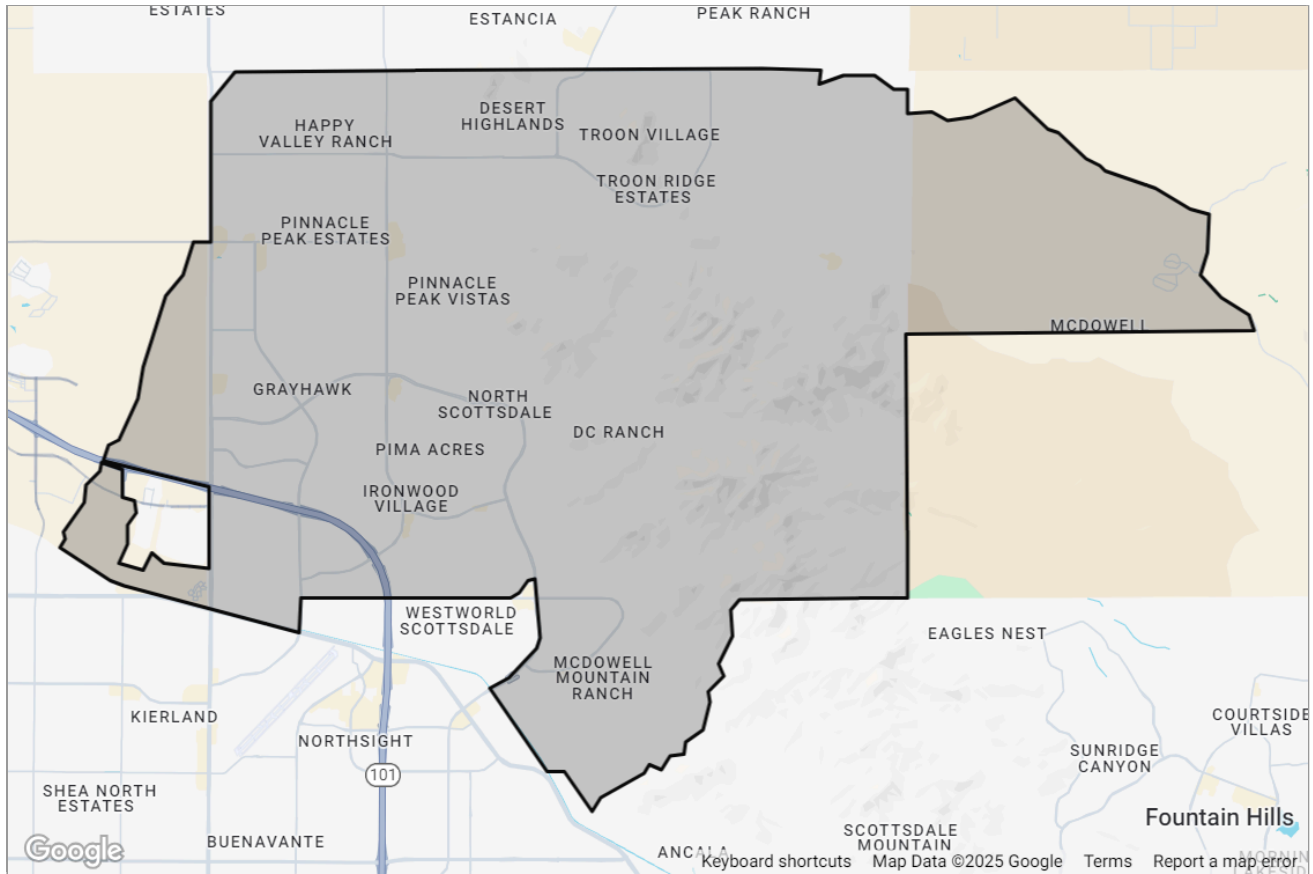




MARKET ACTIVITY REPORT

Scottsdale, AZ 85255



Presented by

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Scottsdale, AZ 85255

Market Snapshot: Estimated Home Values

Median Est. Home Value \$1.28M Updated: 5/31/2025	Change Over Last Month ↓ 1.04%	Change Over Last 3 Months ↑ 1.07%	Change Over Last 12 Months ↑ 1.27%	Change Over Last 24 Months ↑ 11.79%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$1.28M Updated: 5/31/2025	Change Over Last 12 Months ↑ 1.27%	Change Over Last 24 Months ↑ 11.79%	Change Over Last 36 Months ↑ 10.93%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 5 Updated: 6/11/2025	# of Pre-Foreclosures 0	# of Foreclosures 5	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/11/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.5M <small>Updated: 5/31/2025</small>	Change Over Last Month  1.69%	Change Over Last 3 Months  9.29%	Change Over Last 12 Months  7.33%	Change Over Last 24 Months  17.65%
