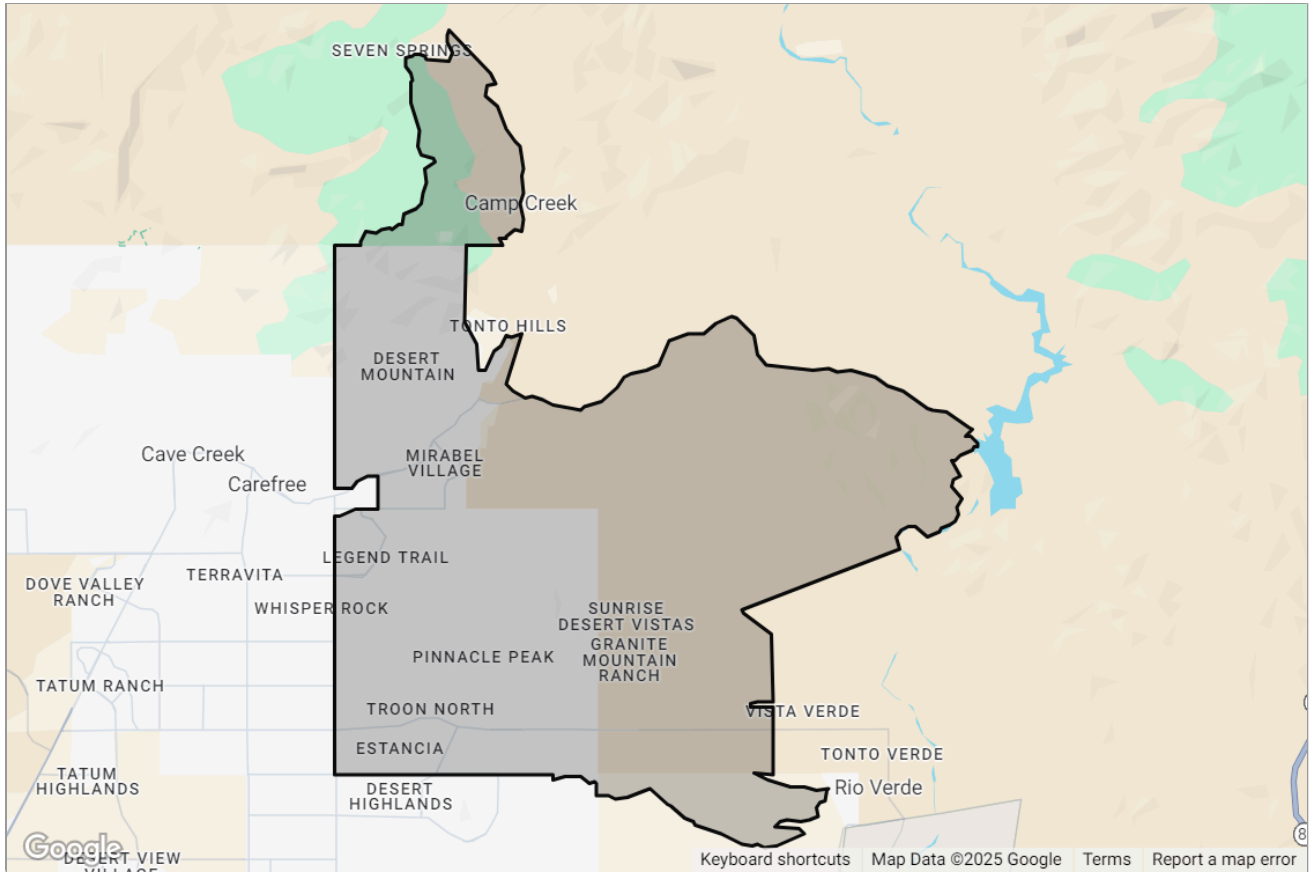


## Scottsdale, AZ 85262



Presented by

**Heather Tawes Nelson** | ABR, CRS

Arizona Real Estate License: BR565091000

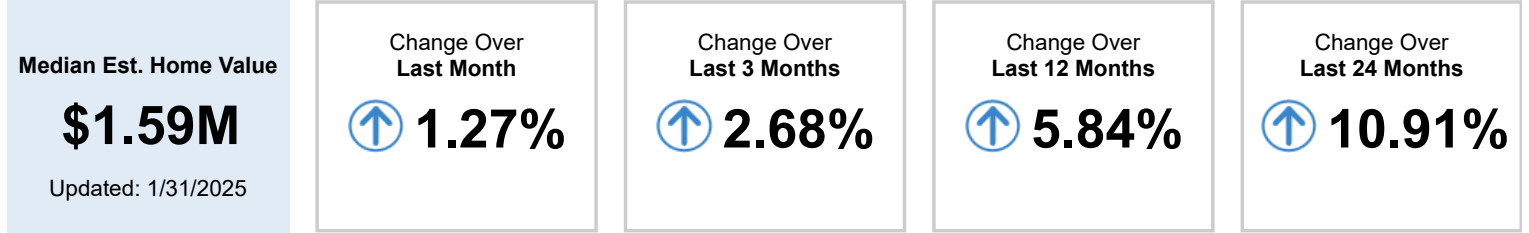
Work: (602) 751-1675

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

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

