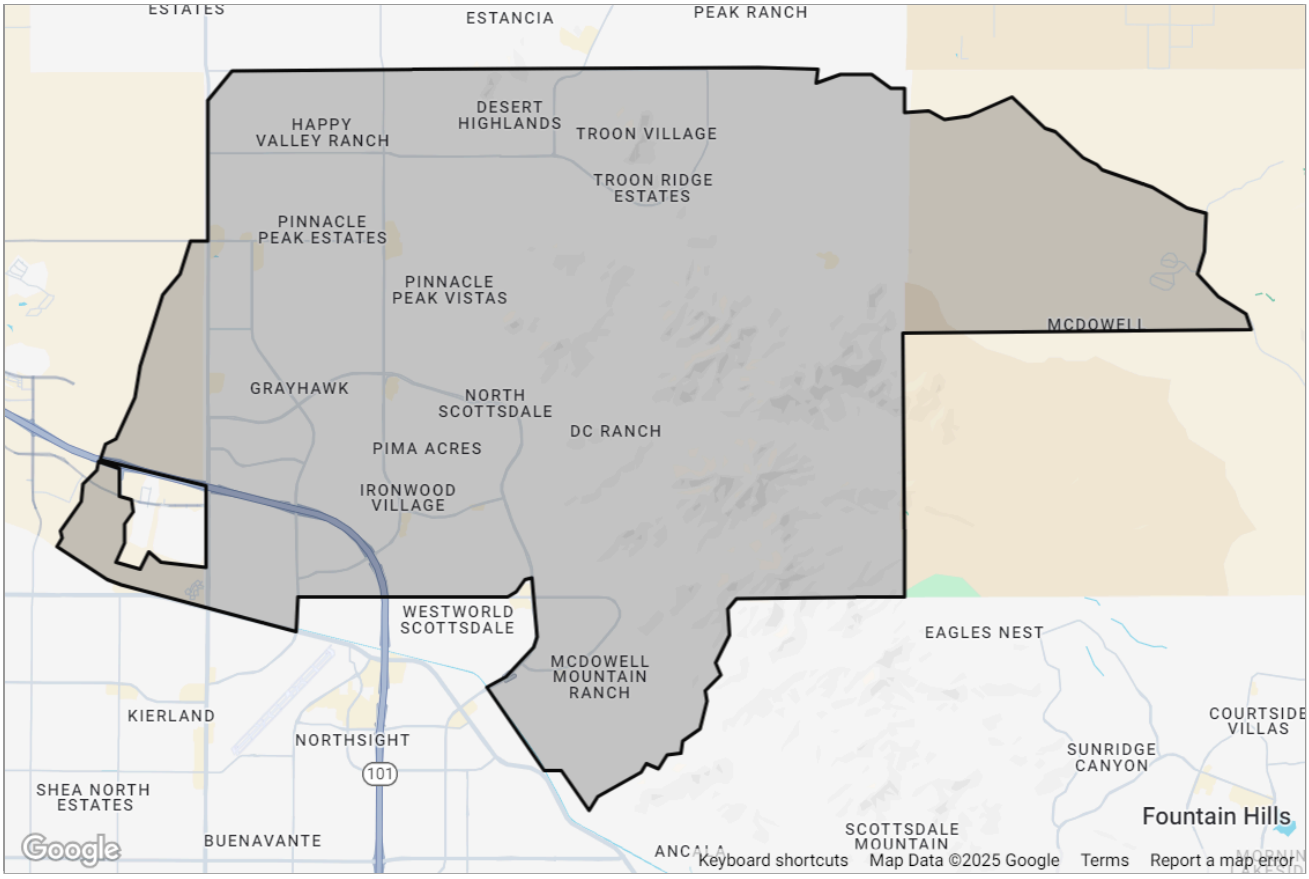
MARKET ACTIVITY REPORT

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
4	0	4	0
Updated: 7/23/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/23/2025.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.5M	27.71%	3.45%	13.79%
Updated: 6/30/2025			

*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 Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.7M	3.09%	5.52%	10.73%	13.03%
Updated: 6/30/2025				

