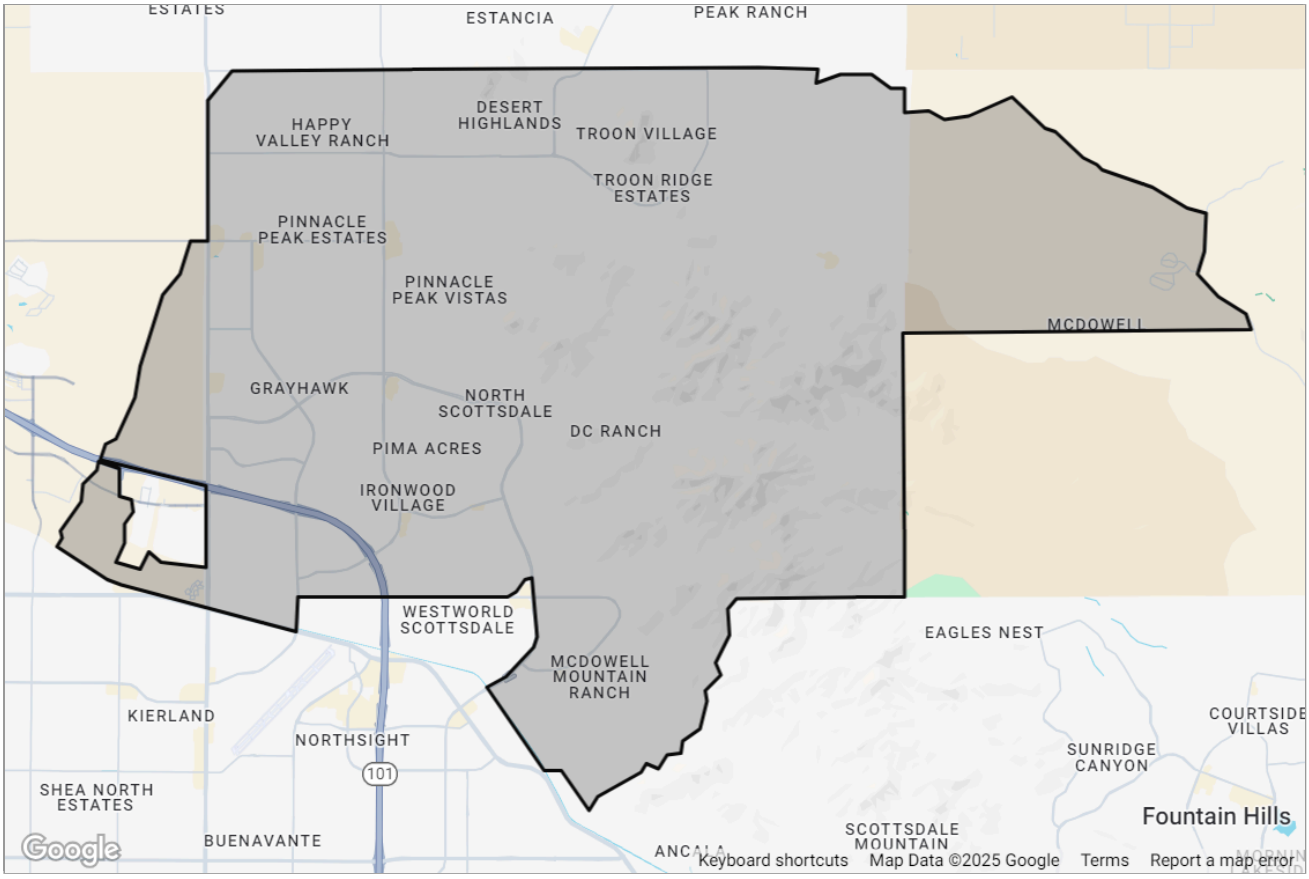
MARKET ACTIVITY REPORT

Scottsdale, AZ 85255



Presented by

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eXp Realty
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Scottsdale, AZ 85251

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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
$1.28M	0.39%	0.71%	0.66%	10.35%
Updated: 6/30/2025				

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

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$1.28M	0.66%	10.35%	9.71%
Updated: 6/30/2025			

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

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
6	0	6	0
Updated: 7/2/2025			

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

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.5M	1.69%	9.29%	7.33%	17.65%
Updated: 5/31/2025				

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

Market Snapshot: List Price

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.8M	0.06%	0.22%	5.27%	6.7%
Updated: 5/31/2025				