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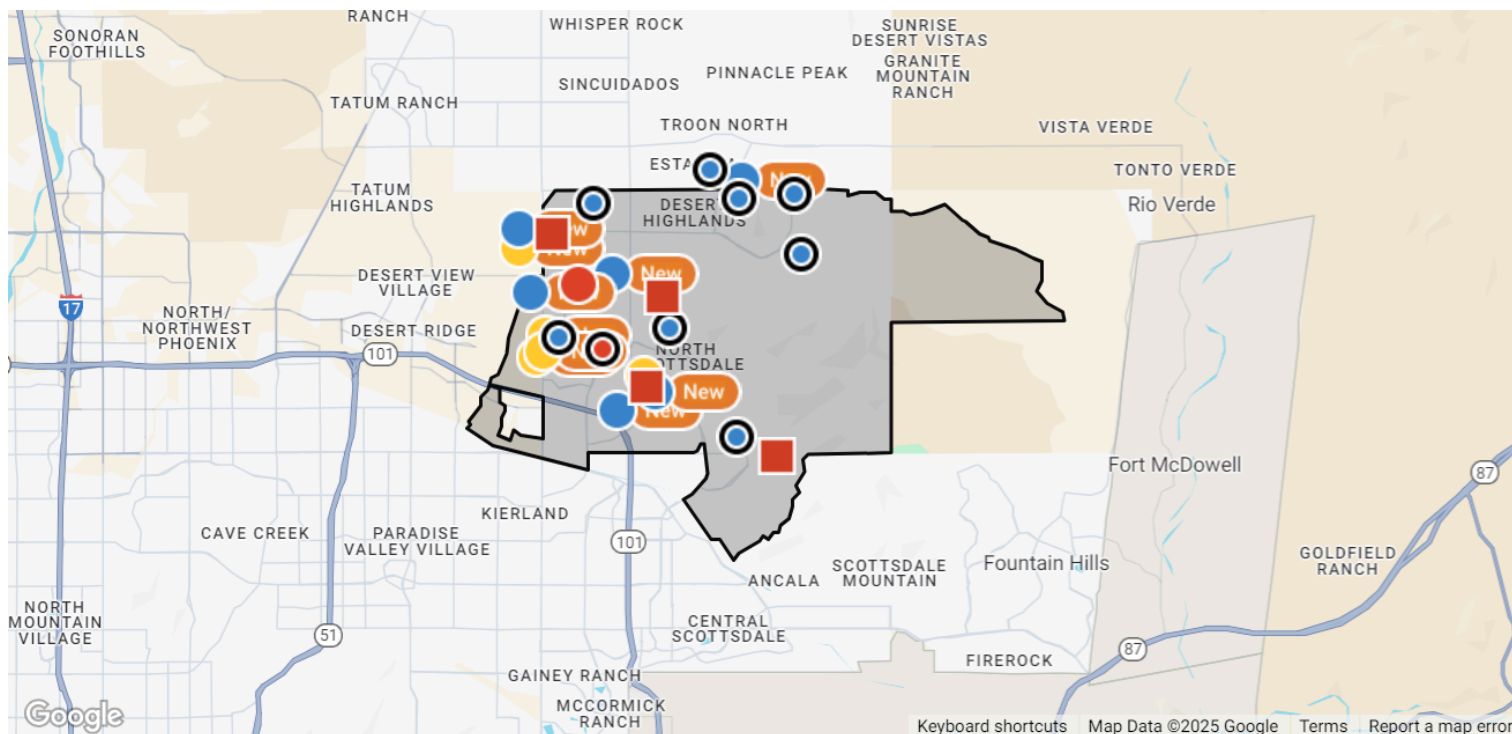
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price

Median List Price \$1.8M <small>Updated: 5/31/2025</small>	Change Over Last Month  0.06%	Change Over Last 3 Months  0.22%	Change Over Last 12 Months  5.27%	Change Over Last 24 Months  6.7%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

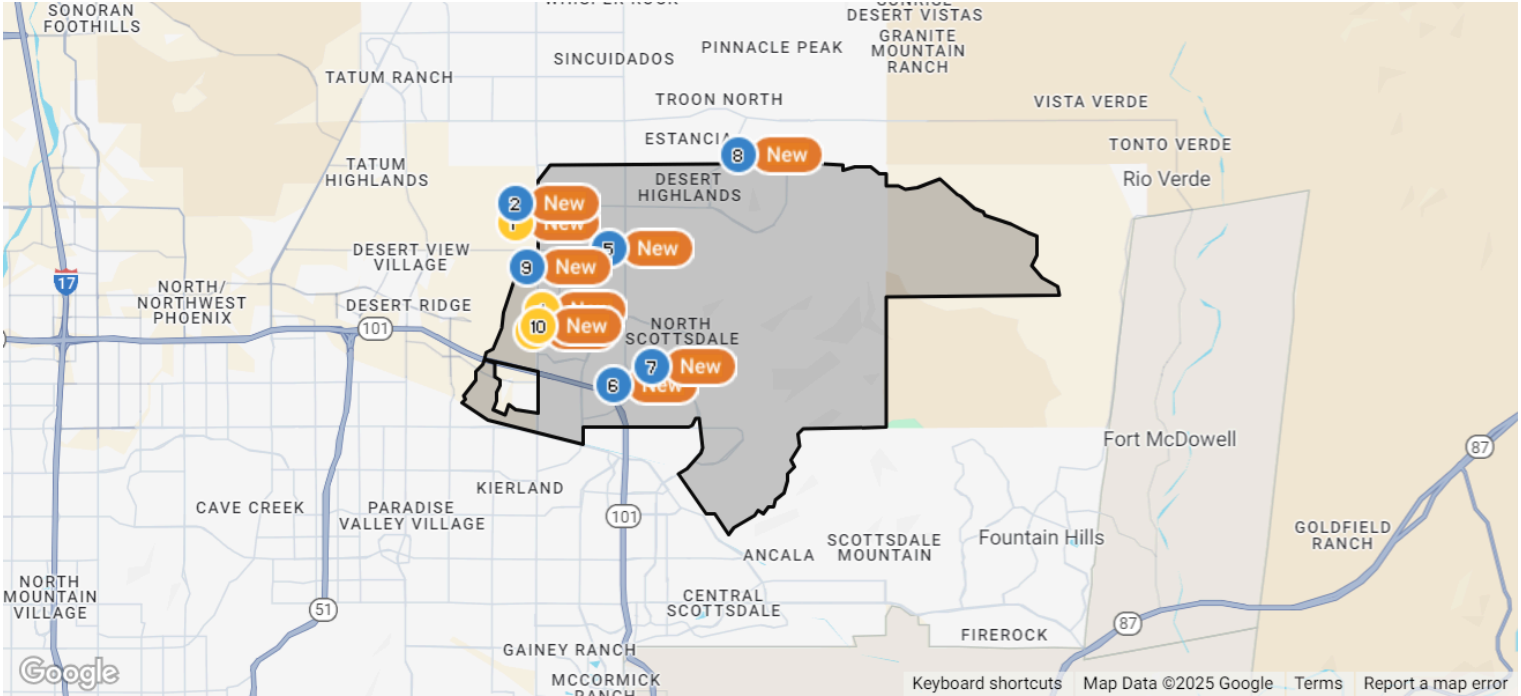
Market Activity Summary Stats



Search Criteria | **Location:** Scottsdale, AZ 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	\$2,000	\$3,225	\$983,840
Median Price / Value	\$774,950	\$1,585,000	\$2,554,960
High Price / Value	\$2,699,000	\$4,600,000	\$4,801,780
Average Price / Sq. Ft.	\$333	\$549	\$550
Median Price / Sq. Ft.	\$405	\$535	\$587
Average Days in RPR	37	64	22
Median Days in RPR	31	55	—
Total Volume	\$9,349,900	\$18,021,225	\$13,569,480