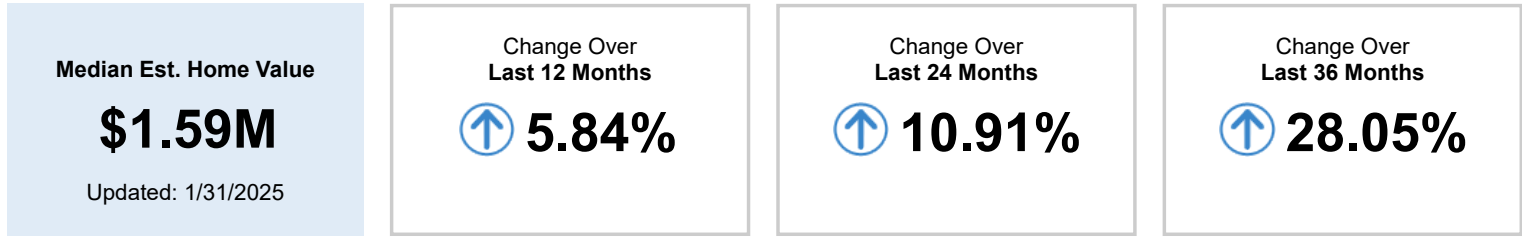
# Scottsdale, AZ 85262

## Market Snapshot: Estimated Home Values



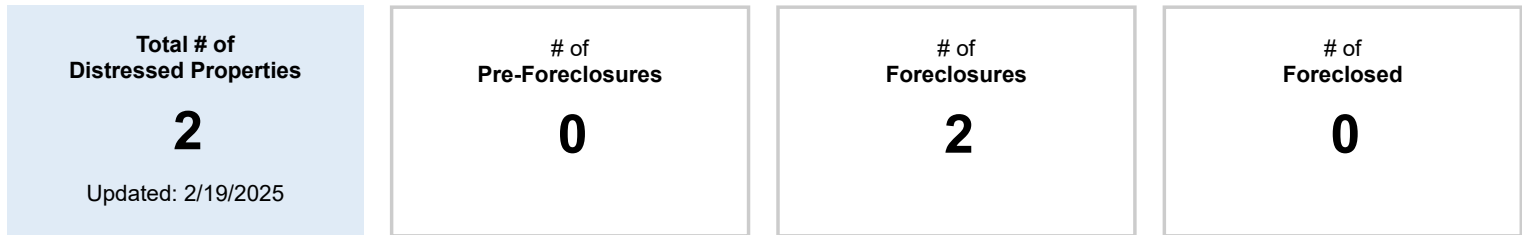
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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



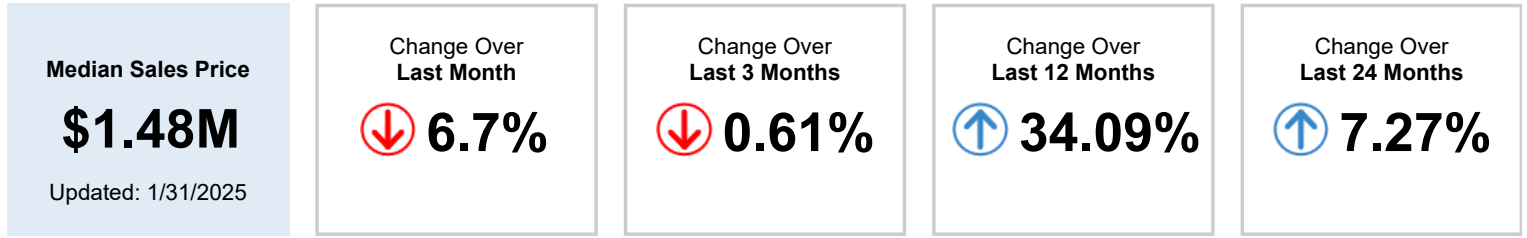
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