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

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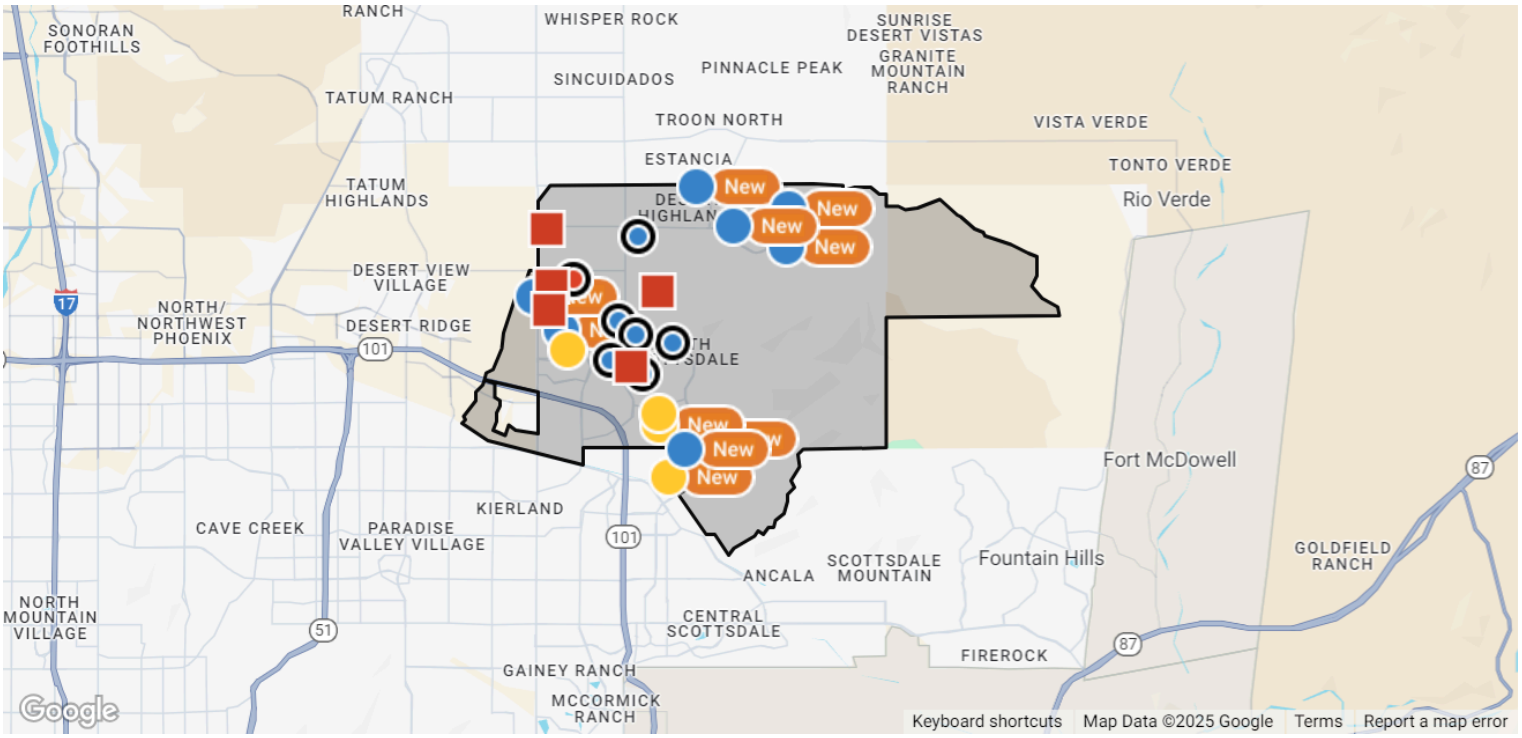
Market Activity Summary Stats



Search Criteria

Location: Scottsdale, AZ 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	6
Low Price / Value	$2,900	$2,595	$667,140
Median Price / Value	$1,562,500	$875,000	$1,673,450
High Price / Value	$2,475,000	$7,500,000	$3,153,000
Average Price / Sq. Ft.	$431	$481	$462
Median Price / Sq. Ft.	$535	$446	$443
Average Days in RPR	44	95	129
Median Days in RPR	41	76	129
Total Volume	$14,196,894	$18,108,345	$11,148,690

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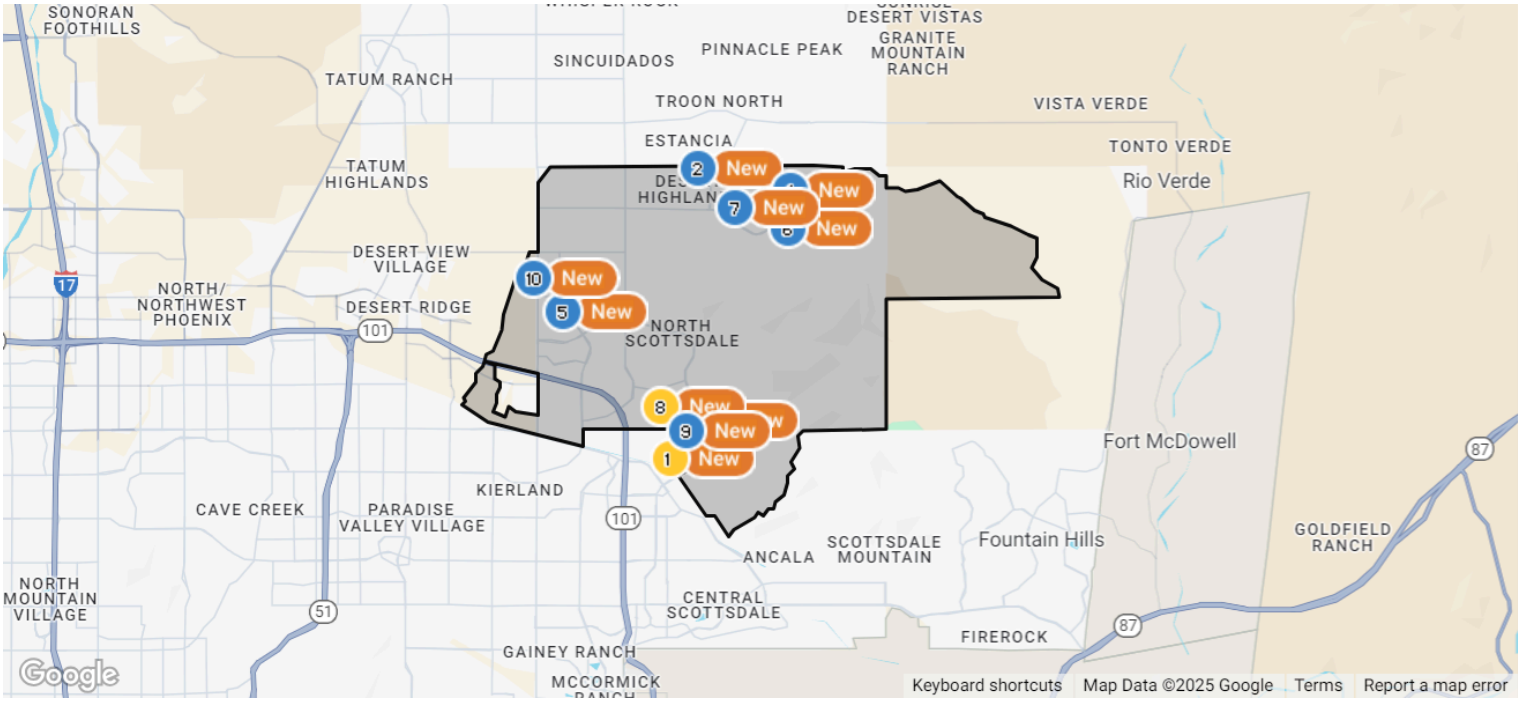
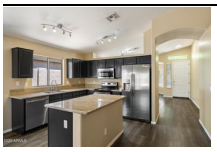
Scottsdale, AZ 85255