Scottsdale, AZ 85255



New Listings: 10



1 ● **Active** • New, Active: 5/6/2025 MLS ID: 6862152

23590 N 73rd PI

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	3/2	1,652 sq ft	4,690	1994	5/6/2025	\$2,700 mo.	\$2

Available June 1! Freshly painted and meticulously maintained 3BR/2BA home in the premier gated Pinnacle Peak community of North Scottsdale. Brand new carpet, washer & dryer. Wood floors in living and family rooms. Kitchen features SS appliances, center island, and opens to the family room—perfect for entertaining. Enjoy the backyard with a flagstone patio and low-maintenance desert landscaping. 2-car garage plus generous driveway parking (no overnight street parking). Just 1 mile to Grayhawk Golf Club, Pinnacle Peak Country Club, and top-rated Pinnacle Peak Prep. Minutes to the McDowell Sonoran Preserve Gateway Trailhead, Promenade shopping, Mayo Clinic & TPC Scottsdale. Easy access to Loop 101—less than 3 miles away!

Courtesy of Sgt Fine Properties

New Listings: 10 (cont.)



2 ● **Active** • New, Active: 5/28/2025 MLS ID: 6875831

24404 N 73rd St

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	5/6	4,462 sq ft	12,163	2016	5/28/2025	\$2,699,000	\$605

Resort-Style Luxury Meets Designer Living in Bocara's Premier Camelot Home! Welcome to the coveted gated community of Bocara, where timeless architecture meets relaxed Arizona luxury. This impeccably maintained Camelot home offers nearly 4,500 square feet of living space, with premium post-build upgrades, designer finishes, and elegance woven into every space. Crafted for both relaxation and entertaining, the shaded private courtyard is a peaceful prelude to the home's interior. As you step through the Canterra wrought iron and glass front door, you're welcomed into a warm and sophisticated space, where custom-crafted hardwood floors in a soft grey hue and the ambient lighting set the tone throughout. Airy and elegant, the open-concept floor plan invites connection while exuding timeless sophistication. Anchoring the expansive great room, a custom stone Isokern fireplace creates a striking focal point, perfectly framed by a wall of glass that blurs the line between indoor comfort and outdoor serenity. Designed to impress and built to perform, the chef's kitchen features a striking quartz island with bar seating, Thermador appliances, wine storage, and refrigerated drawers surrounded by custom cabinetry. A spacious walk-in pantry, under-cabinet lighting, and distinctive crown molding enhance both beauty and efficiency. Smart upgrades like Control4 automation, upgraded electrical, and custom surround sound add comfort and convenience at every turn. The sophisticated home office combines performance and polish, featuring custom cabinetry that offers smart, streamlined storage. Soft-stained hardwood floors bring a sense of understated refinement, setting a professional tone that's both comfortable and conducive to productivity. Created to inspire indulgent relaxation, the main-level primary suite offers a generous sitting area, direct backyard access through elegant French doors, a lavish spa bath with dual vanities, a steam-ready walk-in shower, a deep soaking tub, and a custom closet that feels like a private boutique. Separated from the primary suite for added privacy, two large en suite bedrooms on the main level provide comfortable accommodations with their own private baths. Upstairs, you will find a generous loft, fourth bedroom, and full bath and large storage closet. With its flexible layout and thoughtful design, this upper-level retreat offers privacy and comfort for extended stays or evolving household needs. Whether used as an in-law suite, guest quarters, or a quiet space for teens or live-in help, it's a versatile extension of the home that adapts seamlessly to modern living. Perfect for guests, extended family, or a private home office, the guest casita offers both comfort and flexibility. With its own separate entrance, full en suite bath, and stylish finishes, it provides a secluded space that feels like a mini retreat. Whether you're hosting overnight visitors, creating a quiet workspace, or setting up a studio, this versatile casita blends independence with luxury, making it an exceptional extension of the home. Throughout the home, solid interior doors, custom baseboards and trim, designer window treatments including wood shutters and motorized pirouettes, and upgraded A/C units reflect a meticulous attention to quality. Step outside to your personal resort, where curated landscape design, a misting system, and twinkling rope lights transform every evening into something magical. Cool off or heat things up in the sparkling pool, featuring an electric heater and chiller along with a gas heater for the winter months, soothing water features, a sun-soaked baja shelf, and a built-in spa for the ultimate in backyard luxury. Entertain in the outdoor dining area, with built-in firepit and stainless steel drop-in coolers, or unwind on the travertine patio with remote-controlled awnings and outdoor roller shades. Additional highlights include a built-in BBQ, drip irrigation, easy-to-maintain turf, and a private putting green, perfect for relaxing afternoons or sharpening your short game in style. The oversized laundry room adds everyday convenience with upper and lower cabinets, a utility sink, and ample workspace. Keep your belongings organized and out of sight! There will be plenty of space in the three-car tandem garage with epoxy-coated floors and built-in cabinetry or in the smart storage tucked neatly under the stairs. Owned solar panels and upgraded mechanical systems provide year-round efficiency and long-term peace of mind. Located on one of Bocara's largest lots, this home offers both privacy and access to a vibrant, intimate community of just 50 homes. Enjoy tree-lined streets, a central park, playground, and community garden, all just minutes from Scottsdale's best shopping, dining, healthcare, schools, golf, and hiking trails. Move-in ready and better than new, this Camelot masterpiece delivers the perfect blend of luxury, lifestyle, and location.