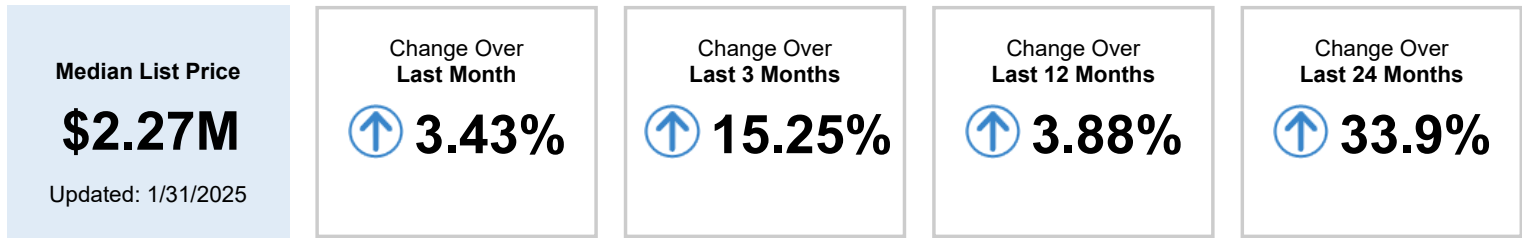
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/19/2025.

## Market Snapshot: Sales Price



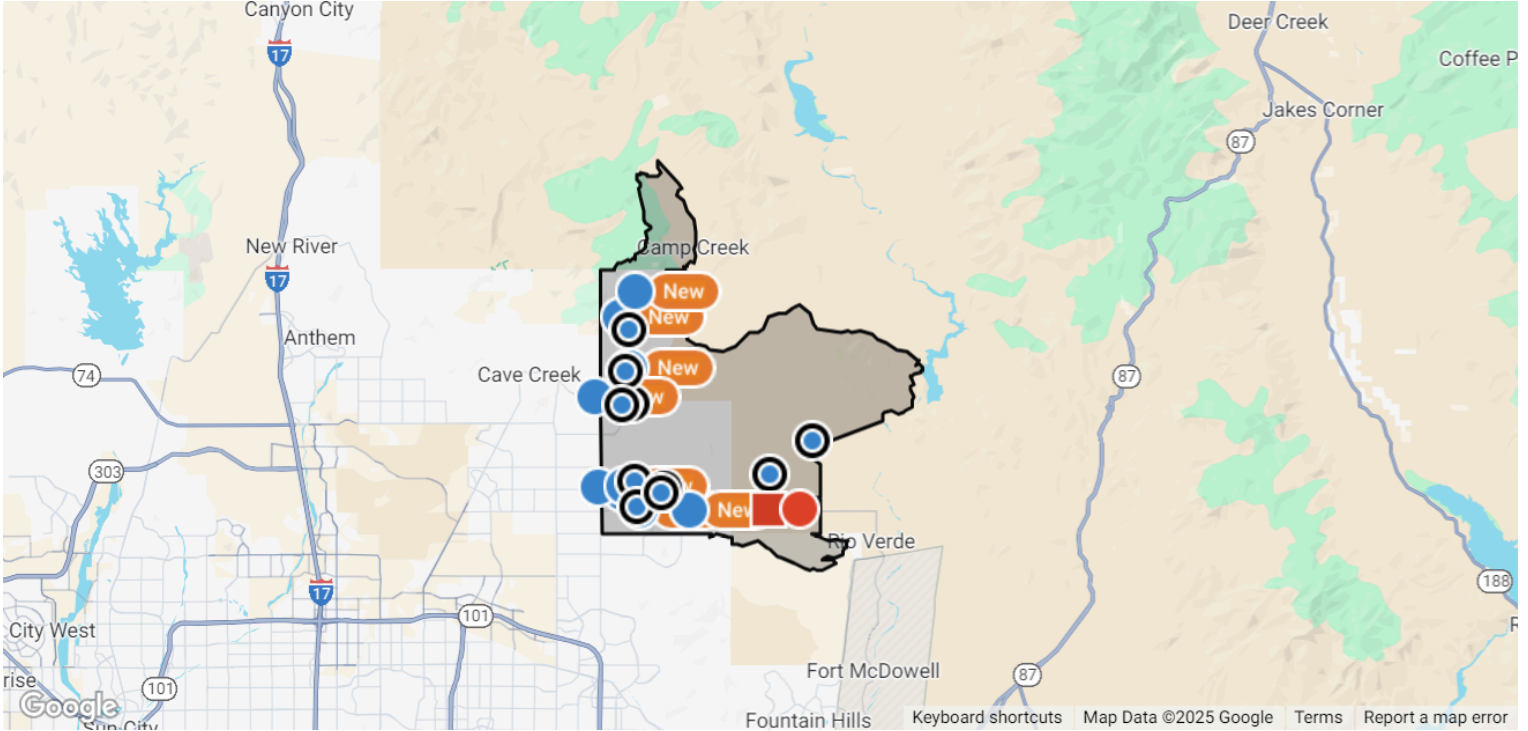
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price






