook. Only 4 units in the subdivision have a private pool. This is one of them. Double gated community with a guard gate at the main entrance & inner electronic gate at Cachet entrance. Heated community pool & spa, rec room, tennis courts, biking.walking paths. Very close to restaurants, and shopping No cats, all pets on Landlord approval.

Courtesy of West Usa Realty

9 Active • *New, Active: 5/24/2025* *MLS ID: 6871006*

19550 N Grayhawk Dr, Unit 1144	Condo/Townhouse/Apt. 3/2	1,752 sq ft	166	2001	5/24/2025	$1,100,000	$628

Beautifully renovated single-level townhome offering 3 bedrooms, 2 bathrooms, and a spacious open floorplan with no interior steps. Enjoy direct access from your attached 2-car garage and a generously sized, north-facing backyard patio—perfect for comfortable summer evenings. This is not your everyday white-and-gray remodel. Completed in 2025, the thoughtful updates bring warmth, character, and quality throughout: European white oak engineered wood flooring (not LVP), quartz countertops, shaker cabinetry (NEW not refinished), and porcelain tile in the bathrooms and laundry room. The kitchen features solid wood floating shelves, a step-in pantry, tiled backsplash, and 2023 GE appliances. Bathrooms are finished with LED mirrors, tiled backsplash, and 2023 GE appliances. Bathrooms are finished with LED mirrors and an all-tile walk-in shower in the primary suite, plus a tiled tub surround in the secondary bath. Every detail counts¶refurbished solid wood front door, LED can lighting, new fans in all bedrooms, and custom wood shelving in the primary bathroom. Located within the highly sought-after Cachet community, nestled behind both a 24-hour guard gate and a secondary keypad gate in Talon at Grayhawk. Residents enjoy access to a resort-style, year-round heated saltwater pool and spa, clubhouse with fitness area and business center, multiple tennis courts, sports court, walking paths, and over 30 miles of scenic trails for hiking, biking, and outdoor activities. You're just steps from the community's top-notch amenities and only minutes from Market Street, Kierland Commons, Scottsdale Quarter, WestWorld (home to Barrett-Jackson and the Arabian Horse Show), TPC Golf Course (host of the WM Phoenix Open), Salt River Fields (Spring Training), and the world-renowned Mayo Clinic. Convenient freeway access via Loop 101 and 51 makes travel throughout Scottsdale and the greater Phoenix area a breeze. A truly move-in ready gem that blends style, comfort, and convenience in one of North Scottsdale's most desirable locations.

Listing Courtesy of Compass

10 Active • *New, Active: 4/24/2025* *MLS ID: 6857824*

9973 E Edgestone Dr	Single Family	3/4	2,792 sq ft	9,714	2007	4/24/2025	$8,000 mo.	$3

Welcome to Edgestone Manor, one of the most stunning single-level homes in North Scottsdale. Located at the end of a serene cul-de-sac in the prestigious Windgate Ranch community, this exceptional Solaria Model residence offers the ultimate in luxury, privacy, and panoramic mountain views. Designed for the most discerning guests, the home features a resort-style backyard with every amenity imaginable: a heated pool with a safety cover for children and pets, hot tub, BBQ island with two built-in refrigerators, fire pit, covered patio, dog run with turf, and breathtaking views of the McDowell Mountains. Step inside to pure elegance¶starting with a grand foyer that flows into a thoughtfully designed split floor plan. On one side: Two guest bedrooms, each with private en-suite bathrooms A separate guest powder room A spacious home office with a Murphy bed and walk-in closet¶easily converted to a 4th bedroom On the other side: A luxurious primary suite with spa-inspired bath with a soaking tub and separate shower At the heart of the home is the open-concept great room with a gas fireplace, a gourmet kitchen with breakfast bar, and an eat-in dining nook¶all opening via sliding glass walls to your backyard paradise. Additional Features: Fully furnished and turnkey Minutes from the 101 freeway and Mayo Clinic Close to upscale shopping, fine dining, and world-renowned golf courses like TPC Scottsdale Rental Terms: 2-month minimum stay Available May through December $8,000/month (May-August) $11,000/month (September-December) $1,100/month utility allowance included