Listing Courtesy of Keller Williams Realty Sonoran Living



3 ● **Active** • New, AUC: 5/2/2025 MLS ID: 6860545




19777 N 76th St, Apt 3333

Single Family	3/2	1,438 sq ft	135	2000	5/2/2025	\$2,300 mo.	\$2
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Resort Style Community, Upgraded 3 Bedroom, 2 Bath Condo with 1 Car Detached Garage and 1 parking space, All Appliances, Eat in Kitchen, Vinyl Wood Plank Flooring, Vertical Faux Wood Blinds, Pantry, Walk in Closet in Master, 9ft Ceilings, Patio, Laundry w Full Size Washer & Dryer. Perfect Location to Clubhouse, Main Pool, Edge/Venu Amenities: Concierge, Two Fitness Centers, 4 Resort Style Pools, 3 Hot Tubs, 2 Great Rooms, Business Center, WIFI, Gas Grills, Outdoor Fireplaces, 2 Clubhouse Game Rooms, 2 Movie Theaters, Resident Chef, Monthly Events & More. Buyer to Verify all Material Facts and Measurements.

Courtesy of West Usa Realty


New Listings: 10 (cont.)

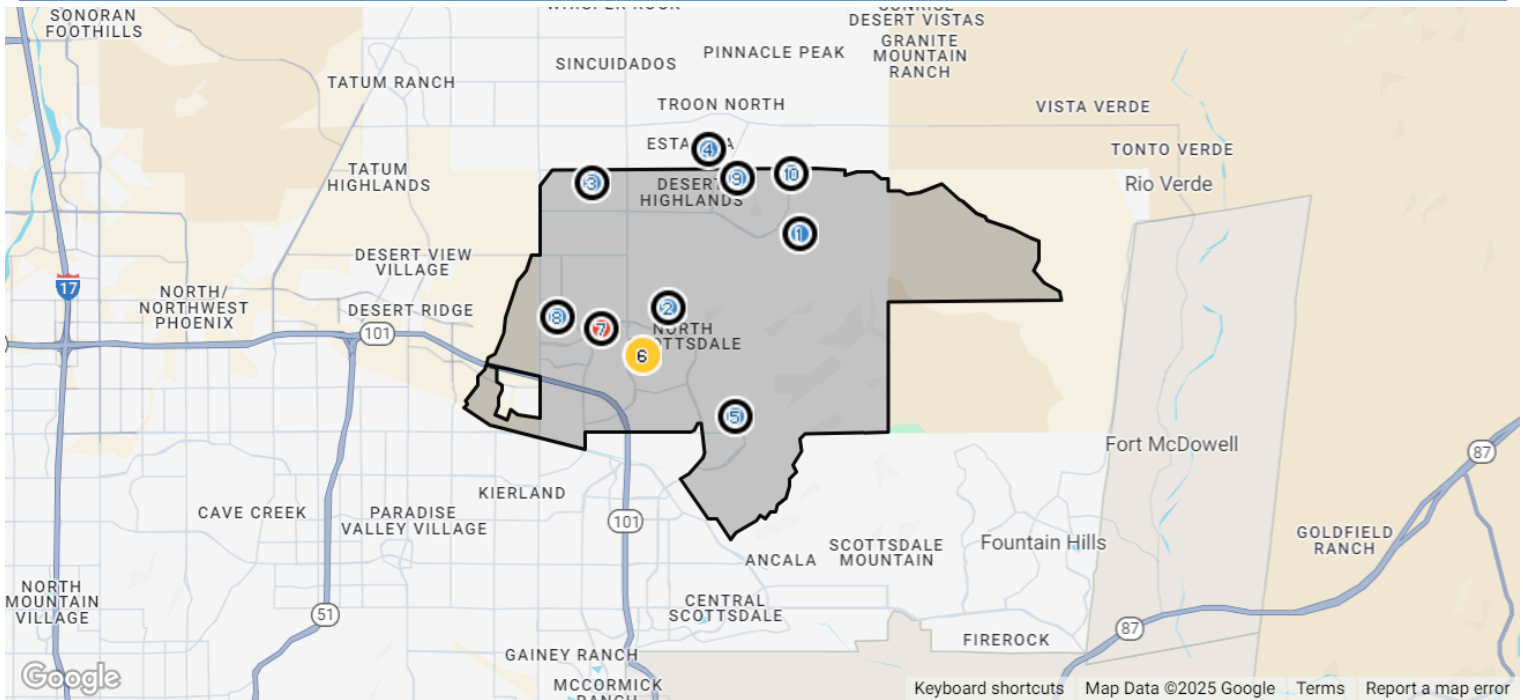
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active	•New, Active: 5/16/2025 MLS ID: 6867546							
	20394 N 78th St	Single Family	4/3	2,441 sq ft	8,265	1999	5/16/2025	\$4,000 mo.	\$2
<p>Stunning 2 Story 4Bed/2.5Bath furnished home with private pool & spa. The fully stocked open kitchen has professional appliances, granite countertops & spacious island with breakfast bar. Two separate family rooms plus a formal dining room. The primary bedroom suite is located on the first floor and 3 additional bedrooms upstairs, 2 with king beds and 1 with 2 twin beds. All with updated bathrooms. Beautiful sunset views will be your evening backdrop with west facing backyard and no back neighbors. The putting green, misters, gas BBQ and cooktop, & fire table complete this stunning backyard paradise! All of this right in the middle of Grayhawk - close to shopping, dining, entertaining, highway, golf & walking distance to grocery store & park or ride in style bike cruisers.</p> <p><i>Courtesy of Desert Dimensions Properties</i></p>									
	5 ● Active	•New, Active: 5/23/2025 MLS ID: 6870472							
	22756 N 91st Way	Single Family	4/3	3,174 sq ft	14,132	1990	5/23/2025	\$1,900,000	\$599
<p>GORGEOUS home featuring breathtaking vistas and clean modern finishes throughout. Wood plank flooring, showroom kitchen with double oven, induction cook top and waterfall quartz counter-tops. In addition to the 4 bedroom layout, there is a flex room which can be used as an office, playroom or workout space. The tranquil back patio/yard features a spacious area with pristine desert landscaping, newly finished pebble sheen pool and outdoor shower. This idyllic neighborhood in North Scottsdale is just minutes away from 101 Freeway, DC Ranch Marketplace and hiking trails.</p> <p><i>Listing Courtesy of Homesmart</i></p>									
	6 ● Active	•New, Active: 6/6/2025 MLS ID: 6876485							
	17728 N 92nd PI	Single Family	4/3	3,671 sq ft	8,613	2005	6/6/2025	\$1,750,000	\$477
<p>Impeccably upgraded & thoughtfully designed, this exquisite home offers luxurious indoor-outdoor living with an array of custom features. Situated on a beautifully manicured lot, the home welcomes you with bespoke front and rear landscaping enhanced by architectural lighting, creating an inviting ambiance both day and night. You will find an Italian ceramic tile floor flowing through the redesigned lower level, fully remodeled in 2015 with updated electrical wiring for modern living. The heart of the home centers around a stunning custom gas fireplace with marble wall chimney, creating a warm and sophisticated focal point. The gourmet outdoor kitchen, also completed in 2015, is an entertainer's dream—fully equipped and seamlessly integrated under elegant custom pergolas, offering shade comfort and year-round functionality. The air-conditioned garage adds versatility, whether used for vehicles or as a climate-controlled workspace/gym. Both upstairs and lower-level bathrooms have been beautifully renovated with high-end finishes and clean, modern lines, providing spa-like retreats. The backyard oasis features a resurfaced pool surrounded by lush greenery and curated lighting, perfect for quiet relaxation or lively gatherings. This home is a rare blend of style, comfort, and function—designed to impress and crafted to last. DC Ranch offers an exceptional blend of luxury, community, and convenience in the heart of North Scottsdale. Residents enjoy exclusive access to two private country clubs, scenic walking and biking trails, heated pools, fitness centers, tennis and pickleball courts, and beautifully maintained parks. The community is anchored by Market Street, a charming hub of upscale dining, shopping, and professional services. With 24/7 guard-gated security, breathtaking McDowell Mountain views, and a strong sense of community, DC Ranch delivers a refined yet relaxed desert lifestyle—just minutes from top-rated schools, hiking, and freeway access.</p> <p><i>Listing Courtesy of Compass</i></p>									