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

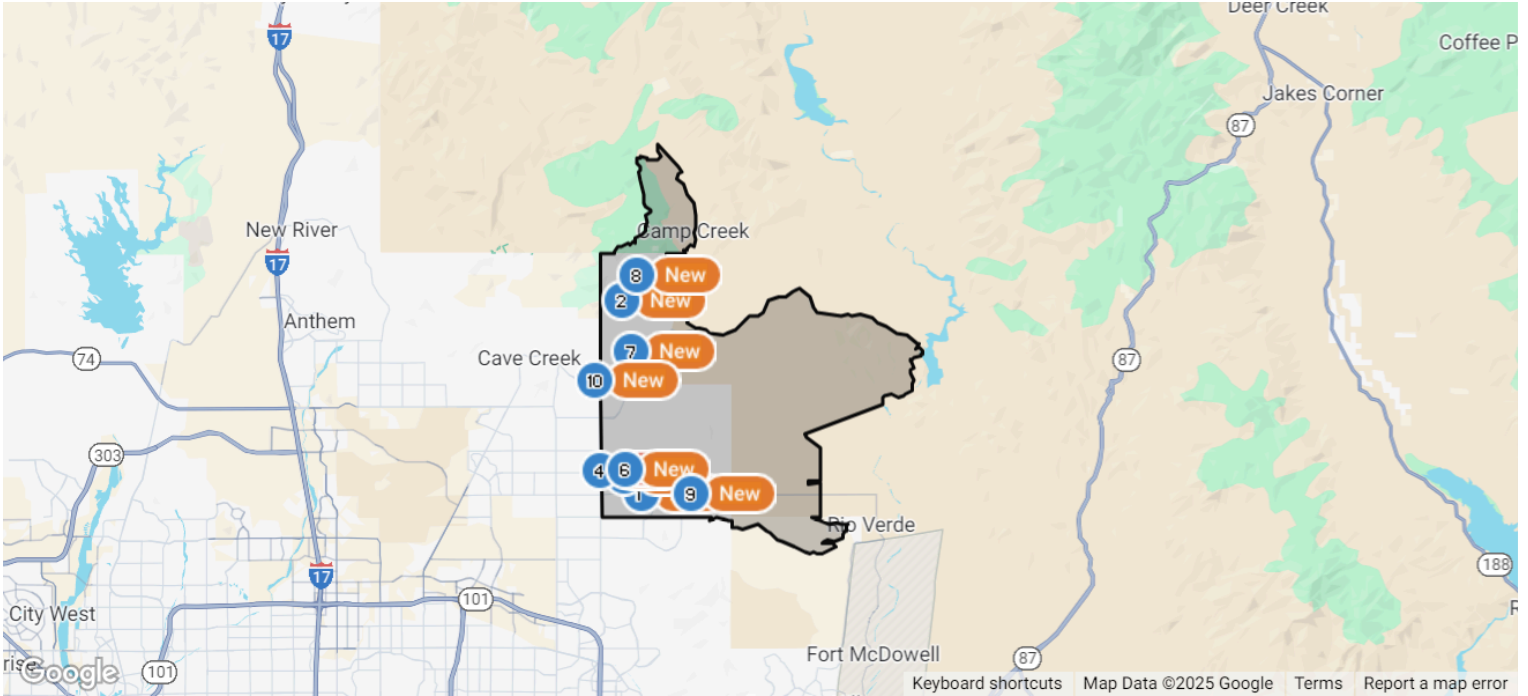
# Market Activity Summary Stats




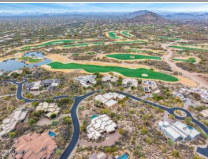
**Search Criteria** | **Location:** Scottsdale, AZ 85262; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

|                                |  <b>New Listings</b> |  <b>Pending</b> |  <b>Distressed</b> |
|--------------------------------|---|--|--|
| <b>Number of Properties</b>    | 10  | 10   | 2  |
| <b>Low Price / Value</b>       | \$7,500   | \$465,000  | \$836,950  |
| <b>Median Price / Value</b>    | \$2,097,500   | \$1,110,250  | \$1,235,475  |
| <b>High Price / Value</b>      | \$8,900,000   | \$8,500,000  | \$1,634,000  |
| <b>Average Price / Sq. Ft.</b> | \$525   | \$547  | \$390  |
| <b>Median Price / Sq. Ft.</b>  | \$546   | \$386  | \$390  |
| <b>Average Days in RPR</b>     | 36  | 94   | 132  |
| <b>Median Days in RPR</b>      | 32  | 67   | 132  |
| <b>Total Volume</b>            | \$26,972,500  | \$21,389,400   | \$2,470,950  |