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

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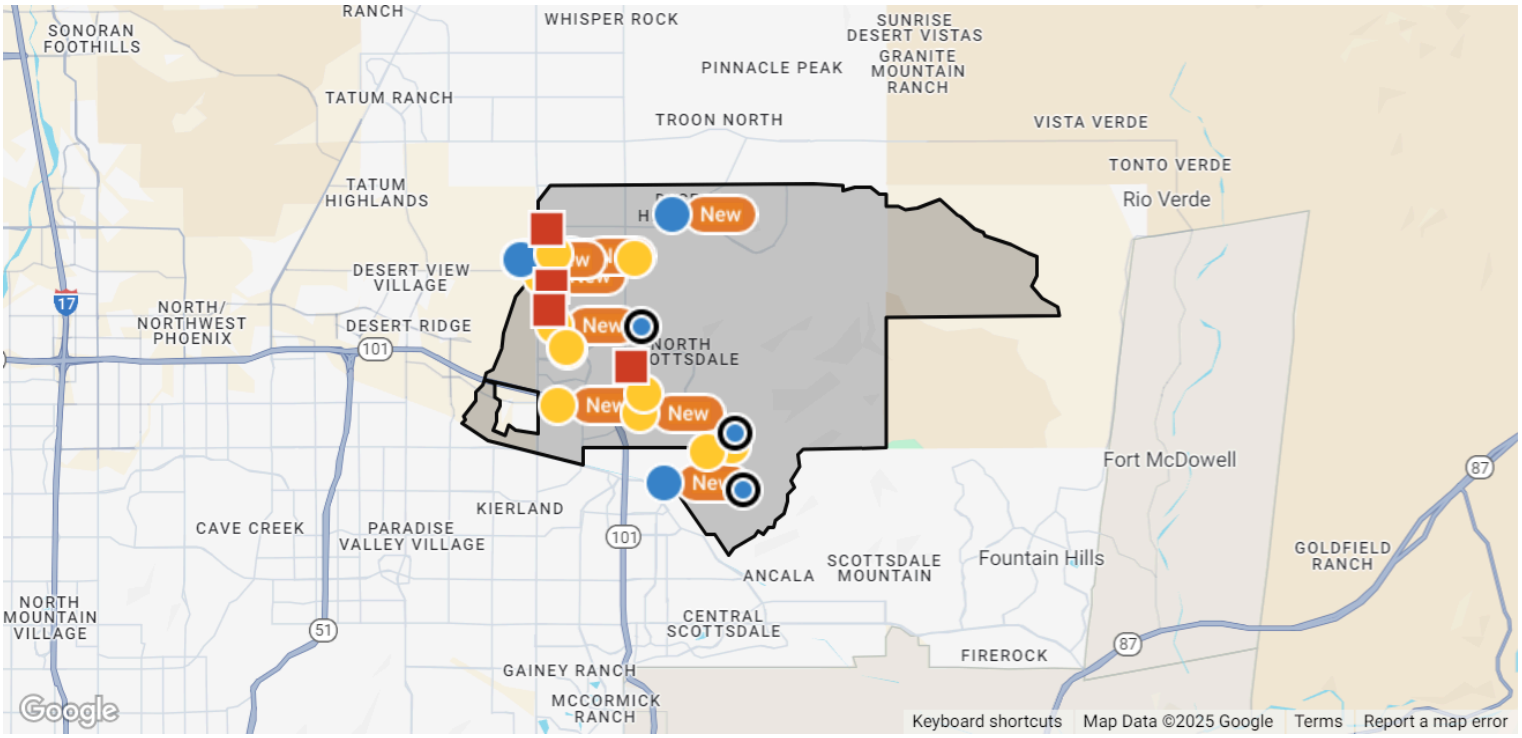
Market Activity Summary Stats



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	4
Low Price / Value	$3,400	$2,195	$683,330
Median Price / Value	$372,750	$4,100	$1,449,750
High Price / Value	$6,500,000	$1,899,000	$2,681,020
Average Price / Sq. Ft.	$295	$146	$462
Median Price / Sq. Ft.	$158	$2	$447
Average Days in RPR	18	72	–
Median Days in RPR	12	62	–
Total Volume	$12,511,299	$4,201,485	$6,263,850

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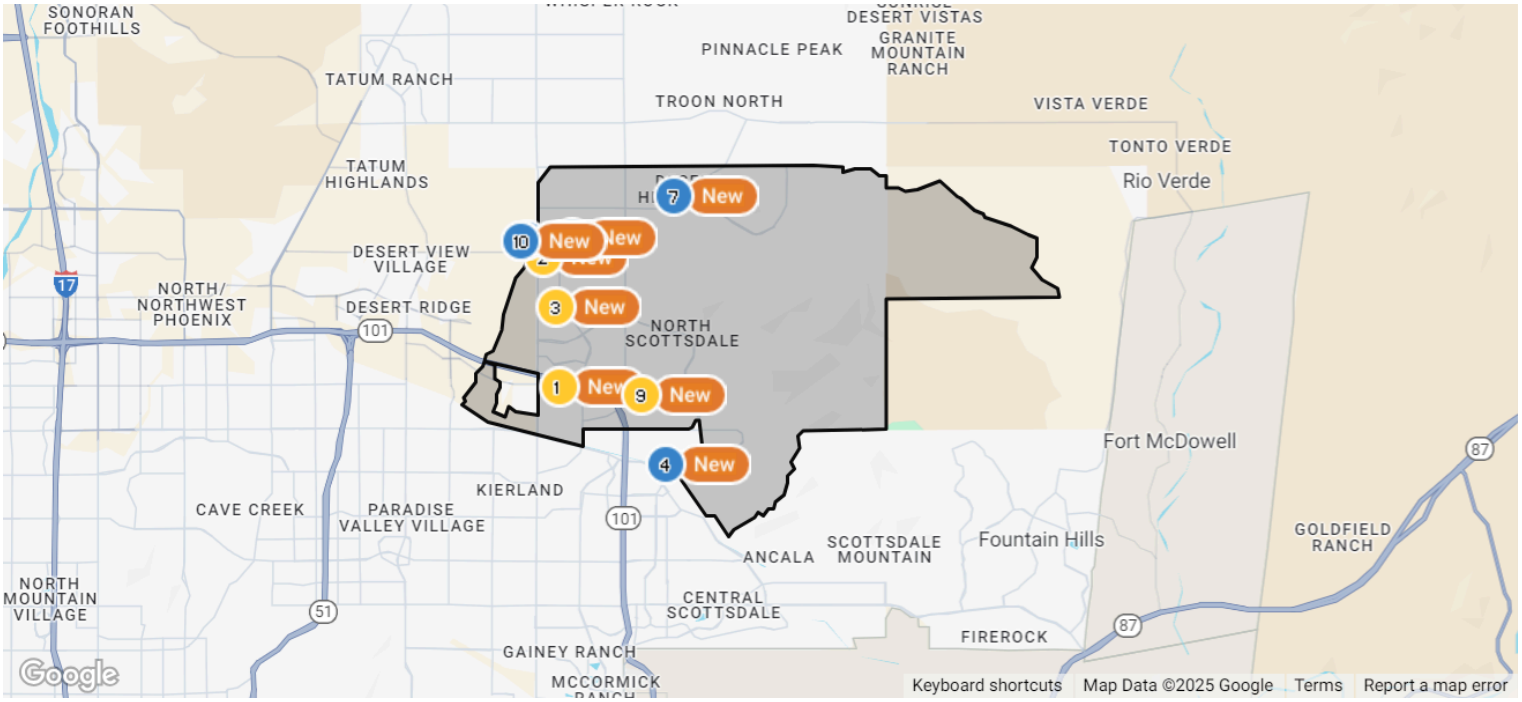
Scottsdale, AZ 85255