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	7	Active	• New, Active: 4/3/2025 MLS ID: 6845672						
	18502 N 98th Way	Single Family	2/3	2,067 sq ft	8,242	2017	4/3/2025	\$1,440,000	\$697
<p>Welcome to Windgate Ranch, a prestigious guard-gated community in North Scottsdale, offering the ultimate in resort-style living—complete with multiple pools and spas, a state-of-the-art fitness center, clubhouse, tennis and pickleball courts, volleyball, and playgrounds. Plus, outdoor lovers will appreciate direct access to McDowell Mountain Preserve's scenic trails just steps from home. This meticulously maintained, single-level home showcases an exceptional floor plan that rarely becomes available, featuring an easily convertible office and den that could serve as a third bedroom- guest suite—perfect for buyers seeking luxury, flexibility, and low-maintenance living. Ideal for full-time residents, downsizers, multi-generational households, remote professionals, or second-home seekers. Inside, you'll find wide-plank hardwood flooring, high-profile baseboards, and an abundance of natural light throughout. The chef's kitchen is a true showstopper, featuring shaker-style cabinetry, luxury-grade thick slab quartz countertops, a designer tile backsplash, a professional-grade Wolf gas cooktop with matching hood, and a built-in beverage center—perfect for effortless entertaining. Retreat to the spa-like primary suite, where a soaking tub, glass-enclosed shower, and oversized bathroom tile create a serene, resort-inspired experience. Outside, enjoy lush, mature landscaping, a pebble-finish driveway, and inviting outdoor spaces, including a private, twinkling courtyard and a secluded backyard sanctuary designed for peace and relaxation. This is more than a home—it's a lifestyle in one of Scottsdale's most sought-after neighborhoods! Do not spend one more winter in freezing cold or wet weather, this is your perfect place!</p> <p><i>Listing Courtesy of E & G Real Estate Services</i></p>									
	8	Active	• New, Active: 3/31/2025 MLS ID: 6843800						
	11451 E Christmas Cholla Dr	Single Family	2/2	1,508 sq ft	6,288	1996	3/31/2025	\$924,900	\$613
<p>Situated in one of Troon's most picturesque cul-de-sacs, this serene property provides privacy, stunning views, and tasteful upgrades throughout. Surrounded by an impressive boulder outcropping and offering uninterrupted mountain views with a south-facing backyard, this lot is truly one-of-a-kind. It serves as the ideal desert retreat for both full-time and part-time living. Recent enhancements include modern flooring, new carpet, a remodeled kitchen, refreshed bathrooms with updated tile and glass enclosures, new pool tile, artificial turf, and a private putting green. The spacious eat-in kitchen, complete with a movable island and breakfast bar, flows effortlessly into the great room and boasts panoramic views of the pool and surrounding mountains. The primary bedroom, located at the rear of the home, enjoys the same breathtaking views. Additionally, a large laundry room offers potential as an office or extra storage space. This home is the ultimate desert sanctuary, blending comfort and nature in perfect harmony.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>									
	9	Active	• New, Active: 5/22/2025 MLS ID: 6869691						
	7500 E Deer Valley Rd, Unit 54	Single Family	3/3	1,872 sq ft	2,957	1999	5/22/2025	\$625,000	\$334
<p>Tucked into the heart of the coveted 85255 zip code, this beautifully updated 3-bedroom, 2.5-bathroom home offers 1,872 square feet of refined living space, plus a versatile loft perfect for a home office or media room. Located on a private lot at the end of a quiet cul-de-sac, this residence offers both tranquility and convenience. Step inside to find warm wood flooring and an inviting layout designed for modern living. The spacious kitchen features a center island, elegant Quartz countertops, and flows seamlessly into the open living and dining areas. The guest bathroom has been stylishly updated, adding a touch of luxury for visiting family and friends. Upstairs, the oversized primary suite is a true retreat, complete with a generous walk-in closet and plenty of natural light. Outdoors, enjoy privacy and room to relax, all just minutes from North Scottsdale's most desirable amenities. With close proximity to upscale restaurants, world-class shopping, McDowell Mountain hiking and biking trails, and the scenic beauty of Bartlett Lake, this is an ideal home for those who love both adventure and comfort.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International 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.
	10	●	Active • New, Active: 4/8/2025 MLS ID: 6856729					
	19777 N 76th St, Apt 2212	Single Family	2/2	1,149 sq ft	1,164	2000	4/8/2025	\$2,000 mo. \$2
<p>Welcome to the Resort Lifestyle at Grayhawk's Venu in North Scottsdale! This renovated two-bedroom, two-bathroom home features an open floor plan, a one-car garage, and one parking space. Enjoy your private balcony with panoramic mountain views, plantation shutters, crown molding, and a fireplace. Both bathrooms have been updated with granite countertops, tile surrounds in the shower and bathtub, and tile floors. The kitchen is equipped with a stainless steel refrigerator, a microwave, a dishwasher, and a pantry. The Venu community offers a variety of amenities, including two swimming pools and spas, trails, outdoor grills, children's playgrounds, fire pits, community events, and the recently remodeled community center with a concierge, fitness center, tanning bed, video game room, wine lounge, business center, ping pong table, pool table, bicycles, and a resident chef. Grayhawk also provides access to several recreational facilities, including hiking trails, parks, and a dog park. Welcome home!</p> <p><i>Courtesy of Marken Realty Corp</i></p>								