Courtesy of West Usa Realty

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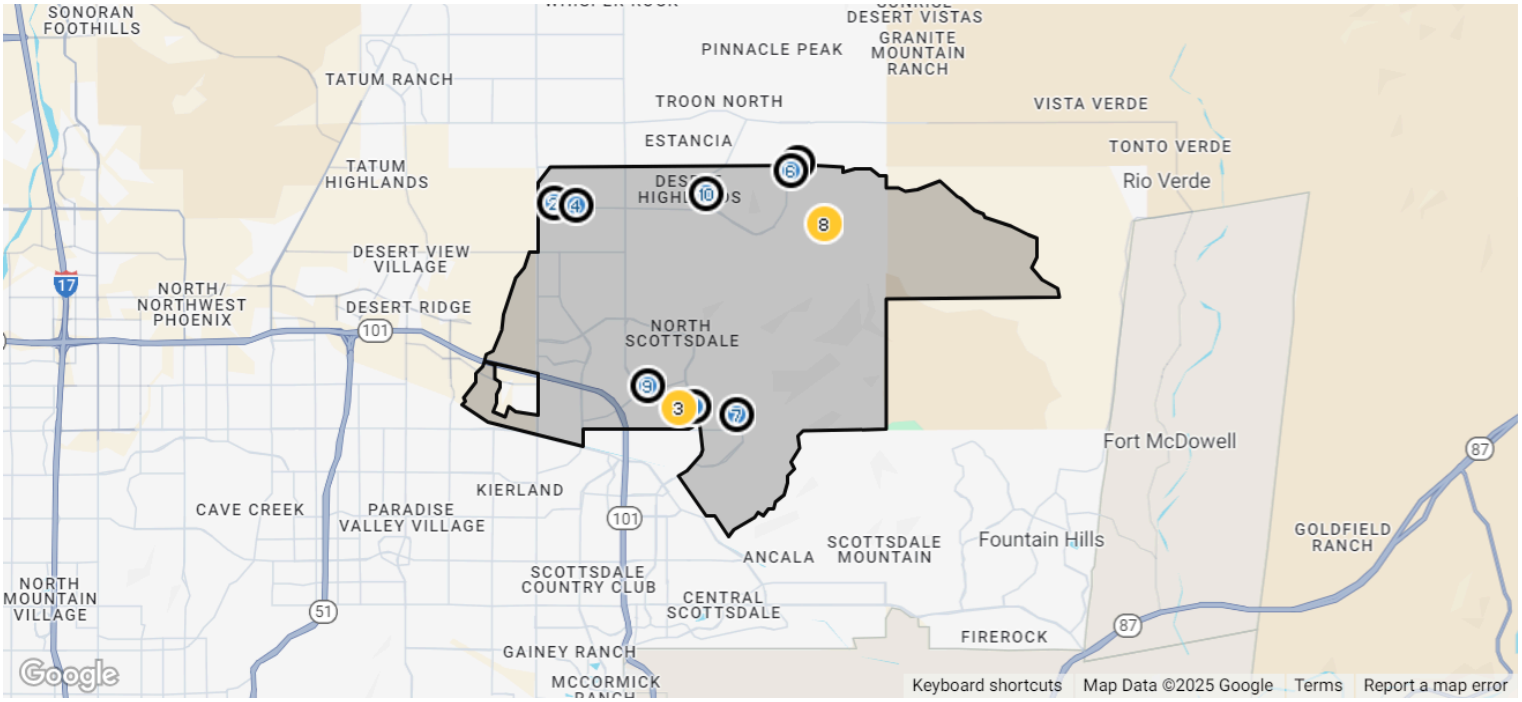

Pending: 10

	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 5/17/2025* *MLS ID: 6851903*

10007 E Hillside Dr	Single Family	3/3	2,274 sq ft	8,287	4/15/2025	$1,100,000	5/17/2025	$484

Imagine enjoying the ease of single-level living in this immaculate home nestled within the desirable guard gated Windgate Ranch. Perfectly situated on a corner lot backing directly to two natural open spaces, you'll appreciate the added privacy and peaceful surroundings. The gourmet kitchen is designed for both functionality and style, featuring stainless steel appliances, a gas cooktop for culinary enthusiasts, a French door refrigerator, and an expansive walk-in pantry ensuring you have ample storage. Effortlessly entertain in the open-concept layout, where the gourmet kitchen flows into the spacious great room, enhanced by soaring 10-foot ceilings. Need extra space? A versatile bonus room / den adapts to your lifestyle, whether you desire a home office, gym, or playroom. Enjoy the the convenience of a mudroom. Step outside to your low-maintenance oasis, complete with synthetic grass for year-round beauty, a chic fire pit for cozy evenings, and a built-in barbecue perfect for hosting friends - all while enjoying glimpses of the nearby mountains. Windgate Ranch offers a lifestyle beyond compare, with exceptional amenities designed for everyone: a social clubhouse, three sparkling pools for relaxation and recreation, soothing spas, inviting outdoor fireplaces, shaded cabanas for lounging, gym and a variety of sports courts: tennis, Pickleball , basketball, sand volleyball, and playgrounds for active enjoyment. Nestled in the heart of Scottsdale, this location provides exceptional proximity to award-winning schools, a curated selection of fine restaurants, renowned shopping destinations, and golf and health clubs. Enjoy effortless connectivity with major highways, Scottsdale Airport, Phoenix Sky Harbor International Airport, and the easily accessible Loop 101 freeway, making travel and daily errands a breeze.