# Scottsdale, AZ 85262



## New Listings: 10



|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p><b>1</b> ● <b>Active</b> • New, Active: 2/14/2025 <i>MLS ID: 6821117</i></p> <p><b>11415 E Four Peaks Rd</b></p> <p>Available for immediate move-in! Desert Summit is a gated community of 135 luxury single level homes built by reputable Monterey Homes. The floor plan (just shy of 4000 sq ft) has a wonderfully spacious feel offering 4 bedrooms, 3.5 baths, 3-car garage w/ an EV charging unit, and a private backyard oasis setting w/ misters complete w/ a gated pool. Built in 2002, there are many upgraded features including, new slab granite counters, brand new carpet, whole home water filtration &amp; solar system to name just a few!</p> <p><i>Listing Courtesy of Homesmart</i></p>   | Single Family | 4/4     | 3,978 sq ft         | 25,700           | 2002       | 2/14/2025 | \$1,675,000        | \$421             |
|  <p><b>2</b> ● <b>Active</b> • New, Active: 2/4/2025 <i>MLS ID: 6815434</i></p> <p><b>10712 E Prospect Point Dr</b></p> <p>Fully remodeled in 2024/2025, this stunning home blends its original territorial design with modern elegance, featuring an updated kitchen and great room designed for comfort and style. A newly added wine room, along with an upgraded laundry room and pantry, enhance both convenience and functionality. The spacious three-car garage offers ample storage. Additionally, the property includes 25% ownership of an adjacent lot, providing breathtaking mountain and sunset views, as well as distant golf course and city vistas. This home also comes with a coveted golf membership, offering an exceptional lifestyle in this premier community.</p> <p><i>Listing Courtesy of Compass</i></p> | Single Family | 4/5     | 4,333 sq ft         | 21,138           | 1997       | 2/4/2025  | \$2,995,000        | \$691             |

## 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. |
|--|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  <p><b>3 ● Active</b> • <i>New, Active: 12/26/2024</i> <i>MLS ID: 6797519</i></p> <p><b>10742 E Greythorn Dr</b></p> <p>Incredible finishes &amp; incredible value! This property lives very much like a single story home, huge master closets w built ins, giant upgraded kitchen w walk in pantry, every bedroom has its own private bathroom, all flooring is either stone or real wood, golf course lot, cul de sac location, 5 car garage, high Sonoran desert living providing cooler temperatures, beautiful desert scenery, lots of close by activities such as golf, hiking, fine dining, etc. Groin, coffer, beam, wood &amp; brick ceilings; Elevator, wine room, steam shower, Viking appliances, SmartGlass entry windows which can go from frosted to clear electronically, motorized window treatments...all of this listed for less \$ per sq ft than the most recent closed sale in the subdivision! Must see it in person ASAP!</p> <p><i>Listing Courtesy of Responsive Realty</i></p>   | Single Family | 4/6     | 6,415 sq ft         | 21,488           | 2007       | 12/26/2024 | \$3,675,000        | \$573             |
|  <p><b>4 ● Active</b> • <i>New, Active: 1/15/2025</i> <i>MLS ID: 6805300</i></p> <p><b>9926 E Hidden Green Dr</b></p> <p>Welcome to this charming retreat in the gated community of Troon North, situated along the 8th fairway of the renowned Monument golf course. From the moment you step through the inviting courtyard entrance, you'll feel at home in this thoughtfully designed property offering 3 bedrooms and 3.5 bathrooms, including a private casita ideal for guests. Inside, the home features both a comfortable family room and an elegant living room, each with its own wood-burning fireplace—perfect for cozy evenings. A split floor plan with 2 large primary suites each opening to it's own private sitting area. Step outside to the backyard oasis, where a heated pool and a spacious covered patio create the perfect setting. Take in the breathtaking golf course views, while the added dog run ensures space for every member of the family. This home is a true gem in one of Scottsdale's most sought-after communities, offering an unmatched blend of charm, privacy, and incredible views. Walk to the Troon North Golf Club for golf, dinner or entertainment.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>  | Single Family | 3/4     | 2,794 sq ft         | 13,018           | 1992       | 1/15/2025  | \$1,450,000        | \$519             |
|  <p><b>5 ● Active</b> • <i>Not Applicable / Not Disclosed, New, Active: 12/14/2024</i> <i>MLS ID: 6794658</i></p> <p><b>28729 N 107th St</b></p> <p>Available MARCH 16, 2025: 12 Month Lease or 30 Day Seasonal Rental - Seasonal Rates Apply! This stunning Desert Contemporary home is located in the highly sought-after Custom Home Community, Candlewood Estates of Troon North! Boasting 4,197 square feet, 4 bedrooms, and 4.5 bathrooms, this custom-built residence is a true desert sanctuary, expertly crafted to harmonize with the surrounding natural beauty. Upon entering, you're greeted by an abundance of natural light that flows through expansive windows, framing breathtaking views of the desert hills and nearby mountaintops. The open-concept layout enhances the seamless connection between the indoors and outdoors, with the great room effortlessly opening to the central courtyard.</p> <p><i>Courtesy of Neighbors Luxury Real Estate</i></p>   | Single Family | 4/5     | 4,197 sq ft         | 30,046           | 1998       | 12/14/2024 | \$7,500 mo.        | \$2               |
|  <p><b>6 ● Active</b> • <i>New, Active: 1/21/2025</i> <i>MLS ID: 6808537</i></p> <p><b>28626 N 108th Way</b></p> <p>Nestled in the guard gated community of Candlewood Estates is a prestigious enclave perfectly situated on an oversized lot. This exceptional estate redefines luxury living, from the grand façade to the breathtaking balcony views, every detail exudes elegance. The heart of the home is a chef's dream kitchen, featuring top-tier appliances, bespoke cabinetry, and a seamless flow to casual dining and living areas. Indulge your passion for entertaining in the dedicated wine cellar and sophisticated bar. The primary suite is a private retreat, complete with a spa-inspired bath, dual vanities, and a spacious walk-in closet. Guest accommodations include a serene junior suite and additional bedrooms, each thoughtfully designed with premium finishes... CONTINUE READING... Step outside to a resort-style backyard with meticulously designed landscaping, perfect for gatherings under the stars. Relax on the expansive balcony, offering panoramic views that capture Arizona's iconic sunsets and surrounding Sonoran McDowell Mountains . Blending timeless sophistication with modern functionality, this home is a rare offering in an exclusive community. The Community is located within the master subdivision of Troon which offers Browns &amp; Pinnacle Peak Hiking Trails coupled with multiple award winning golf courses, fine dining and shopping all within minutes of the home. Come Experience unparalleled luxury in one of the most exclusive subdivisions in all of North Scottsdale.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p> | Single Family | 5/6     | 5,498 sq ft         | 14,279           | 2005       | 1/21/2025  | \$2,000,000        | \$364             |