Pending: 10

Pending: 10



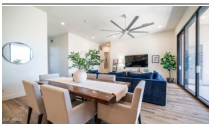



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	1  Pending • Pending as of 6/11/2025 MLS ID: 6869474							
	23516 N 119th Way	Single Family	4/4	3,421 sq ft	39,993	5/21/2025	\$1,575,000	6/11/2025
<p>Perfectly positioned in the desirable Saguaro Canyon neighborhood, this premium .91-acre lot backs to protected Natural Area Open Space, offering ultimate privacy framed by towering saguaros and McDowell Mountain views. Thoughtfully updated throughout, the home features new flooring in the main living areas (2022), a fully remodeled chef's kitchen (2021) with a sleek Wolf induction cooktop and Sub-Zero refrigerator/freezer, and a spacious 3-car garage. The flexible layout includes four bedrooms—two of which are ensuite guest rooms—plus a dedicated office, a powder bath, and a generous primary suite, making it ideal for both full-time living and seasonal enjoyment. Step outside to a brand-new heated pool (2024) professionally designed by California Pools, creating a resort-style setting perfect for relaxing or entertaining year-round. Enjoy direct access to scenic hiking trails just moments from your door, while still being a short drive to Scottsdale's best—including Mastro's, AJ's Fine Foods, golf, and countless upscale amenities. This rare property combines luxury, privacy, and location in one stunning desert retreat.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
	2  Pending • Pending as of 6/11/2025 MLS ID: 6831791							
	9280 E Thompson Peak Pkwy, Unit 29	Condo/Townhouse/Apt.	3/3	2,786 sq ft	1	3/7/2025	\$2,349,000	6/11/2025
<p>This beautiful single-level retreat is located in a quiet cul-de-sac within the guard-gated DC Ranch Country Club. This Tapadero townhome features a light and bright split floor plan with 3 bedrooms and a private office. Expansive windows allow natural light to fill the living spaces. Enjoy mountain views from the kitchen which includes a large island, Sub-Zero refrigerator, gas range, and dual ovens. Each bedroom has its own exit to a private patio with a built-in BBQ, firepit, and built-in seating. The patio offers stunning mountain views, perfect for entertaining or relaxing amidst the beautifully landscaped desert surroundings. This peaceful residence is steps to DC Ranch Country Club, the newly renovated Desert Camp Community Center and DC Ranch Marketstreet. A true lock and leave.</p> <p><i>Listing Courtesy of Silverleaf 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.
	3 Pending • Pending as of 6/11/2025 <i>MLS ID: 6812203</i>							
	8110 E Saddle Horn Rd	Single Family	4/5	4,165 sq ft	38,706	1/29/2025	\$2,250,000	6/11/2025 \$540
<p>PRICED TO SELL! Stunning New Custom Home in Prime North Scottsdale Location! Welcome to this brand-new custom-built home, offering the perfect blend of modern luxury and thoughtful design in highly sought-after North Scottsdale. Featuring a spacious open floor plan, this home is ideal for both entertaining and everyday living. Step inside to engineered hardwood flooring and elegant European tile, complemented by sleek quartz countertops throughout. The gourmet kitchen flows seamlessly into the living and dining areas, while a separate bar adds a touch of sophistication. Designed for versatility, this home includes a bonus game room, private office, and an indoor gym conveniently located in the primary suite, with direct access to the backyard. The spa-like primary bath extends outdoors with a private exterior shower, creating a true retreat. Additional highlights include: Foam insulation throughout the entire home including insulated garage with epoxy flooring - Large laundry room with a built-in dog bath - The only home in the neighborhood on sewer - Expansive backyard prepped for irrigation and gas line prepped for pool, leaving room for endless possibilities. Don't miss this rare opportunity to own a one-of-a-kind home in a prime location.</p> <p><i>Listing Courtesy of Homesmart Realty</i></p>								
	4 Pending • Pending as of 4/11/2025 <i>MLS ID: 6846816</i>							
	10040 E Happy Valley Rd, Unit 2022	Single Family	3/3	3,052 sq ft	11,620	4/4/2025	\$2,375,000	4/11/2025 \$778
<p>Set within The Heights of the prestigious guard-gated community of Desert Highlands, this updated residence offers a rare opportunity with immediate golf membership. With no interior steps, it's ideally suited for full-time living or as a lock-and-leave retreat. Enter through a charming front courtyard framed by sweeping views of Pinnacle Peak. Inside, the light-filled layout features three bedrooms plus a dedicated office, easily convertible to an additional ensuite if desired. Step outside to a serene backyard oasis with majestic mountain views, a heated pool and spa, built-in BBQ, and a cozy gas fireplace—perfect for year-round entertaining. Desert Highlands is ranked among the Top 100 Clubs in the World by Platinum Clubs of the World. Community amenities include a Jack Nicklaus Signature Golf Course, 18-hole putting course, an award-winning clubhouse featuring Jack's Gastropub and Jack's Backyard, the Highlands Racquet Club with grass, clay, and pickleball courts, and a state-of-the-art fitness center.</p> <p><i>Listing Courtesy of Retsy</i></p>								
	5 Pending • Pending as of 5/31/2025 <i>MLS ID: 6860323</i>							
	16861 N 106th Way	Single Family	3/2	2,219 sq ft	8,860	5/1/2025	\$1,175,000	5/31/2025 \$530
<p>This meticulously maintained and remodeled ranch boasts incredible mountain views on an oversized corner lot in McDowell Mountain Ranch. With three bedrooms and an office, this home is an entertainer's dream. The spacious kitchen features a generous island with an eat-in area, custom white cabinetry, a designer backsplash, stainless appliances with gas cooktop, quartz counters, and a cozy fireplace for cooler evenings. Designer lighting, elegant porcelain 24" tile, and carpeted bedrooms add to the charm. The master bedroom offers stunning views and a spa-like soaking tub in the bath with a walk-in shower and a fabulous walk-in closet. There are two guest rooms, plus an office or another bedroom. A substantial three-car garage and a maintenance-free yard with pavers complete the package. Relax with friends and family under the generous covered extended patio. The nearby hiking and biking trails, pools, tennis/pickleball courts and McDowell Mountain amenities make this an incredible active lifestyle living.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								