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: 7/19/2025* *MLS ID: 6894910*

8158 E Rita Dr	Single Family	3/2	1,854 sq ft	5,933	1995	7/19/2025	$4,500 mo.	$2

Prime Location in North Scottsdale, for the person who loves Entertainment, Golf, Shopping, Dining or the Parks. Right off the Freeway 101 and Hayden next to all the growth. This home offers Large Great room, with large office, den or extended room next to it, open to Bar area, Kitchen and Informal dining. Master bedroom faces the North and view to pool, other two bedrooms face West. Rear yard is perfect for entertainment, pool , spa, BBQ with TV area, SPA non smoking home. Walk to park within 2 minutes, walk to Waste Management Golf within 10 minutes.

Courtesy of Re/max Fine Properties

2 Active • *Relisted, Active: 7/14/2025* *MLS ID: 6892448*

22448 N 77th Way	Single Family	5/3	3,722 sq ft	21,810	2001	7/14/2025	$6,500 mo.	$2

This single story home has been thoughtfully updated, and impeccably maintained. The flexible floorplan offers 5 bedrooms and 3 baths - so there is plenty of allocated space for everyone. There is a generous formal living/dining room as well as a family room that opens to the kitchen. The kitchen has the desirable gas cooktop and a suite of stainless steel appliances. The primary bedroom is split from the secondary bedrooms and offers a generous bath and his and hers closets. Guests are greeted by a charming private courtyard with a gate for added privacy and outdoor space. The backyard is private with natural space behind and offers a refreshing pool and built-in BBQ area to enjoy. This home is walking distance to Pinnacle Peak Prep (K-8), park & community tennis courts. Easy access schools, shopping, restaurants, hiking trails, golf courses and freeways.

Courtesy of Russ Lyon Sotheby's International Realty

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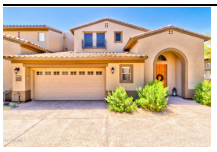
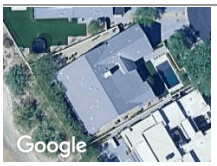


3 Active • *Relisted, Active: 7/1/2025* *MLS ID: 6887550*

20802 N Grayhawk Dr, Unit 1045	Condo/Townhouse/Apt.	3/3	2,109 sq ft	1,998	2000	7/1/2025	$4,000 mo.	$2

Welcome to your dream retreat in the heart of Scottsdale! This beautifully FULLY furnished home offers the perfect blend of comfort, style, and convenience — ideal for anyone looking to relax, recharge, or explore everything this vibrant city has to offer. Fabulous LOCATION- residing in the highly desired Guard Gated "Raptor Retreat" at Grayhawk. Step inside and feel instantly at home. Every room is thoughtfully designed with tasteful furnishings, modern finishes and cozy touches that make everyday living a pleasure. The open-concept living area, is perfect for entertaining or unwinding, while the fully-stocked kitchen makes dining in, just as enjoyable as a "date night out". Outside, enjoy your private patio oasis — perfect for morning coffee or evening sunsets under the Arizona sky When you're ready to head out, you'll find Scottsdale's trendy restaurants, Retail shops, the BEST Golf courses, pickleball, tennis, hiking & biking trails just minutes away. Whether you're relocating, vacationing, or working remotely, or in the midst of a remodel,this home has everything you need for a comfortable and memorable stay in one of Arizona's most desirable neighborhoods. **Complimentary professional bi-weekly house cleaning** Neighborhood has 2 heated salt water pools, hot tubs & BBQs. Free Tennis courts & Pickleball courts are located in the community.

Courtesy of Compass

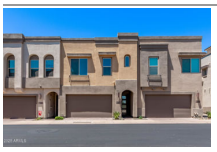


4 Active • *Relisted, Coming Soon: 7/14/2025* *MLS ID: 6892662*

10179 E Camelot Ct	Single Family	3/4	3,499 sq ft	12,244	2019	7/14/2025	$2,299,000	$657

Lanes End at this intimate McDowell Mountain gated Golf Course Community; here on the 15th fairway, you'll fall in love with this lock 'N' leave Modern Farmhouse single level residence. Former Camelot Homes Model Home on a Cul-De-Sac, white oak wood plank floors, vaulted ceilings, hand-hewn truss beams, plus designer finishes to create a sophisticated yet most inviting seamless indoor-outdoor living with a timeless style atmosphere. The chef's kitchen boasts white shaker cabinetry with a contrasting black island, quartz countertops, and Sub-Zero/Wolf appliances. Eight sets of sliding glass doors open to lush outdoor spaces, including a private front courtyard with a serene pool and a backyard spa overlooking the golf course. Barn doors reveal a versatile bonus room, while custom cabinetry and upgraded details throughout reflect exceptional craftsmanship. Perfectly located near Scottsdale's premier shopping, dining, recreation, and natural beauty. Easy to preview and moved into.