Listing Courtesy of Russ Lyon Sotheby's International 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.

2 Pending • *Pending as of 5/27/2025* *MLS ID: 6859737*

7438 E Glenn Moore Rd	Single Family	4/3	3,352 sq ft	10,485	5/1/2025	$955,000	5/27/2025	$285

Your Dream Hangout Home in 85255 — Space, Style & Unbeatable Value Welcome to the home everyone wants to gather at! Located in the highly sought-after Pinnacle Reserve neighborhood of North Scottsdale, this spacious 4-bed + den, 3-bath stunner offers 3,352 sq ft of open, inviting living space — all at one of the lowest price-per-square-foot values in the area. From the moment you pull up, you'll love the north-south exposure, 3-car garage, and RV gate—ready for all your adventure gear. Inside, the oversized kitchen is a chef's playground, complete with a center island, gas cooktop, and double ovens—perfect for cooking up memories and entertaining guests. The versatile layout features a bonus teen/game room and expansive gathering areas that make this house the ultimate social Come Say Yes

Listing Courtesy of Arizona Best Real Estate

3 Pending • *Pending: 5/26/2025* *MLS ID: 6858840*

9726 E South Bend Dr	Single Family	3/3	2,274 sq ft	7,079	4/29/2025	$6,000 mo.	5/26/2025	$3

Beautiful home in the gated community of Windgate Ranch. This home offers a split floor plan with 3 bedrooms and an office, 3 car garage and 2.5 baths. Manicured backyard, chef's kitchen, tons of storage and tile in all the right places. You will have access to all the amenities Windgate has to offer including resort style pools, club house, outdoor living room, playgrounds, sport courts, activities for adults, children, and family, and so much more!

Courtesy of Compass

4 Pending • *Pending as of 5/26/2025* *MLS ID: 6852696*

7848 E Parkview Ln	Single Family	5/4	3,680 sq ft	44,868	4/16/2025	$1,775,000	5/26/2025	$482

Rare Opportunity in One of Scottsdale's Best Zip Codes , 85255 Opportunities like this don't come around often, especially on over an acre with complete privacy. Tucked away in a quiet cul-de-sac, this home offers serious space, upgrades, and a resort-style backyard that's built for both relaxing and entertaining. Inside, you'll find a spacious, open layout with multiple living areas, including a large family room with a fireplace and full wet bar, plus a separate formal living and dining space. The chef's kitchen brings it all together with granite counters, stainless steel appliances, and tons of room to move. Details like plantation shutters throughout, a whole-house water softener, and two newer Trane AC units (one just 2 years old) show the home's been well cared for¶and the brand new roof is the cherry on top. The oversized primary suite includes a soaking tub, walk-in shower, and not one¶but two huge walk-in closets. Step out back and it only gets better: a pebble-tec pool with a waterfall, mature desert landscaping, mountain views, and an RV gate for added flexibility. Whether you're looking for your forever home or just want something with long-term upside in one of Scottsdale's most in-demand neighborhoods, this one hits all the marks.

Listing Courtesy of Exp Realty

5 Pending • *Pending as of 5/16/2025* *MLS ID: 6865305*

25613 N 119th St	Single Family	3/4	4,209 sq ft	40,984	5/12/2025	$3,400,000	5/16/2025	$808

This Stunning Plan w/ Award Winning Contemporary Design can be yours at the gated community of Ranch Gate Estates in north Scottsdale. Mountain Views throughout the community in this resort style home. This home is nestled under the stars with magnificent Sliding Doors that opens the home to the outdoors overflowing with natural light! Attached Guest Casita and massive covered patio with Troon Mountain towering above! The Gourmet Kitchen appointed with Wolf Appliances is perfect for entertaining below 14 ft dramatic ceilings! This gorgeous and generous size Home Site offers oceans of views of Troon Mountain and Tom's Thumb under pristine Sonoran Desert as far as you can see, and Toll Green Energy efficiency at its finest!