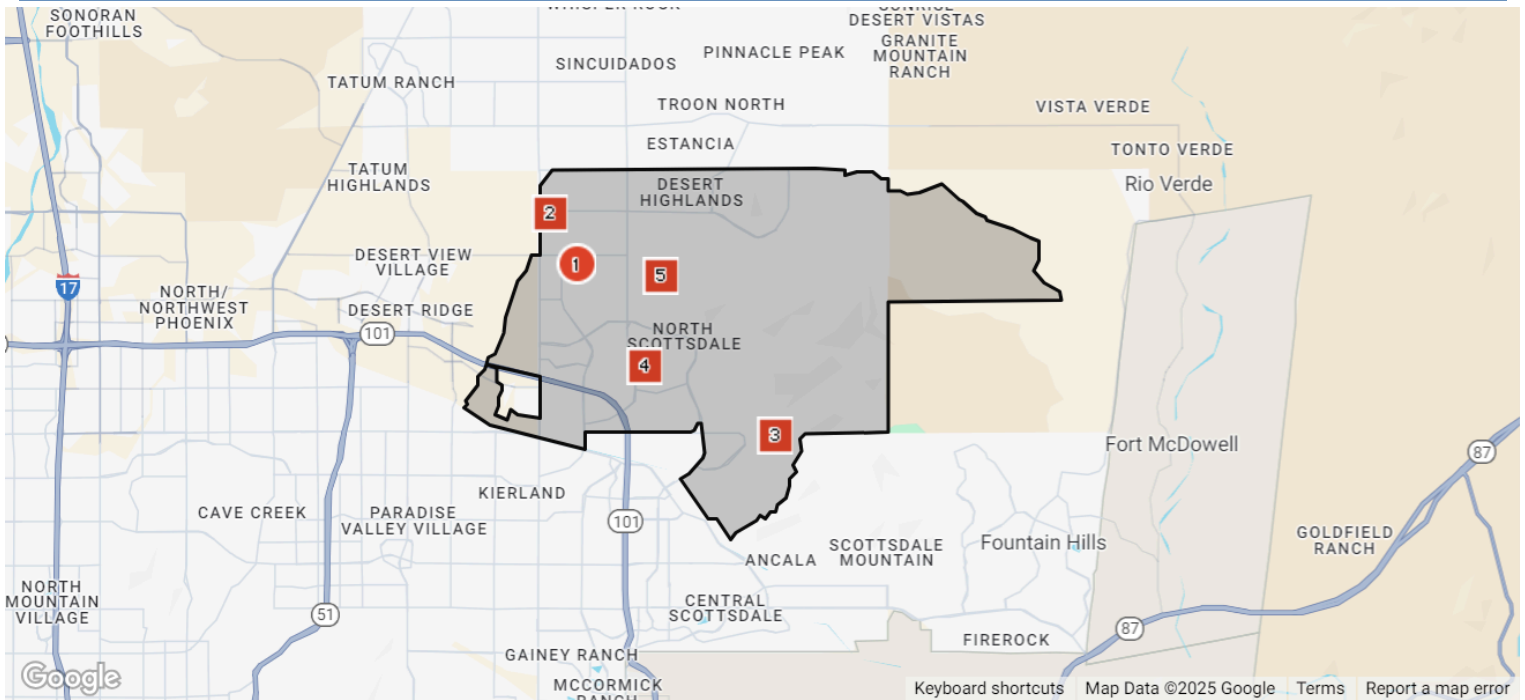
Pending: 10 (cont.)