Listing Courtesy of Russ Lyon Sotheby's International Realty

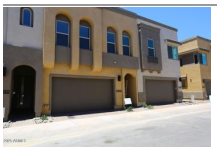


5 Active • *Relisted, Active: 6/19/2025* *MLS ID: 6882632*

7492 E Via De Luna Dr	Condo/Townhouse/Apt.	3/3	2,389 sq ft	1,742	2021	6/19/2025	$749,000	$314

Pinnacle at Silverstone luxury town home, this stunning 3-bedroom, 2.5-bath property offers modern elegance and low-maintenance luxury. Step inside to find an open-concept floor plan with soaring ceilings, upgraded wood tile flooring, and a gourmet kitchen featuring quartz countertops, a gas cooktop, and stainless steel appliances. The spacious primary suite boasts a spa-inspired bathroom and large walk-in closet. Enjoy Arizona's perfect weather on your private patio. Just minutes from premier golf, fine dining, hiking trails, and all that Scottsdale living has to offer. Low HOA, energy-efficient features, and a prime location make this a must-see!

Listing Courtesy of Jason Mitchell Real Estate



6 Active • *Relisted, Active: 6/16/2025* *MLS ID: 6880720*

23066 N 74th Pl	Condo/Townhouse/Apt.	3/3	2,353 sq ft	1,742	2020	6/16/2025	$3,400 mo.	$1

Welcome to this immaculate North Scottsdale luxury townhome. Over $70K in upgrades to include a Gourmet Kitchen with gas, double ovens, SS appliances, 12' island, white cabinets and gray quartz counters, wood floors and upgraded carpet, custom front door, surround sound T/O, great room multi-slide glass door, mudroom area and so much more! The community has amazing amenities including a pool, BBQ with outdoor seating and gym! Shopping and restaurants just across the street and easy access to freeways. This is a can't miss.

Courtesy of Realty One Group

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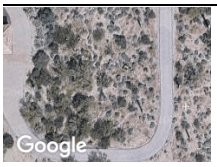
New Listings: 10 (cont.)

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



7 **Active** • *Relisted, Coming Soon: 7/22/2025* *MLS ID: 6896037*

10266 E De La O Rd	Single Family	4/6	6,966 sq ft	31,556	2024	7/22/2025	$6,500,000	$933

Skye View • NEW CONSTRUCTION • North Scottsdale Experience the art of modern desert living in this striking contemporary new build by Camelot Homes in Skye View — a bold fusion of architectural innovation and refined organic luxury. Nestled amid dramatic vistas including Troon, Pinnacle Peak and McDowell mountains, city lights and sculpted desert terrain, this home exudes a serene sophistication where clean lines, rich textures, and seamless indoor/outdoor connections define a curated lifestyle. Wrapped in Creative Mines Alpaca Limestone and punctuated by sleek fireplace surrounds, the exterior sets a tone of timeless elegance and natural harmony. A paver drive leads to 2 separate air-conditioned garages offering climate-controlled comfort for up to 4 vehicles - perfect for car enthusiasts or luxury collectors. A front paver walkway leads to an inviting front courtyard wrapped in brick, where a sculptural custom firepit anchors a private alfresco lounge¶your first glimpse of the elevated design that continues throughout. Designed with both grand-scale entertaining and intimate everyday living in mind, the open floorplan with 2 separate guest houses radiates around a dramatic interior courtyard. At its heart, a black-tiled heated pool with waterfall edge and integrated spa mirrors the surrounding architecture in sculptural reflection, while stone hardscaping, native vegetation, and a linear fireplace create an enchanting outdoor sanctuary. Inside, the home is a masterclass in light, space, and design. Soaring ceilings, walls of glass, and sleek architectural lines invite the outdoors in, framing rugged desert views while flooding the space with natural light. The showstopping kitchen dazzles with a waterfall-edge quartz island, butler's pantry, custom cabinetry, Brizo fixtures, and a premium appliance suite¶all designed for effortless elegance and culinary inspiration. The primary suite is a true oasis, defined by a dropped wood ceiling and spa-style bath featuring a steam shower, freestanding soaking tub, double vanities, and a fully customized walk-in closet. Each additional bedroom suite is privately positioned, ensuring peace and comfort while maintaining a seamless flow to shared spaces. An exceptional highlight of this home are the detached guest houses¶architecturally integrated and purposefully designed. Complete with their own entrances, patios, kitchenettes, and bathrooms, they offer luxurious flexibility for guests, multi-generational living, or private creative studios. Set within a gated enclave just moments from North Scottsdale's premier dining, upscale shopping, championship golf, and scenic desert trails, this is more than a home¶it's a bespoke retreat. Every element, every finish has been thoughtfully selected to elevate modern desert living into an immersive, luxurious experience.