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 • *Relisted, Active: 5/8/2025* *MLS ID: 6863675*

15120 N 102nd St	Single Family	4/2	1,622 sq ft	5,310	2000	5/8/2025	$2,900 mo.	$2

Welcome to 15120 N 102nd Street - Lovely four bedroom, two bathroom home located in the highly sought-after McDowell Mountain Ranch community. Inviting light and bright great room layout with vaulted ceilings and spacious kitchen featuring stainless steel appliances and granite countertops, that effortlessly flows into the dining and living areas, creating the perfect atmosphere for every day living and entertaining. The primary suite provides a serene retreat with an en-suite bathroom and generous closet space, while three additional bedrooms offer flexibility for guests, home office, or hobbies. Outside, the private low maintenance backyard is perfect for relaxing or hosting! Fresh interior paint, exterior paint, and new carpet! Enjoy access to top-rated schools, community amenities including pools, parks, and trails, and the convenience of nearby shopping, dining, and recreation. This exceptional home captures the essence of Scottsdale living in one of its most desirable neighborhoods.

Courtesy of Re/max Fine Properties

2 Active • *Relisted, Coming Soon: 6/27/2025* *MLS ID: 6885788*

25825 N 106th Way	Single Family	4/5	3,630 sq ft	35,401	1995	6/27/2025	$2,095,000	$577

Views! Views! Views! Backs to open space that can not be built on! Quiet & private, located on a premium cul-de-sac lot. Wake up to the sun on Pinnacle Peak & close out the day w. the rosy glow on Troon Mountain as seen from nearly every room. This custom built, contemporary Santa Fe style 4 bed 4.5 bath home is classy & comfortable w/ 85% of living area on the main floor. 1 of the bed/bath is a studio Apt/Jr. w/ separate outside entrance, kitchen, sitting room & private deck. This is a home unlike any other. From 2020-2021 major changes were made to the home to give it a new home-like feel, delivering comfort, up-to-date style & beauty to its residents. Private sparkling pool & spa surrounded by the gorgeous mountain views!

Listing Courtesy of Redfin Corporation

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New Listings: 10 (cont.)

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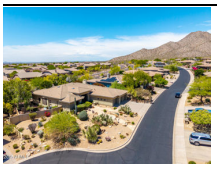

3 Active • *Relisted, Active: 5/6/2025* *MLS ID: 6862465*

16562 N 109th Way	Single Family	4/4	2,958 sq ft	14,078	1999	5/6/2025	$1,525,000	$516

Live in the stunning Trovas gated community at McDowall Mountain Ranch. Never tire of the mountain views, city lights and resort style backyard. Single level home, desert landscaping, cozy courtyard and three-car garage. Enter through the beautiful front door into the formal living room with a view of the pool. Inside you will find layered crown molding, plantation shutters and a formal dining room. The open and split floor plan includes four bedrooms, 3.5 bathrooms and a family room with a view of the pool. The roof is less than five years old. Explore the McDowell Mountain Ranch amenities - two parks, Community Center, Recreation/Aquatic Center, playgrounds, splash pads, tennis, pickleball, basketball, community pools, hot tubs and trails (walking, biking & hiking). The primary suite showcases double-door entry, dual vanities, a jetted tub, and a spacious walk-in closet. All other bedrooms also include walk-in closets. Enjoy the sizable backyard complete with a covered patio, relaxing sitting area, and a sparkling pool¶perfect for outdoor living. This incredible home truly has it all! Come and experience its allure for yourself!

Listing Courtesy of Keller Williams Realty Sonoran Living

4 Active • *Relisted, Active: 6/15/2025* *MLS ID: 6881030*

24911 N 124th Way	Single Family	3/4	4,361 sq ft	42,798	2022	6/15/2025	$2,475,000	$568

Discover breathtaking mountain views from this exceptional Sereno Canyon Estate Collection home. With over 4,300 sq ft, it features 3 ensuite bedrooms, including an attached guest casita with private entry and living area. The chef's kitchen boasts a custom layout, quartz island, and Wolf appliances. A 20-ft sliding glass wall opens to sweeping views of Four Peaks, Tom's Thumb, and Troon Mountain. Built in 2022, this move-in ready home is just waiting for a new owner. Enjoy resort-style living in a staff-gated community with pools, spa, gym, restaurant and more. All within the gates of Sereno Canyon, a premier North Scottsdale community offering world-class amenities at the Mountain House Lodge: two pools, fitness center, sauna, full-service restaurant, spa, fire pits, event spaces, and more. Don't miss this rare chance to own luxury, location, and lifestyle at unmatched value.

Listing Courtesy of My Home Group Real Estate

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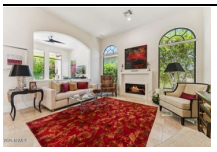
New Listings: 10 (cont.)

	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 • *Relisted, Active: 6/20/2025* *MLS ID: 6884047*								
8216 E Angel Spirit Dr	Single Family	2/3	2,612 sq ft	7,084	1998	6/20/2025	$1,450,000	$555