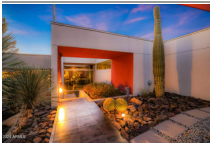


## New Listings: 10 (cont.)

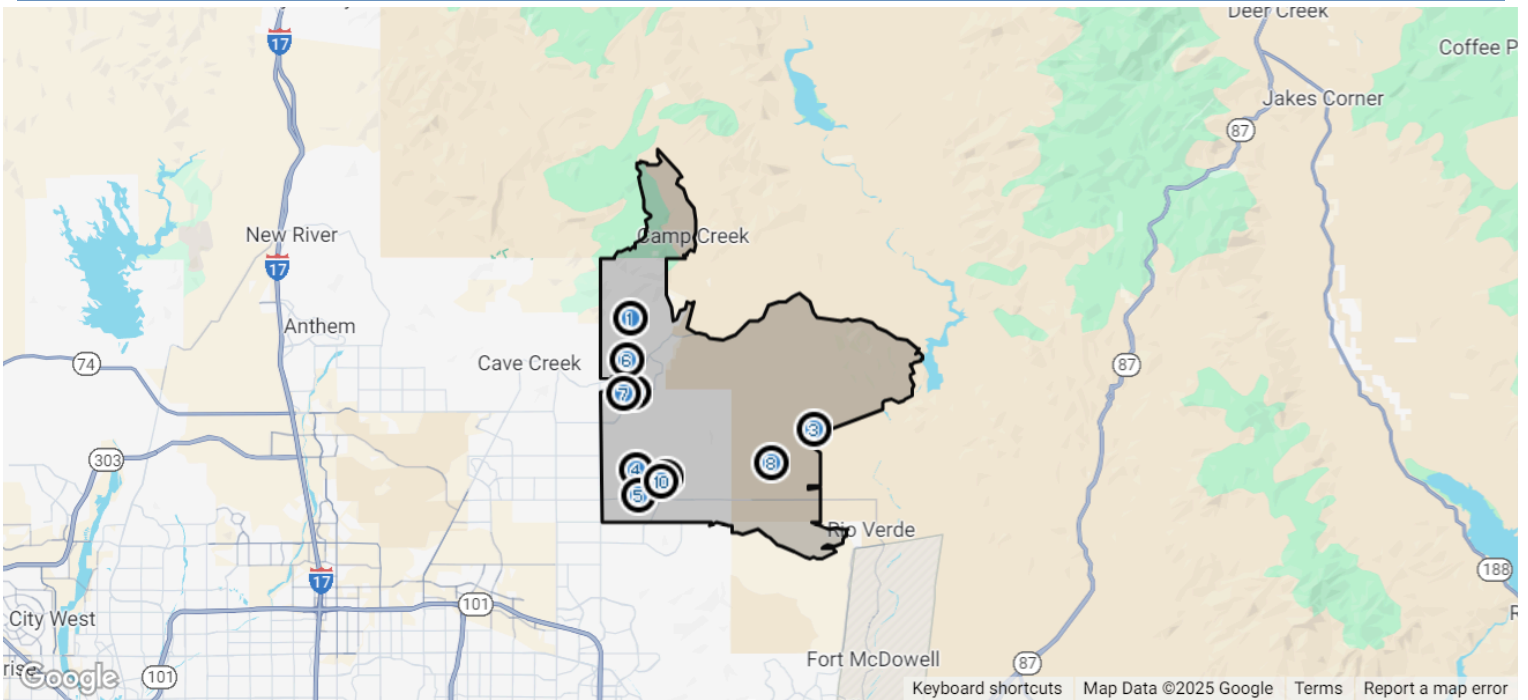
|  | Prop Type     | Bed /Ba  | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|--|---------------------|------------------|------------|-----------|--------------------|-------------------|
|    | 7 ● Active    | <i>New, Active: 2/12/2025</i> <i>MLS ID: 6819288</i> |                     |                  |            |           |                    |                   |
| <b>37080 N 109th Way</b>   | Single Family | 5/6  | 4,141 sq ft         | 54,214           | 2012       | 2/12/2025 | \$1,700,000        | \$411             |
| <p>A MUST SEE!!! Unparalleled Luxury in This Exquisite Meritage Home Discover the perfect blend of elegance and practicality in this stunning single-level Meritage home, set on a sprawling 1.2-acre lot. With 4,141 square feet of thoughtfully designed living space, this masterpiece features five spacious bedrooms, five and a half bathrooms, and a dedicated office, making it ideal for modern living. Recently updated with brand-new carpet in the bedrooms and fresh interior paint. The chef's kitchen is a culinary dream, equipped with a gas cooktop, convection oven, and a second oven/microwave, making family dinners and entertaining a breeze. The kitchen flows seamlessly into the inviting family room, where a cozy gas fireplace sets the stage for memorable gatherings. A private casita with a separate entrance provides a one-bedroom suite complete with a living room and bathroom, offering exceptional accommodations for guests or extended family. Step into your private outdoor retreat and immerse yourself in year-round luxury. The professionally designed landscaping ensures vibrant, ever-blooming beauty, while the heated pool and spa offer the perfect vantage point for breathtaking sunsets and mountain views. Swim up to the Ramada with its built-in bar, BBQ, and refrigerator, or relax by the gas stone fire pit in a space designed to make every day feel like a getaway. Unwind in the expansive courtyard, complete with a tranquil stone fountain, and enjoy the convenience of a 4-car garage for ample storage and parking. Modern enhancements, including owned solar hot water and a soft water system, elevate the home's energy efficiency and sustainability. Built by the renowned Meritage Homes, this residence reflects exceptional craftsmanship and attention to detail. With its move-in-ready condition and an array of outstanding features, this home offers a lifestyle of unmatched comfort and luxury. Don't miss the opportunity to make this extraordinary property your own.</p> <p style="text-align: right;"><i>Listing Courtesy of Exp Realty</i></p> |               |  |                     |                  |            |           |                    |                   |
|    | 8 ● Active    | <i>New, Active: 2/15/2025</i> <i>MLS ID: 6821330</i> |                     |                  |            |           |                    |                   |
| <b>42613 N 111th PI</b>  | Single Family | 5/7  | 9,148 sq ft         | 138,554          | 2009       | 2/15/2025 | \$8,900,000        | \$973             |