Listing Courtesy of Compass

8 **Active** • *Relisted, Active: 7/16/2025* *MLS ID: 6893567*

8401 E Vista Del Lago	Single Family	4/5	3,315 sq ft	13,415	1986	7/16/2025	$2,200,000	$664

Stunning Spanish modern remodel in guard-gated Pinnacle Peak Country Club. This single-level home blends timeless architecture with elevated design—featuring wide-plank oak floors, smooth level-five walls, and designer lighting. The show-stopping kitchen offers custom cabinetry, high-end appliances, and not one but two oversized islands, perfect for cooking, gathering, and entertaining. The open layout connects to spacious living and dining areas. The serene primary suite includes a spa-style bath with freestanding tub, oversized shower, and custom walk-in closet. Step outside to a resort-style backyard with sparkling pool, lush landscaping, and covered patio. A rare turnkey opportunity in one of Scottsdale's most prestigious golf communities.

Listing Courtesy of The Ave Collective

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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: 7/8/2025* *MLS ID: 6889884*								
17538 N 97th St	Single Family	3/3	2,907 sq ft	6,849	2014	7/8/2025	$5,899 mo.	$2

Welcome to this stunning 3-bedroom, 2.5-bath luxury home, perfectly situated in Scottsdale's highly coveted, guard-gated Windgate Ranch community! This exquisite property offers an unparalleled living experience, boasting an enviable prime location directly along the lush greenbelt and park, ready for you. Step inside and discover a sophisticated layout designed for both grand entertaining and comfortable daily life. The heart of this residence is a true chef's kitchen, a culinary masterpiece featuring a large island with a convenient breakfast bar, perfect for casual dining or engaging conversations. Flowing seamlessly from the kitchen are distinct informal and formal dining areas, offering versatile spaces for every occasion. The master suite is a private sanctuary, exceptionally well-appointed for ultimate relaxation. It includes a dual sink vanity, a luxurious separate shower and soaking tub, and a huge walk-in closet providing abundant storage for your wardrobe. Each of the three bathrooms reflects quality and thoughtful design, ensuring comfort for residents and guests alike. The outdoor space is just as impressive! Your private backyard oasis boasts a custom built-in ramada, offering a shaded retreat perfect for al fresco dining or lounging. Gather around the inviting firepit on cooler Arizona evenings, creating memorable moments under the stars. Practicality meets luxury with parking for three vehicles in the spacious garage, providing ample room for your vehicles and storage needs. Windgate Ranch's Resort-Style Amenities & Unbeatable Scottsdale Access Beyond your doorstep, immerse yourself in the world-class, resort-style amenities that make Windgate Ranch so desirable! Enjoy endless recreation at the sparkling community pool (featuring multiple pools and spas in Windgate!), socialize at the elegant Clubhouse with its expansive Great Room, challenge friends on the basketball and volleyball courts, or explore miles of picturesque greenbelt walking trails directly accessible from your property. This home boasts an unbeatable Scottsdale location, offering unparalleled access to the best the city has to offer. Enjoy swift connectivity to Loop 101, making commutes effortless. Golf enthusiasts will delight in the close proximity to TPC Scottsdale, while everyone will appreciate being mere minutes from world-class shopping at Desert Ridge and Kierland Commons, and an array of fine dining establishments, ensuring endless entertainment and convenience. Don't miss the extraordinary opportunity to live in this exceptional home, where luxury meets an active outdoor lifestyle within the exclusive Windgate Ranch community. See it today! This magnificent property won't last long.

Courtesy of Capstone Realty Professionals

10 Active • *Relisted, Active: 6/12/2025* *MLS ID: 6879366*								
23083 N 74th Pl	Condo/Townhouse/Apt.	3/3	1,957 sq ft	1,620	2020	6/12/2025	$739,000	$378

Welcome to this 2020 luxury townhome in desirable North Scottsdale. Spacious open floor plan with 15' Multi-Slide Doors for optimum outdoor entertaining and light. Professionally designed with an abundance of upgrades including upgraded stainless steel appliances, finishings, tankless water heater, water softener and more. Large owners suite with spa-like bath and walk-in closet. Landscaped backyard with travertine pavers and artificial grass. Washer and Dryer included and property is wired for a security system. ATTACHED two car garage. Resort-like Community amenities including a pool, gym, BBQ with outdoor seating. Located near lavish shopping centers, picturesque golf courses, Mayo clinic and Loop 101 freeway.