Step into a dramatic circular foyer that instantly sets the tone for this upscale home in the guard-gated neighborhood in Grayhawk of Talon Retreat. Stunning multi-tiered tray ceiling draws the eye upward, centered by a show-stopping crystal starburst chandelier that radiates modern glamour. Symmetrical design is flanked by two custom inset feature walls, wrapped in elegant 3D geometric tile that adds texture and visual interest. Mounted on each wall are gold-accented sconces with soft fabric shades, casting a warm ambient glow and enhancing the refined aesthetic. Foyer seamlessly blends contemporary sophistication with timeless architectural elements, making it a statement space. Arched passageways lead gracefully into the home's main living areas, while large picture windows The office offers warmth and sophistication, centered around a custom built-in wall of rich espresso cabinetry. A soft neutral wall palette contrasts beautifully with the dark wood, while recessed archways and clean architectural lines carry the elegant design language from the entry foyer into this workspace. Natural light highlights the elegant formal living room offers a perfect blend of sophisticated design and serene comfort. Framed by two tall arched windows, the room enjoys stunning garden views. The architectural elements shine with soaring ceilings, clean crown moldings, and an open-concept archway that flows seamlessly into adjacent spaces. Elegant lighting, polished tile flooring. The secondary living area features floor-to-ceiling windows that allow natural light as well as offering views of the lush greenery and sparkling pool just beyond. The clean architectural lines and neutral colors are perfectly complemented by polished stone floors, creating an inviting and serene ambiance. The chef-inspired kitchen boasts a seamless blend of high-end style and everyday practicality. Crisp white shaker cabinetry with black hardware provides abundant storage, while glass-front display uppers add a refined touch. A striking black granite countertop and full-height textured tile backsplash creates a bold yet timeless contrast, highlighting the kitchen's upscale aesthetic. The expansive center island doubles as a casual dining space, with seating for five and an integrated sink and faucet, perfect for meal prep and entertaining. Above and under-cabinet lighting and elegant finishes emphasize the clean lines and meticulous attention to detail. Retreat to the luxurious primary bedroom, designed with comfort and tranquility in mind. The room is bathed in natural light from floor-to-ceiling glass doors, which open directly to a private patio oasis surrounded by lush greenery perfect for morning coffee or evening wind-downs. Enter the primary bathroom through a beautifully appointed corridor that sets the tone for relaxation and refinement. Flanked by dual vanities with rich espresso cabinetry and elegant stone countertops, this space blends luxurious design with everyday functionality. Modern mirrors, and thoughtfully styled décor create an elevated aesthetic. The serene secondary bedroom offers a calming retreat with its soft, neutral palette and stylish accents. A striking arched window with plantation shutters floods the space with natural light while and architectural elegance. Built-in shelving adds both character and functional display space for books, décor, or personal touches. The secondary bathroom is a charming full bathroom that features a spacious dual-sink vanity topped with a sleek, neutral-toned stone counter¶perfect for shared use or guest accommodations. The standout element is the elegant, nature-inspired wallpaper, adding a soft artistic flair to the space. Natural light flows through glass block windows, ensuring privacy while brightening the room. Thoughtful touches like coordinated fixtures, modern lighting, and ample storage enhance both style and functionality. The guest powder bath offers a stunning and bold, modern aesthetic with textured wall coverings, adding depth and visual interest. The sleek, hammered-metal vessel sink sits atop a luxe countertop, complemented by a striking contemporary waterfall faucet. A framed mirror and modern accent lighting complete the space, making this bathroom not only functional but a true design statement, perfect for impressing guests. And finally, step into your own private paradise featuring a sparkling pool with a natural rock waterfall for serene ambiance. The lush, mature landscaping offers total seclusion and vibrant color, anchored by swaying palms and blooming bougainvillea. Enjoy sun-soaked days lounging on the poolside chaise lounges, or entertain guests in style with the stainless steel BBQ and shaded dining area. This outdoor retreat is the perfect blend of luxury and relaxation, ideal for both tranquil moments and lively gatherings. FURNISHINGS ARE AVAILABLE WITH SEPERATE BILL -OF- SALE. ***New York HVAC 11/24 $35,000 * APROXIMATELY $280,000 IN REMODEL TO INCLUDE: New doors, hardware, baseboards, light fixtures, fans, entry walls, new tile ,new kitchen, new bathroom features, fireplace re-done, new carpet in bedrooms, new custom motorized shades ($15k), re-stained office shelves and doors, custom painting throughout. **Generac $25,000 tied to gas in street.

Listing Courtesy of Homesmart

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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.

6 Active • *Relisted, Active: 4/6/2025* *MLS ID: 6847279*

12314 E Black Rock Rd	Single Family	3/4	2,860 sq ft	7,681	2025	4/6/2025	$1,975,000	$691

*NEW CONSTRUCTION: MOVE IN READY. Stunning Callum floor plan with Spanish Contemporary exterior on a private home site in the stunning guard-gated community, Sereno Canyon. Backyard landscape includes pool, outdoor kitchen, fire feature. Gorgeous 14' ceilings, a casita with private entrance and 3 outdoor spaces are some of the reasons this plan is a top seller. Professionally designed, tasteful neutral color scheme. Additional upgrades include SS Wolf appliances, a double oven, 48" Sub Zero Fridge & extended Kitchen island. The great room has a 72" linear fireplace & a 16' multi-slide pocket door, perfect for cozy nights at home. This is the low-maintenance, LUXURY, lock & leave home you have been waiting for!

Listing Courtesy of Toll Brothers Real Estate

7 Active • *Relisted, Active: 4/26/2025* *MLS ID: 6857627*

11398 E Desert Vista Rd	Single Family	6/6	5,775 sq ft	20,298	2000	4/26/2025	$2,249,000	$389

Discover unparalleled luxury in the heart of North Scottsdale's prestigious Troon Ridge Estates, a gated community renowned for its exclusivity and breathtaking scenery. This masterfully crafted 6-bedroom, 5.5-bathroom estate, designed by acclaimed builder Richard Sinagoga, seamlessly blends timeless elegance with modern sophistication. Step into sunlit, expansive living spaces illuminated by three skylights downstairs and a solar tube upstairs, creating an inviting ambiance. The main level features a grand primary suite with an oversized walk-in closet and direct access to the serene backyard. Also on the main floor are two additional bedrooms, a versatile office (or potential 4th bedroom), and a well-appointed bathroom. The remodeled gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, sleek quartzite countertops, a walk-in pantry, and a large island with ample seating. Adjacent resides a wonderfully appointed seating area, creating an inviting environment, prime for entertaining. Upstairs, find three spacious bedrooms, including a second master suite with a private bath, massive walk-in closet, and a balcony showcasing stunning mountain vistas. The upper level also boasts a brand new, state of the art media room with a wet bar/kitchen and balcony, perfect for entertaining or relaxation. Embrace Arizona's lifestyle with a backyard that rivals a five-star resort. Enjoy panoramic mountain views, a refinished pebble-tech pool, and a serene, sun shaded patio. The outdoor kitchen, complete with a built-in BBQ, cooktop, and two wine refrigerators is perfect for al fresco dining under the covered pergola. Three fire pits add warmth and ambiance, making this space ideal for year-round gatherings. This home has been meticulously updated, ensuring move-in readiness: fresh interior and exterior paint, a remodeled kitchen, built out media room, new roof, refinished pool, and enhanced landscaping. Every detail reflects thoughtful craftsmanship, from the wood cladded ceilings to the seamless integration of luxury and functionality. With its flexible floor plan, recent upgrades, and prime location in Troon Ridge Estates, this grand estate offers a rare opportunity to own a slice of Scottsdale paradise.