| <p>Golf Membership Available - Perched High on The Reserve at Apache Peak, this stunning 9,148 sq. ft. Santa Barbara estate with Tuscan charm, spans over 3 acres designed by renowned architect Jim Carson and built by Stonehenge offers panoramic scenery overlooking all of North Scottsdale for endless miles! Crafted to embrace the surrounding vistas, featuring sensational sunsets and city lights, all on one level, the home encapsulates a chef's kitchen, wine room, spacious island, well-appointed casita and abundant storage add both style and functionality. A striking 25-foot glass door seamlessly connects the great room to the expansive outdoor living space, where an infinity pool with a swim-up bar invites relaxation. The fully equipped outdoor kitchen completes the perfect setting for al fresco dining and entertaining. A meticulous blend of desert-friendly and garden landscaping enhances the property's allure. A lengthy circular driveway and expansive motor court lead to a spacious four-car garage.</p> <p style="text-align: right;"><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. |
|---|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  <b>9</b> ● <b>Active</b> *New, Active: 12/12/2024 <i>MLS ID: 6793841</i><br><b>26639 N 132nd St</b>  | Single Family | 3/3     | 3,470 sq ft         | 209,654          | 1996       | 12/12/2024 | \$2,195,000        | \$633             |
| <p>Introducing a remarkable Scottsdale estate that masterfully blends luxury, comfort and privacy with the natural beauty of the high Sonoran Desert. Extraordinary views in every direction and just 330 feet from the Mountain Park Preserve! Excellent private water well and elevation is 2,527 feet where you will enjoy cooler temperatures. This fantastic custom home features a spacious split-floor plan all on one level for ultimate convenience. The living areas feature 11' to 13' ceilings and are designed for both relaxation and entertainment, with an expansive great room, elegant formal and informal dining areas, and three striking fireplaces. Large covered patios provide the ideal space for entertaining, with a built-in barbecue, Dutch oven fire-pit, and an outdoor guest bath, offering a seamless indoor-outdoor flow for family and guests. Horse enthusiasts will find a true haven here, with a grand 15' high hay/equipment barn (20' x 50') providing ample storage space. The fully equipped harness and saddle shop offers both functionality and versatility, complete with a 100-amp panel, air compressor, and welding connections perfect for a workshop of any craft. The property is also home to covered stalls, horse turnout areas, and 6' tall heavy-duty WW rail fencing, all complemented by shaded horse areas and a large corral, ensuring your horses' comfort and well-being. For dog lovers, the entire property is fenced with pet-safe, 2"x4" no climb and the home includes an indoor dog-washing station and whelping area attached to the mudroom, as well as a secure dog yard with gated access to the driveway making it the perfect spot for quick and easy pet care. Located within the city limits of Scottsdale, this property offers unrivaled access to the McDowell Mountain Regional Park Preserve, just 330 feet away. Spanning over 30,000 acres, the preserve offers endless opportunities for outdoor recreation, from horseback riding and hiking to cycling, with hundreds of miles of trails just steps from your door. This property perfectly embodies the Scottsdale lifestyle, offering a rare blend of Western charm and unmatched proximity to nature. Whether you're a horse enthusiast, outdoor adventurer, or someone who appreciates the finer things in life, this estate offers the ideal setting for all your passions. Plus, it's just minutes from world-class dining, shopping, golf, and entertainment, making it the perfect combination of tranquility and convenience.</p> <p style="text-align: right;"><i>Listing Courtesy of Compass</i></p> |               |         |                     |                  |            |            |                    |                   |