Listing Courtesy of Compass

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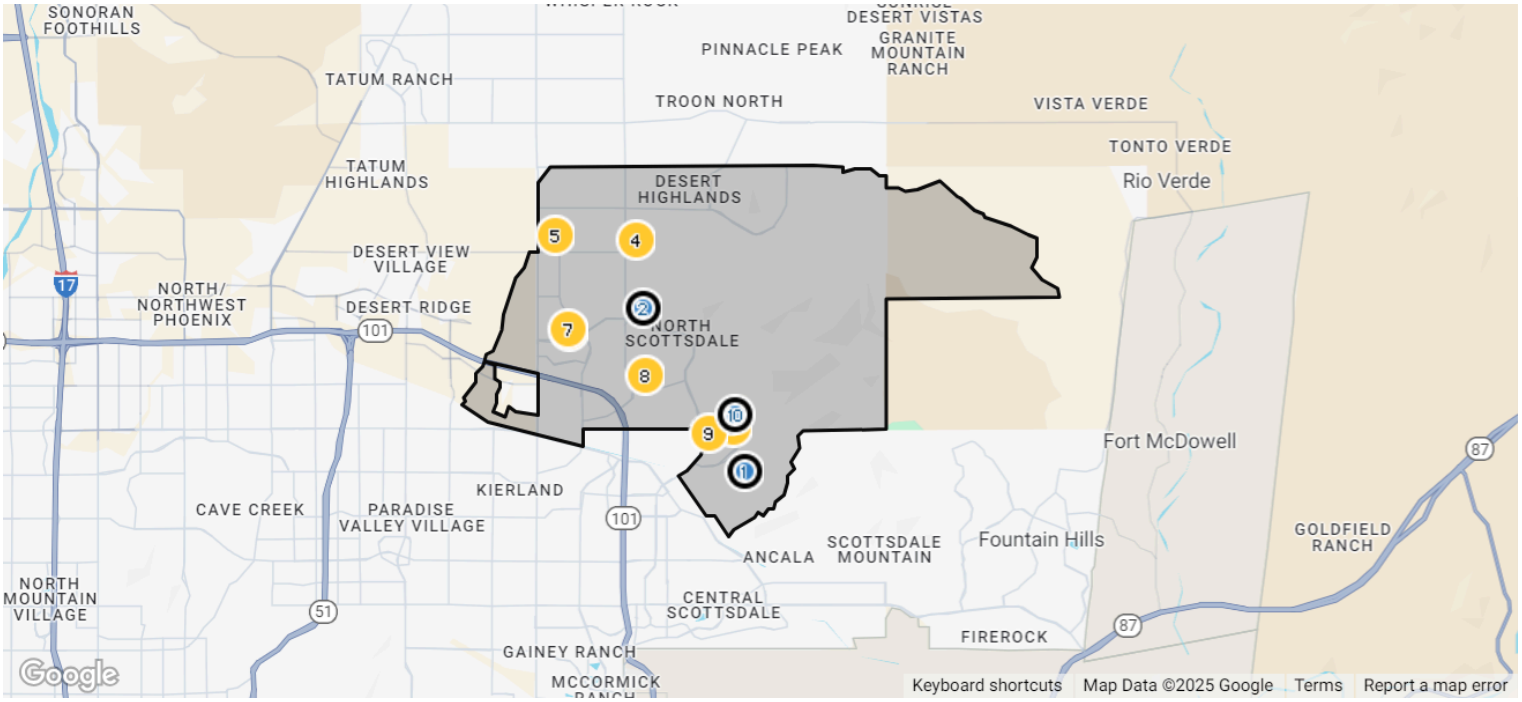

Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1 Pending • *Pending as of 6/26/2025* *MLS ID: 6822223*								
10999 E Acoma Dr	Single Family	4/4	3,110 sq ft	11,250	2/18/2025	$1,899,000	6/26/2025	$611

Enjoy Spectacular Views in this Beautiful Greatroom Home located in the popular community of McDowell Mountain Ranch. Kept in pristine condition by the original owners & offering Mountain & City views. Built by Luxury home builder TW Lewis & featuring stunning architecture, 4 Spacious Bedrooms & 4 Baths. The Private Owners Suite is separate from 3 additional bedrooms. One bedroom doubles as an office with built-in Murphy Bed + 2 other bedrooms, one with it's own on-suite bath. Enjoy the beautiful backyard w/ Heated Pool, Spa, Built-in Grill, Large Side Yard & Elevated View Deck. Recent Improvements Include New Interior & Exterior Paint, New Roof Underlayment, Added Energy Efficiency Features and more.The home is priced under last sold comp to allow you to add your personal decor touches.

Listing Courtesy of Homesmart

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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 6/18/2025* *MLS ID: 6877696*

20801 N 90th Pl, Unit 255	Single Family	2/2	1,298 sq ft	1,152	6/9/2025	$475,000	6/18/2025	$366

Look no further! This is arguably one of the best opportunities in all of North Scottsdale. Perfectly located in the heart of DC Ranch, this 2-bedroom, 2-bathroom second-story unit offers the ideal blend of privacy, lifestyle, and value. Just walking distance to the DC Ranch Marketplace, you'll have immediate access to upscale shopping, dining, coffee shops, and nightlife, all while being tucked into a quiet, secure community that truly feels like home. This move-in ready condo has been extremely well maintained by a very meticulous owner, and it shows. Inside, you'll find a bright and open layout filled with natural light, neutral tones, and a seamless mix of plush carpet and wood-look flooring. The spacious living and dining area flows into one of the rare private balconies in the community, making it a perfect space for relaxing or entertaining while taking in the mountain views and desert skies. The kitchen features beautiful wood cabinetry, granite countertops, stainless steel appliances, and a breakfast bar that ties the space together. The primary suite includes a walk-in closet and a private bathroom, while both bedrooms offer comfort and privacy with quality finishes throughout. The community itself is resort-style, complete with a pool, spa, clubhouse, and fitness amenities. You're also just minutes from world-class golf courses, hiking and biking trails, Scottsdale Quarter, Kierland Commons, top athletic clubs, and major events like the WM Phoenix Open, Barrett-Jackson, and Spring Training. This is a rare chance to get into one of North Scottsdale's most upscale neighborhoods at a price point under 500K. Whether you're looking for a second home, a low-maintenance lock-and-leave, or a strong long-term investment, this one checks all the boxes.