Listing Courtesy of Citiea

8 Active • *Relisted, Active: 6/10/2025* *MLS ID: 6878232*

10007 E Hillside Dr	Single Family	3/3	2,274 sq ft	8,287	2013	6/10/2025	$4,995 mo.	$2

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.

Courtesy of Jd Sterling International Real Estate

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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.

9 Active • *Relisted, Active: 6/5/2025* *MLS ID: 6876751*

10591 E Morning Star Dr	Single Family	3/2	1,963 sq ft	6,504	1998	6/5/2025	$819,999	$418

If you're looking for move in ready, this one is for you! This home has been meticulously cared for and updated to ensure a smooth transition to its new occupants. New roof, HVAC, water heater and owned water softener within the last 4 years (see attached updates)! Take advantage of the Scottsdale lifestyle with nearby hiking, a convenient community center with all the amenities and plenty of fantastic dining right around the corner!

Listing Courtesy of My Home Group Real Estate

10 Active • *Relisted, Active: 4/4/2025* *MLS ID: 6846341*

7703 E Overlook Dr	Single Family	4/4	2,704 sq ft	9,879	2000	4/4/2025	$1,600,000	$592

Beautifully updated! Open floor plan in the guard gated Raptor Retreat of Grayhawk. Modern feel with designer furnishings (available by separate bill of sale). Main House has 3 bedrooms and 2.5 baths. Guest casita has additional bedroom and bath. Heated pool in a very private backyard that backs up to trees and wash. No interior steps. Close to Grayhawk Public Golf course, restaurants, walking trails and more. This is a perfect retreat for the most discriminating visitor. True luxury in a perfect location, come enjoy all that this wonderful home has to offer.

Listing Courtesy of Patriot Property Management

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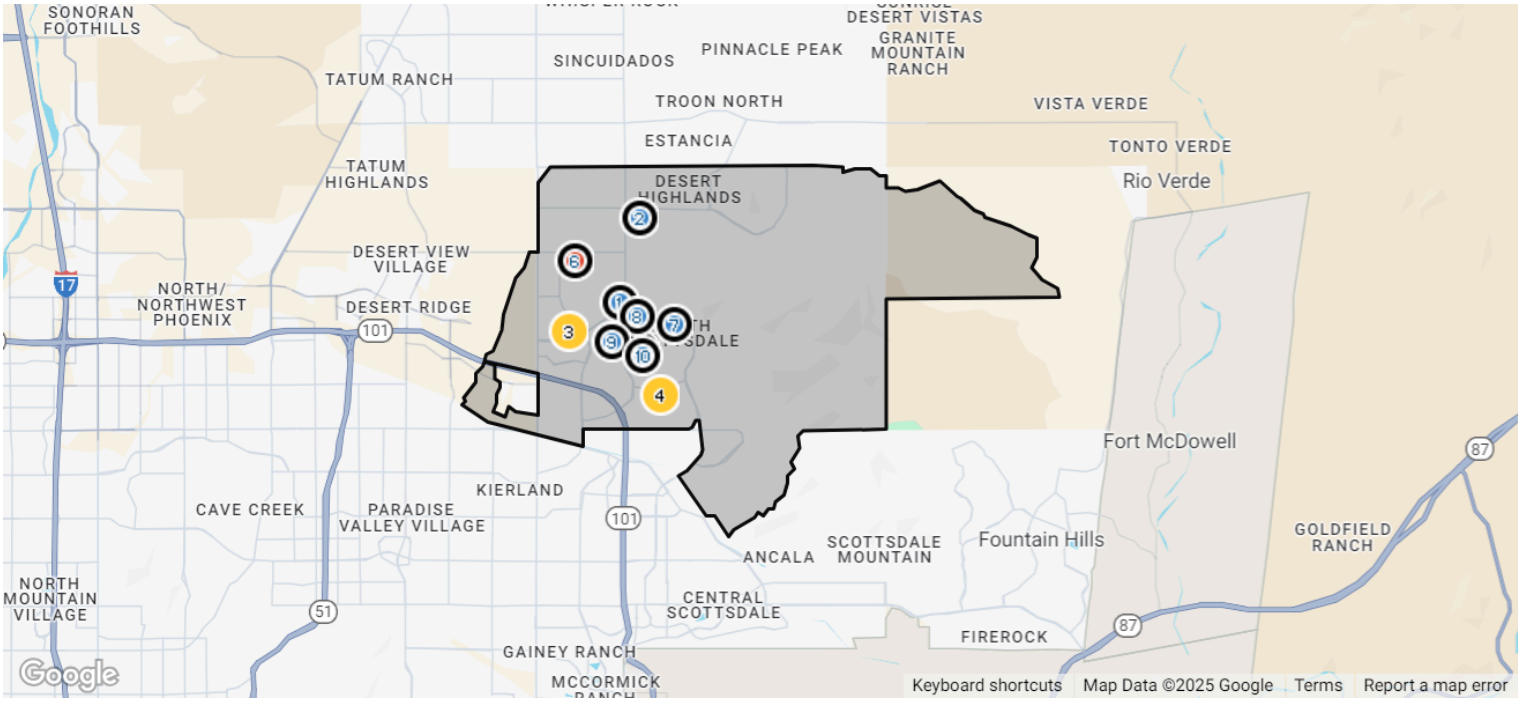
Market Activity Report