Listing Courtesy of Toll Brothers 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.

6 Pending • *Pending as of 4/11/2025* *MLS ID: 6840909*

25508 N 119th St	Single Family	4/5	4,869 sq ft	37,751	3/25/2025	$4,600,000	4/11/2025	$945

Ever dreamed of owning a model home?! Let's make it happen! Model home for sale at Ranch Gate Estates. Model comes completed with all the interior designer features one could want. Completed outdoor oasis with resort-style pool and fully landscaped. This STUNNING home is offered on a generous 37,700 sqft (estimated) home site size with dreamy sunset views overlooking Troon Mountain. This Ocotillo home design boasts dramatic ceilings up to 13'6" with 4 bedrooms, 4.5 bathrooms, a serene primary retreat, flex room, and an added casita. Welcome family and friends to your home through an inviting and peaceful courtyard. The 90-degree corner sliding door opens the home for seamless indoor/outdoor living along with a mountain view that is sure to impress!

Listing Courtesy of Toll Brothers Real Estate

7 Pending • *Pending as of 5/25/2025* *MLS ID: 6842364*

10843 E Acacia Dr	Single Family	5/3	3,833 sq ft	8,625	3/28/2025	$1,800,000	5/25/2025	$470

Live in the Heart of North Scottsdale and enjoy one of the largest 2 story plans in the desired community of McDowell Mountain Ranch. The majority of the home was remodeled in 2021 and 2022 with designer features including porcelin tile flooring, quartz counter tops, updated baths and showers, stunning light fixtures, new roof underlayment, sparkling pool & spa and leased solar for energy savings! The layout features 5 spacious bedrooms (1 downstairs) along with a large bonus loft with a view deck showcasing city lights. Relax in your sparkling pool with travertine decking & artificial grass for pets and play. Large 3 car garage with charging station & built-in cabinets. McDowell Mountain Ranch offers many wonderful amenities to residents. Close to Scottsdale Schools & Shopping.

Listing Courtesy of Homesmart

8 Pending • *Pending: 5/20/2025* *MLS ID: 6863495*

23678 N 123rd Way	Single Family	3/4	2,834 sq ft	8,372	5/8/2025	$6,500 mo.	5/20/2025	$2

STAY & PLAY - Luxury Rental Available Now! Essentially NEW & Loaded with over $750K in upgraded features. Discover N. Scottsdale's Resort Community, Sereno Canyon, with sweeping mountain views, modern architecture, and guard-gated security. Callum Plan + Casita, this single-level thoughtfully designed floor plan features 3 spacious bedrooms, all with ensuite bathrooms, and a bonus flex space perfect for a home office or creative studio. The heart of the home is an open-concept great room featuring a sleek linear gas fireplace and two sliding walls of glass seamlessly connecting indoor/outdoor living. A Dream kitchen WOWS with a magnificent quartz waterfall island, pendant lighting, Wolf appliances, Sub-Zero refrigerator, LED-accented cabinetry, and spacious pantry with custom built-ins. The Primary Suite is a serene escape with its own access to the outdoors, and the ensuite bathroom impresses with dual vanities, glowing LED mirror lighting, and spa-like finishes. Additional interior enhancements include - Control 4 home automation, Pentair wireless complete pool/spa automation, extensive custom built-ins, custom closet design, high-end designer chandeliers, water filtration system, surround sound, low voltage upgrades, home security, automated window shades throughout, extensive flooring upgrades, custom entry door, custom courtyard privacy gate, and the list keeps going. The outdoor areas are designed for entertaining and relaxing alike and completely decked out to perfection. Starting with the courtyard style outdoor area with covered pergola, built-in BBQ, built-in beverage coolers, travertine stone pavers and outdoor dining. Step out back into manicured perfection with covered patio, sparkling heated pool and spa with soothing water features, gas fireplace with seating area, synthetic grass, and stunning landscape lighting set against a backdrop of panoramic mountain views. 2-Car Garage with 2ft added depth, epoxy floors, slat wall paneling/storage system, EV charger and added electric. This amenity-rich master-planned community features the Mountain House Lodge, offering a 5 star restaurant, Alterra, with bar, lounge, indoor/outdoor seating. Plus two resort-style pools with hot tub, private cabanas, a state-of-the-art fitness center, spa, café, and inviting social spaces. Surrounded by natural desert beauty and minutes from scenic trailheads, this home delivers the ultimate Arizona lifestyle.