Listing Courtesy of Exp Realty

3 Pending • *Pending: 7/22/2025* *MLS ID: 6893902*

10875 E Mirasol Cir	Single Family	4/3	3,169 sq ft	11,624	7/17/2025	$7,500 mo.	7/22/2025	$2

PANORAMIC VIEWS FROM PREMIUM CORNER LOT in McDowell Mtn Ranch! New garage doors & pool tiles recently installed! Situated in a quiet cul-de-sac on an elevated lot backing up to a natural wash, this newly renovated, 4-bedroom, 2.5-bath home (plus a spacious loft-style bonus room) offers breathtaking panoramic mountain views from every angle. Walk inside to find soaring ceilings, designer-grade finishes/lighting, and real wood flooring throughout. Open-concept kitchen has custom cabinetry, quartz countertops, and brand-new high-end appliances. Primary suite (on main level) features an modern shower, separate tub, generous walk-in closet, and direct patio access. FULLY OWNED SOLAR PANELS for eco-friendly low cost living! Community heated pools/spas, playground, sport courts & more.

Courtesy of Lux Agency

4 Pending • *Pending: 7/22/2025* *MLS ID: 6879231*

23155 N 89th Pl	Single Family	2/2	1,508 sq ft	4,950	6/12/2025	$3,495 mo.	7/22/2025	$2

Envision yourself stepping into a serene oasis at 23155 N 89th Pl, nestled in the heart of Scottsdale, AZ. This charming 1,508 sq ft home offers the perfect blend of comfort and elegance with its spacious two-bedroom layout. Gather around the cozy fireplace in the living area, creating a warm and inviting atmosphere for relaxation and entertainment. The home boasts two full bathrooms, meticulously designed to provide convenience and style to every resident. Natural light floods through the windows, highlighting the beautiful finishes and creating a cheerful ambiance throughout. The open floor plan seamlessly connects the living spaces, making it ideal for hosting gatherings or enjoying everyday life.

Courtesy of Az Rental Homes

5 Pending • *Pending: 7/17/2025* *MLS ID: 6885297*

23371 N 73rd Way	Condo/Townhouse/Apt.	3/3	1,956 sq ft	1,886	6/26/2025	$3,500 mo.	7/17/2025	$2

CITY LIVING IN NORTH SCOTTSDALE! The best of both worlds. Walk to Sprouts, Safeway, Spiga, Soul Café and much more. This highly upgraded, contemporary 3 bedroom 2.5 bath home is perfectly located to enjoy all the beautiful outdoor amenities of North Scottsdale. The modern villa has a rooftop deck to view the surrounding area, city lights and magnificent sunsets. The community is gated and has a resort style pool, jacuzzi, Ramada and well equipped gym. Owner/Agent

Courtesy of Russ Lyon Sotheby's International Realty

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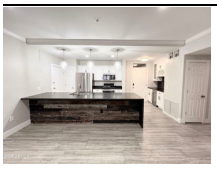
Pending: 10 (cont.)

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



6 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

7 Pending ▪Pending: 6/4/2025 *MLS ID: 6841871*

19777 N 76th St, Apt 2177	Single Family	2/2	1,386 sq ft	924	3/27/2025	$2,195 mo.	6/4/2025	$2

Welcome to one of the finest residences nestled within the gated oasis of the Venu, a resort-style community within the prestigious master-planned enclave of Grayhawk. Immerse yourself in luxury with wood and stone floors, granite countertops, upgraded cabinetry, and other exquisite designer touches throughout. The generously sized kitchen seamlessly connects to the spacious great room, offering an ideal setting for entertaining guests. This 2-bedroom, 2-bathroom floor plan boasts a private layout, complete with an attached garage and no neighbors above or below, making it perfect for a vacation home with low-maintenance lock-and-leave convenience or for enjoying the unique lifestyle offered by the Venu year-round. Furniture in photos may vary!

Courtesy of 480 Realty & Property Management

8 Pending ▪Pending: 7/15/2025 *MLS ID: 6858404*

9221 E Desert Vw	Single Family	3/2	1,935 sq ft	12,649	4/28/2025	$4,300 mo.	7/15/2025	$2

Welcome to this fabulous set-back home in the highly sought-after Manor Homes at DC Ranch master-planned community! Perfectly situated on a generous south-backing lot, this property offers expansive front, side, and backyard spaces — ideal for outdoor entertaining, family fun or simply relaxing while taking in breathtaking sunrises and sunsets. Step inside to soaring ceilings and a thoughtfully designed floor plan with an effortless flow. The split layout ensures privacy, with a spacious primary suite separated from guest bedrooms. The open-concept kitchen features ample counter space, an oversized island perfect for meal prep or casual dining, and abundant storage — truly a space where entertaining is easy and enjoyable. A private dining room adds a touch of elegance (click more) for more intimate gatherings. Relax in the Primary Retreat boasting a Spa inspired Bathroom & beautiful vistas of the Backyard Paradise. Calling all Sous Chefs to create delicious meals together win this fantastic Gourmet Kitchen with state of the art appliances + stone finishes, open to a large Family Room. Indoor/Outdoor living is highlighted with glass doors enhancing the light disposition. Enjoy a wonderful Backyard Oasis surrounded by mature trees, multiple lounging areas, and a large grassy play space ¶ perfect for kids, pets, or serene outdoor moments. The home also features generous Guest rooms and a fantastic home office, offering the ideal setup for remote work. As a Resident of DC Ranch, you'll have access to amazing amenities including a NEW fitness center, multiple pickleball courts, a splash pad water park, tennis and basketball courts, dog parks, playgrounds, life-size chess park, meeting rooms and even a playhouse theatre. Don't miss this opportunity to lease a truly special home in one of Scottsdale's most prestigious communities!