Scottsdale, AZ 85255



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 7/1/2025* *MLS ID: 6811851*

20750 N 87th St, Unit 1009	Condo/Townhouse/Apt. 3/2	2,101 sq ft	1,848	1/28/2025	$890,000	7/1/2025	$424

Discover a rare single story gem in the gated Encore Golf Community at Grayhawk, offering stunning and rare views of Pinnacle Peak Mountain and fully equiped with resort-style amenities. This custom painted townhome features travertine and dark wood flooring, a chef's kitchen with granite countertops, and high end new appliances, including a recently replaced air-conditioner, water heater, full house water softening and filtration system. The great room showcases high ceilings, a warm fireplace, and French doors opening to a tranquil, European-style garden with a charming fountain. Additional upgrades include custom drapery and wooden blinds and Japanese toilets. Community offers heated pool, clubhouse and gym,and comprehensive round the clock security. Don't miss this extraordinary home.

Listing Courtesy of Realty One Group

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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 5/21/2025* *MLS ID: 6861205*

24066 N 90th St	Single Family	5/7	7,504 sq ft	190,456	5/3/2025	$7,500,000	5/21/2025	$999

Luxury Redefined in North Scottsdale's Prado Estates Step into elegance, sophistication, and functionality in this custom-built masterpiece by renowned builder Tom Argue (2019), located in the prestigious gated enclave of Prado Estates. Perfectly positioned in the heart of North Scottsdale, this estate offers seamless access to the 101 and all the upscale amenities the area is known for. A stunning arrival experience welcomes you with a circle drive framed by mature desert landscaping, ample guest parking, and a four-car garage with an attached climate-controlled storage room. This is desert living elevated - private, refined, and expansive. Through a double glass entry doors, the home opens to breathtaking panoramic views of down valley city lights and mountain ranges, creating an immediate sense of openness and serenity. Inside, rich wood flooring, modern finishes, and a thoughtfully functional layout define the interiors. The expansive great room is anchored by a gas fireplace with custom stainless steel surround and built-in shelving, all under a stunning beamed ceiling. Telescoping glass doors lead effortlessly to an expansive covered patio, for seamless Arizona indoor outdoor living. At the heart of the home is a designer kitchen featuring rift sawn oat flat-panel cabinetry, a spacious eat-in island, Wolf and SubZero appliances, and two dishwashers, with a BBQ equipped patio just steps away. A prep dry bar and large walk in pantry provide added utility for everyday living and seamless entertaining. The formal dining area, bathed in natural light from oversized windows, is highlighted with a brick accent wall and perfectly frames Sonoran sunsets. A spacious office at the front of the home offered built-ins and room for two desks, ideal for today's work-from-home lifestyle. The primary suite is serene, complete with linear fireplace, private patio access, dual wardrobes, two water closets, a soaking tub, steam shower with dual shower heads, all for a spa like experience. Downstairs features two additional ensuite bedrooms, each with walk-in closets, and a flexible homework/lounge space for added versatility. Upstairs, you'll find two more ensuite bedrooms with private balconies, boasting views of Troon and Pinnacle Peak mountains, along with an additional lounge area. Entertainment abounds with an expansive game room complete with generous seated wet bar, plus a den/flex space featuring a garage door opening to side yard - ideal for exercise room, teen lounge, or creative studio. The outdoors transforms into a resort style paradise, a sprawling backyard with lush grassy areas, fire pit seating area, sparkling negative edge pool and spa with Baja shelf, all backing to open desert for ultimate privacy. This is more than a home. It's a lifestyle, designed with purpose and built with excellence while framed by the stunning Sonoran desert.

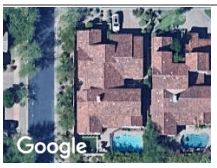
Listing Courtesy of Russ Lyon Sotheby's International Realty

3 Pending • *Pending: 7/1/2025* *MLS ID: 6873553*

19777 N 76th St, Apt 1288	Single Family	2/2	1,324 sq ft	132	5/30/2025	$2,595 mo.	7/1/2025	$2

Move-In Ready on 8/7/2025! 4TH OF JULY MOVE-IN SPECIAL! $199 MOVE-IN, if moved in on or before 8/14/2025! Move-In special includes the admin fee and ONE WEEK FREE RENT! $250 paid per month over 10 Months towards security deposit! Prorated rent due with $199 admin fee upon approval! 1st full month of rent is due on SEPT 1ST! (Animal fees are not included in this move-in special and are due at move-in if applicable) 3Bed/2Bath Apt at 76th St/Thomas Peak! Home inc 1 car garage, kitchen, living room w/ fireplace, balcony, 3 beds, 2 baths, carpet/tile flooring, ceiling fans, and w/d hookups. Kitchen inc refrigerator, stove, microwave and dishwasher. Utilities to stay in owner's name, billed to tenant in portal. Near Dutch Bros, Walgreens, Plush Nail Bar, and Sushi Brokers.

Courtesy of Market Edge Realty, Llc



4 Pending • *Pending: 6/30/2025* *MLS ID: 6883028*

9413 E Hidden Spur Trl	Single Family	4/4	3,712 sq ft	10,949	6/20/2025	$6,850 mo.	6/30/2025	$2

GATED DC RANCH, SINGLE LEVEL! PRIVATE POOL! 3 CAR GARAGE! This stunning 4-bedroom property on a corner lot offers a spacious layout featuring welcoming INDOOR AND OUTDOOR living spaces with a cozy fireplace, and a combination of stone and wood flooring. The kitchen is a cook's dream with built in refrigerator, a walk-in pantry, wall ovens, and a center island. Enjoy restful nights in the soothing bedrooms, including a split guest room and a separate office space. The backyard is perfect for relaxation with a covered patio, built-in BBQ, and a refreshing pool. This home is truly a gem that won't disappoint! More photos coming.

Courtesy of West Usa Realty

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Pending: 10 (cont.)