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.

9 Pending • *Pending as of 4/22/2025* *MLS ID: 6691872*

18541 N 92nd Pl	Single Family	3/4	2,797 sq ft	6,973	4/15/2024	$2,449,980	4/22/2025	$876

Amazing and last opportunity for new build construction in DC Ranch. Timeless contemporary architecture-2749 sq ft-all single level, 3 bedrooms, 3.5 bathrooms home with 2 car attached garage. Oversized great room concept with stunning drop down ceiling and multi stack doors all opening towards courtyard. Brand new Camelot floor plan offering the design and livability of a larger home but right sized. Price now includes all upgraded interior design selections. Front yard landscaping design and installation is included.

Listing Courtesy of Camelot Homes, Inc.

10 Pending • *Pending as of 5/17/2025* *MLS ID: 6764129*

10285 E Chama Rd	Single Family	4/5	5,932 sq ft	26,615	9/29/2024	$6,500,000	5/17/2025	$1,096

THE best lot in Skye View! Exceptional 5,932 square foot modern dream home featuring beautifully landscaped desert gardens and a luxe resort-style backyard. Breathtaking mountain and city light views in every direction! Built in 2024, this prestigious N. Scottsdale modern contemporary home is just minutes away from McDowell Mountain Regional Park and Tonto National Forest, access to the 101 Fwy, Scottsdale Quarter, Kierland, and Promenade restaurants and shopping, and close to some of the top AZ golf courses including The Estancia Club, Troon North, Mirabel, and more. With its distinctive architecture and award-winning contemporary design, the home was designed and built by Camelot Homes, boasting an unrivaled attention to detail. The open floor plan is perfect for entertaining, inviting the outdoors in. All the living spaces have direct access to the outdoor spaces which include a front entry portico, fully shaded outdoor living/ loggia with fire feature, dining on back patio, bonus room plus indoor bar with stacked telescoping doors, outdoor grill, and a dedicated loggia for the guest casita. The backyard is highlighted by breathtaking sunset views, custom heated pool with two Baja decks, water features, built-in planters, poolside seating area, separate spa, and lush artificial turf. The home includes a dramatic front entry, well-appointed gourmet kitchen overlooking main living areas, 4 bedrooms, 4.5 bathrooms, office/ den, guest casita, and 4 car garage specialty space that can be used as a home gym or flex space. Additionally, the home boasts Rift Oak cabinetry throughout, honed Quartz countertops, large format Porcelain tile flooring, custom metal iron clad fireplace, Wolf| Sub-Zero appliances, temperature-controlled wine cellar, Zip Tap (instant chilled, instant hot, and sparkling water), Butler's Pantry, designer lighting and plumbing fixtures, elevated ceiling heights, glass detailing, Savant Audio Visual system, motorized designer window coverings in all rooms, security cameras, double stack laundry and LG styler garment refresher| drycleaner, Sonance landscape speakers, and specialty details throughout. The primary bedroom suite features a luxurious primary bath, custom cabinetry, designer lighting/ plumbing fixtures, porcelain tile flooring, dual vanities, expansive walk-in shower and soaking tub with telescoping door that opens to the backyard with mountain and city light views, and spacious his /hers walk-in closet. Soak in world-class views of Pinnacle Peak, Troon Mountain, and Desert Highlands from this custom-built home. This is one of the finest properties available on the luxury market!