Courtesy of Compass

9 Pending ▪Pending: 7/10/2025 *MLS ID: 6866347*

10310 E Le Marche Dr	Single Family	5/3	2,504 sq ft	7,006	5/14/2025	$3,900 mo.	7/10/2025	$2

Room for everyone in this home - 5 bedroom, 3 bath, plus a spacious loft with built-in desk. Newer paint and flooring. Granite counters in the kitchen & all baths. Kitchen opens to family room and has a center island. Additional features include newer light fixtures, walk-in shower at primary suite. RO system, storage cabinets in garage, and soft water loop. The private backyard is perfect for entertaining with a sparkling pool, heated spa , built-in bbq & fire pit. Shopping & restaurants are nearby. McDowell Mountain Ranch features parks & playgrounds, community centers, a beautiful library, pickle ball courts, basketball courts, an aquatic center with lazy river, lap pool, water slides & splash pad. You'll never be bored

Courtesy of Exp 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.

10 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

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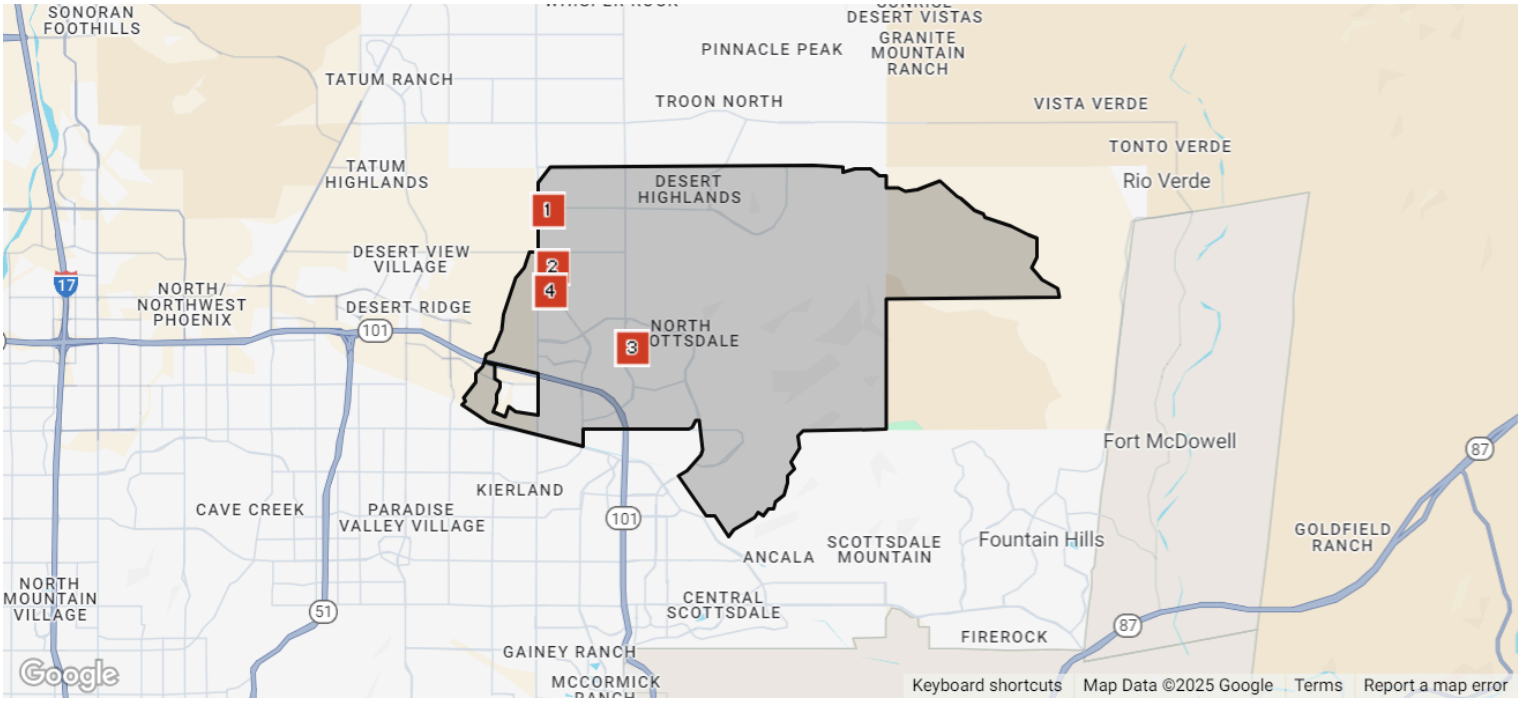
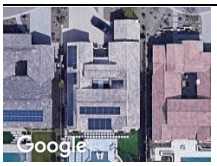
Market Activity Report

Scottsdale, AZ 85255



Distressed: 4

	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: –* **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: –* **7362 E Wingspan Way** –	Single Family	–/4	3,490 sq ft	9,073	–	6/6/2025	Notice of Trustee Sale	

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