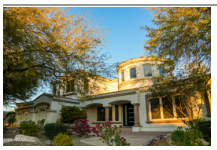
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

5 Pending • *Pending as of 6/16/2025* *MLS ID: 6772565*

9056 E Maple Dr	Single Family	4/3	2,145 sq ft	4,511	10/17/2024	$775,000	6/16/2025	$361

Seller offering $25,000 in concessions with full price offer! Enjoy this move-in ready home in the sought-after Ironwood Village community with Mountain views, only this enclave of DC Ranch can offer! White Carrera Marble tile, lush carpet & wood-like flooring, high ceilings, recessed lighting, plantation shutters, custom closets & high quality details carry throughout the home. Enter into the bright & open floor-plan, into the formal living room & elegant formal dining room - glide into the family room w/ soaring ceilings & cozy fireplace, open to the eat-in-kitchen w/ Frigidaire SS appliances, Corian countertops, curved Peninsula bar-top & breakfast nook. The split-floor-plan deluxe master suite is downstairs & features beautiful bay-window, private patio access, full shower & walk-in-closet - The luxuries extend to the remaining 3 guest bedrooms & 1.5 bathroom, upstairs. 2 car garage w/ epoxy garage floors with built-in cabinets. Enjoy the tranquil backyard complete w/ covered patio, turf grass & sparkling play pool - perfect for family or entertaining. Ideally located close to hiking, tennis, DC Ranch Crossing, Coyotes Ice Den, Grayhawk Golf Course, the 101 and so much more! Don't let your dream home slip away! More the love about this home: Interior & Exterior Paint (June 2019) New vinyl plank flooring throughout entire downstairs (July 2023)

Listing Courtesy of Keller Williams Arizona Realty



6 Pending • *Pre-Foreclosure, Pending as of 6/30/2025* *MLS ID: 6825857*

22339 N 77th Way	Single Family	5/4	5,006 sq ft	15,580	2/23/2025	$1,899,900	6/30/2025	$380

Priced to sell. This property is going through forclosure and seller desperately need to find a buyer. Short Sale process has been initiated.

Listing Courtesy of Niksi

7 Pending • *Pending as of 6/29/2025* *MLS ID: 6873834*

20055 N 96th Way	Single Family	4/4	3,611 sq ft	14,831	5/31/2025	$4,100,000	6/29/2025	$1,135

Luxurious One-Level Retreat in Gated DC Ranch Haciendas Community! Welcome to this stunning 4 bedroom, 4 bath home, fully renovated and ideally situated in the prestigious DC Ranch gated community. This exquisite residence offers total privacy and an abundance of outdoor spaces, perfect for entertaining. Enjoy seamless indoor-outdoor living with pocket doors that open to your outdoor oasis, featuring a barbecue, a sparkling pool, and a cozy fire pit, all while taking in breathtaking mountain views. With a spacious three-car garage and beautifully landscaped surroundings, this home is designed for both comfort and elegance. Experience the ultimate in luxury living!

Listing Courtesy of Retsy

8 Pending • *Pending as of 6/29/2025* *MLS ID: 6828847*

8965 E Mountain Spring Rd	Condo/Townhouse/Apt.	3/3	2,390 sq ft	5,580	3/2/2025	$1,295,000	6/29/2025	$542

Beautifully appointed Camelot Villa with timeless finishes awaits your most choosiest of Buyers. Fully remodeled 3 Bedroom 3 Bathroom Great Room floorplan with custom cabinets in all areas. Sub Zero refrigerator, Bosch appliances, high ceilings, soothing paint colors, light &bright, high end lighting, quartzsite taj mahal kitchen counters, attached casita for guests, exterior painted in 2025, Newer AC unit, outdoor covered patio, exterior gas fireplace, built-in BBQ, outdoor turf, 2 Car garage with storage cabinets, close to shopping, restaurants, & 101 access. Community Center located walking distance just reopened with gym, 2 pools, pickleball courts, tennis courts, rec rooms. 12 miles of waking trails. Come be part of the most desired community in Scottsdale.

Listing Courtesy of Platinum Living Realty

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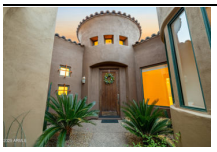
Pending: 10 (cont.)

	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 6/28/2025* *MLS ID: 6860752*

19550 N Grayhawk Dr, Unit 1117	Condo/Townhouse/Apt.	3/2	1,834 sq ft	1,771	5/2/2025	$860,000	6/28/2025	$469

Welcome to this 3 bed, 2 bath, 1,834 sq. ft. townhome in the prestigious gated community of Cachet at Grayhawk. Step through the circular foyer with its soaring vaulted ceiling and chandelier. Spacious living room features a cozy fireplace, while the kitchen boasts quartz countertops, SS appliances, an island, and ample cabinetry. Neutral-tone tile and hardwood flooring offer timeless style throughout. Split floor plan includes a spacious primary suite offering dual vanities, soaking tub, walk-in shower, and walk-in closet. Step outside to a covered patio with view fencing overlooking Hole 4 of the Talon Golf Course—your daily backdrop of green fairways and Arizona skies. All within a resort-style community featuring a pool, spa, fitness center, and more!

Listing Courtesy of Keller Williams Arizona Realty

10 Pending ▪ *Pending as of 6/28/2025* *MLS ID: 6845939*

18930 N 91st St	Single Family	3/2	1,568 sq ft	4,759	4/3/2025	$779,000	6/28/2025	$497

New Price! This home is a blend of tasteful updates and timeless comfort. Step inside to find updated tile plank flooring that flows gracefully throughout the home, creating an inviting ambiance. The living area is anchored by a cozy fireplace, perfect for gatherings. The heart of the home, the kitchen, has been thoughtfully updated with stylish finishes and modern appliances. The bathrooms boasting impressive stone updates that elevate your daily routine. Step outside into your private backyard oasis, where tranquility meets entertainment. The property backs onto a lush, green wash area, offering a serene backdrop & enhanced privacy. A pebbletec pool beckons while the travertine pavered patio gives ample space for entertaining. Enjoy a therapeutic spa with a view & built in BBQ. Ironwood Village in Scottsdale offers an appealing location characterized by its natural beauty, accessibility, and proximity to a wide range of conveniences, making it a highly regarded place to live in North Scottsdale. Residents enjoy close proximity to a variety of upscale shopping, fine dining, and leisure activities. The Market Street and DC Ranch Crossing areas, known for their boutiques, restaurants, and everyday services, are just a short drive away. Situated in the sought-after North Scottsdale area, Ironwood Village benefits from its proximity to the McDowell Mountains, offering scenic views and access to outdoor recreation like hiking and biking in the McDowell Sonoran Preserve. The community falls within the Scottsdale Unified School District, with students typically attending Copper Ridge Elementary School, Copper Ridge Middle School, and Chaparral High School. Notre Dame Preparatory High School, a private option, is also nearby.