Listing Courtesy of My Home Group Real Estate

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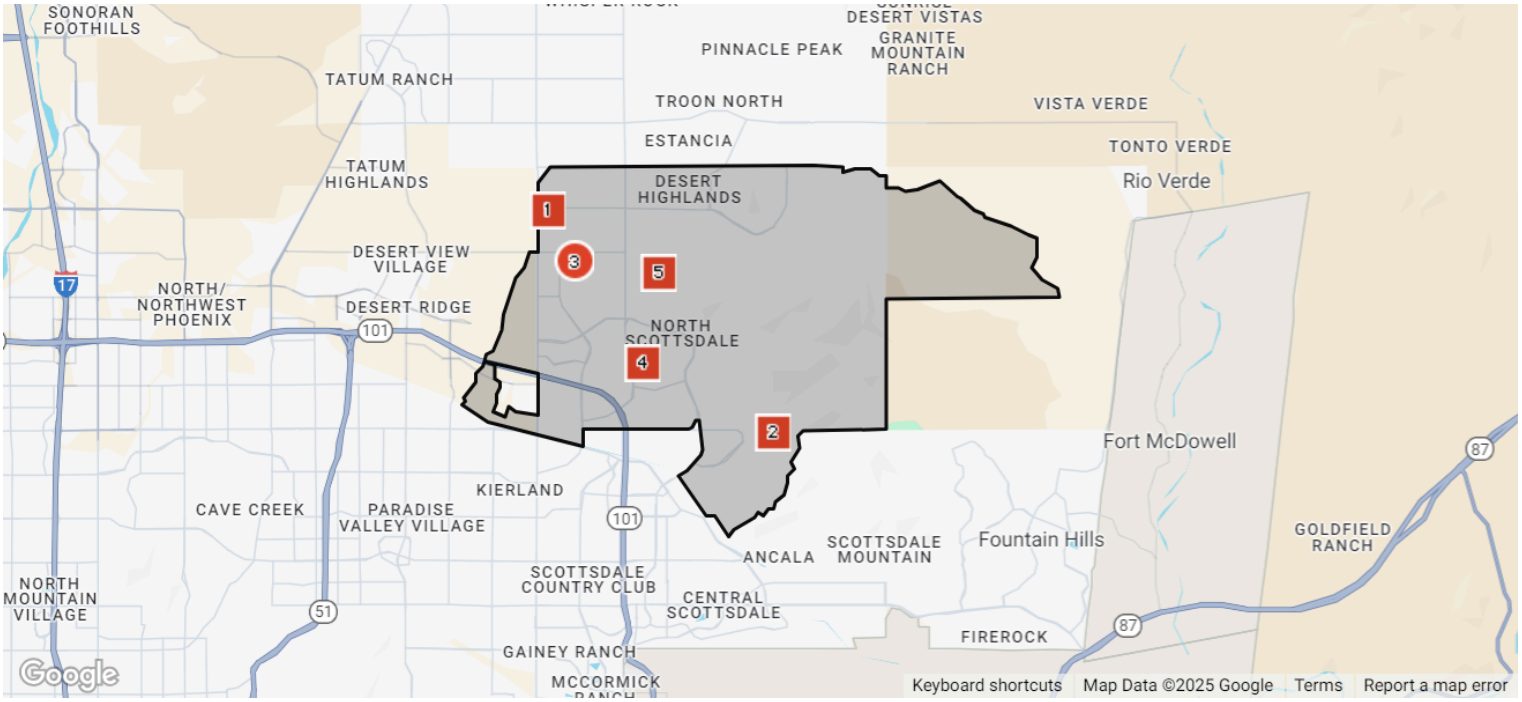
Market Activity Report

Scottsdale, AZ 85255



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: –*								
24337 N 73rd St	Single Family	–/6	4,032 sq ft	14,181	–	4/25/2025	Notice of Trustee Sale	
–								
2 Off Market • *Notice of Trustee Sale* *MLS ID: –*								
11527 E Penstamin Dr	Single Family	–/6	7,038 sq ft	63,299	–	3/24/2025	Notice of Trustee Sale	
–								
3 Active • *Not Applicable / Not Disclosed, Active: 2/23/2025* *MLS ID: 6825857*								
22339 N 77th Way	Single Family	5/4	5,006 sq ft	15,580	$2,299,900	2/23/2025	4/8/2025	Not Applicable / Not Disclosed

Priced to sell. Recently remodeled Timeless Luxury with views. 5006 square feet home in a prime Pinnacle Peak area. Owner did not spare in expenses. Top-of-the-line materials throughout the home. Enter through the grand foyer to find a chef's dream kitchen with high end SubZero appliances and a spacious island with beautiful custom cabinetry and walk-in pantry. 5 bed, 3 ½ bath, steam room, exercise room, great entertainment area, wet bar, office/study room, living room and a formal dining room. Step into a huge master bedroom on first floor, oversized walk-in closet with high end cabinets. Truly an entertainer's dream house with high end Audio System throughout the house & the backyard. Step outside to a backyard paradise with a large pool & spa, built-in BBQ, entertainment area, and more

Listing Courtesy of Niksi

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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
4 Off Market • *Notice of Trustee Sale* *MLS ID: –*								
18734 N 91st St –	Single Family	–/4	2,305 sq ft	5,490	–	3/20/2025	Notice of Trustee Sale	
5 Off Market • *Notice of Trustee Sale* *MLS ID: –*								
9457 E Adobe Dr –	Single Family	–/8	5,326 sq ft	62,392	–	4/11/2025	Notice of Trustee Sale	

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- **School data and reviews** from Niche.
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