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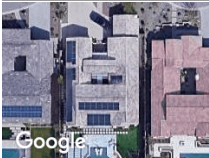
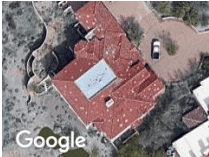
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.	
	6  Pending • Pending: 6/9/2025 MLS ID: 6866956								
	19010 N 90th Way	Single Family	3/2	1,568 sq ft	6,863	5/15/2025	\$3,225 mo.	6/9/2025	\$2
<p>Welcome to this beautifully updated 3 bedroom, 2 bath home nestled in the highly sought after Ironwood Village community. Situated on a generous lot with mature trees, the backyard offers rare privacy and features a sparkling pool, perfect for outdoor entertaining or relaxing in your own desert oasis. Inside, you'll find a newly remodeled kitchen with stainless steel appliances, including a Bosch dishwasher, newer microwave, electric stove, refrigerator, and brand new washer and dryer. The kitchen opens seamlessly to the dining and living areas, where vaulted ceilings, wood shutters, and a cozy wood-burning fireplace create an inviting atmosphere. Both bathrooms have been tastefully renovated, and the home features new tile flooring throughout with plush carpet in the bedrooms. Ironwood Village offers stunning McDowell Mountain views, biking and hiking trails, and a neighborhood playground. Conveniently located near DC Ranch, top rated Scottsdale schools, premier dining, and quick freeway access via the 101. Don't miss the opportunity to live in one of North Scottsdale's most desirable neighborhoods!</p> <p><i>Courtesy of Homesmart</i></p>									
	7  Pending • Not Applicable / Not Disclosed, Pending as of 5/31/2025 MLS ID: 6809516								
	8277 E Tailspin Ln	Single Family	4/3	2,853 sq ft	10,423	1/23/2025	\$1,595,000	5/31/2025	\$559
<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 & Voelkers Scottsdale</i></p>									
	8  Pending • Pending as of 6/9/2025 MLS ID: 6864164								
	7492 E Buteo Dr	Single Family	4/3	2,806 sq ft	10,656	5/9/2025	\$1,349,000	6/9/2025	\$481
<p>Welcome to this beautifully maintained 4-bedroom, 2.5-bath home nestled on a premium corner lot with RV gates and room to expand — bring your toys, your vision, or both. Located in the highly sought-after community of Coventry at Grayhawk, this single-level residence offers true split floorplan living with wide hallways, plantation shutters, and custom interior paint throughout. The heart of the home is a spacious eat-in kitchen, featuring granite countertops, a gas KitchenAid cooktop, wall oven, microwave, and dishwasher — plus reverse osmosis and an expanded custom pantry for extra storage. Enjoy light tile flooring laid in a brick pattern, large picture windows overlooking the generous side yard, and an open yet cozy great room with a gas fireplace, custom mantle, and granite surround. Retreat to an oversized primary suite complete with a bonus sitting area—perfect for a home office, gym, or reading nook. The updated primary bath offers granite counters, a separate tub and shower, and a large walk-in closet. All bedrooms feature ceiling fans and ample walk-in closet space, while the powder room has been upgraded with floor-to-ceiling glass tile backsplash, a modern vanity, and stylish lighting. The laundry room offers upper cabinets for added convenience, and the climate-controlled garage includes an AC unit, water softener, and built-in storage. Step outside to your private backyard oasis — enjoy a pebble-finish pool, turf play area, outdoor fireplace, covered patio with ceiling fan, and misting system to stay cool year-round. This home is light, bright, and move-in ready with thoughtful upgrades throughout — all in one of North Scottsdale's most desirable neighborhoods. You can't beat the sense of community and lifestyle in charming heart of North Scottsdale neighborhood. Community amenities include numerous parks, basketball courts, volleyball courts, tennis courts, baseball fields, and pickleball courts. Additionally, a dog park is coming soon. The community also boasts close proximity to restaurants, shopping areas, hospitals, and major freeways.</p> <p><i>Listing Courtesy of Compass</i></p>									

Pending: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	9		Pending • Pending as of 6/9/2025 MLS ID: 6876735					
25555 N Windy Walk Dr, Unit 69	Condo/Townhouse/Apt.	3/3	2,105 sq ft	363	6/6/2025	\$750,000	6/9/2025	\$356
<p>Relish in unobstructed desert and mountain views from the privacy of your patio in the exclusive guard gated community of Skye Top at Troon. Lot 69 is one of the BEST view lots within the development. 2019 brought luxury remodel finishes to the kitchen & baths, along with 2 new A/C units. The upstairs flooring was replaced with wood look porcelain tile. Other featured highlights include KitchenAid appliances with built-in refrigerator, Whirlpool beverage refrigerator, R/O system, subway tile backsplash with under cabinet lighting, Tesal EV charger, storage loft & built-in garage cabinets, LG front load washer/dryer, upgraded light fixtures, soaring 2 story ceilings in the great room with wood beam accents, wall mounted TV with Sonos sound bar, wrought iron staircase, blackout shades in the bedrooms, great room & dining areas, upgraded ceiling fans and views from every room in the home. Lives comfortably as a full-time residence yet highly desirable as a lock and leave option for the homeowner on the go. The views will take your breath away! Privacy and serenity abound while the 101 Freeway, local dining, shopping and cultural activities are nearby without the congestion of urban living. If you are looking for the best of both worlds..this is the place!</p> <p><i>Listing Courtesy of Arizona Best Real Estate</i></p>								
	10		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
<p>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!</p> <p><i>Listing Courtesy of Toll Brothers Real Estate</i></p>								



Distressed: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ● 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	\$2,099,900	2/23/2025	4/8/2025	Not Applicable / Not Disclosed
<p>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</p> <p><i>Listing Courtesy of Niksi</i></p>								
	2 ■ 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	
	3 ■ 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	

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

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- This report has been provided to you by a member of the NAR.



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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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