Listing Courtesy of Realty One Group

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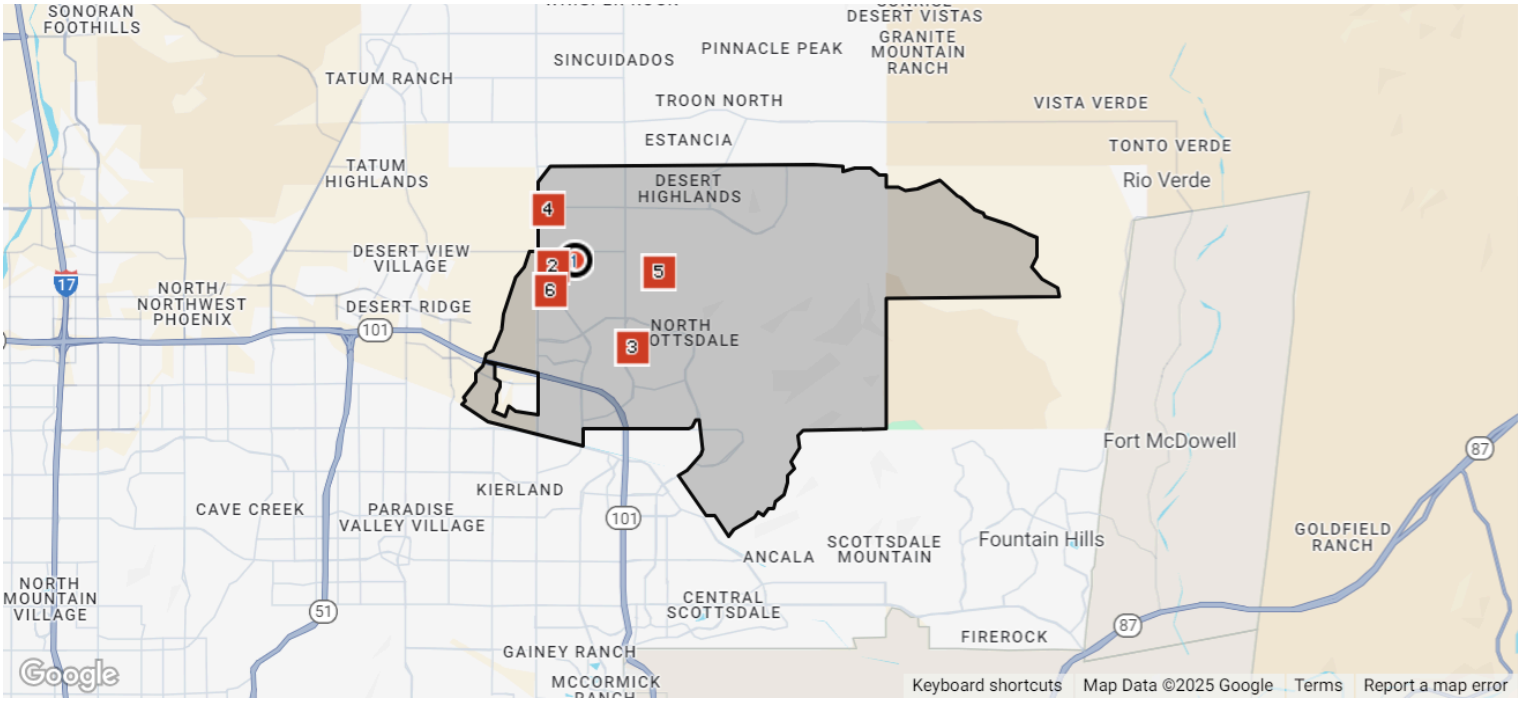
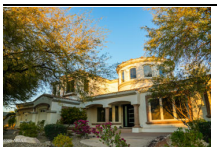
Market Activity Report

Scottsdale, AZ 85255



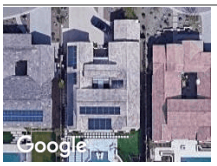
Distressed: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
1 Pending • *Pre-Foreclosure, Pending as of 6/30/2025* *MLS ID: 6825857*								
22339 N 77th Way	Single Family	5/4	5,006 sq ft	15,580	$1,899,900	2/23/2025	4/8/2025	Pre-Foreclosure
2 Off Market • *Notice of Trustee Sale* *MLS ID: –*								
7500 E Deer Valley Rd, Unit 186	Condo/Townhouse/Apt.	–/3	2,370 sq ft	3,150	–	6/16/2025	Notice of Trustee Sale	
3 Off Market • *Notice of Trustee Sale* *MLS ID: –*								
8887 E Palm Tree Dr	Single Family	–/4	3,026 sq ft	11,851	–	6/12/2025	Notice of Trustee Sale	
4 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	



Priced to sell. This property is going through forclosure and seller desperately need to find a buyer. Short Sale process has been initiated.

Listing Courtesy of Niksi



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Distressed: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
5 Off Market • *Notice of Rescission* *MLS ID: –*								
9457 E Adobe Dr –	Single Family	–/8	5,326 sq ft	62,392	–	4/11/2025	Notice of Rescission	
6 Off Market • *Notice of Trustee Sale* *MLS ID: –*								
7362 E Wingspan Way –	Single Family	–/4	3,490 sq ft	9,073	–	6/6/2025	Notice of Trustee Sale	

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