|  |               |     |             |         |      |           |             |       |
|--|---------------|-----|-------------|---------|------|-----------|-------------|-------|
|  <b>10</b> ● <b>Active</b> *New, Active: 12/6/2024 <i>MLS ID: 6794376</i><br><b>34848 N Desert Ridge Dr</b>   | Single Family | 3/3 | 3,600 sq ft | 103,520 | 1981 | 12/6/2024 | \$2,375,000 | \$660 |
| <p>Iconic Al Beadle Mid-Century Modern in North Scottsdale - Reimagined With a \$1M Renovation, this exclusive property is offered to the discerning buyer who desires to live outside the box of ordinary! Beadle meticulously sited the home, capturing breathtaking sunrises and sunsets through his signature floor-to-ceiling windows, some present below grade to flow seamlessly into the surrounding landscape. This home beautifully showcases Al Beadle's unmistakable perspective, brimming with his iconic signature style. The entire property is a testament to meticulous care and pride of ownership, with decades of quality updates, renovations, and upgrades that carefully adhere to the original design. Luxury features include an exterior 50 amp charging station, whole-house surround sound [cont] ...home security systems, automatic sunshades, app-controlled equipment for the pebble sheen pool, and a wholly covered protective dog run. The property is also ideal for the car enthusiast, with an extended 3-car garage sporting industrial glass doors and a generous storage room. Step inside this thoughtful split-floor plan with a kitchen and living room made for hosting. Whether you entertain around the modern stone fireplace or cozy up in the breakfast nook with views of the surrounding desert scene, the well-appointed kitchen includes copious storage, upgraded appliances, a pantry, backlit lower cabinets, a stainless steel backsplash, and framed, ground-level windows. The home has three wings, with two master suites that include private patios, sitting areas, walk-in closets, beautiful soaking tubs, and sunshades for privacy. The primary master is a homeowner's retreat, including its en suite bath, a retreat unto itself. In the third wing of this extraordinary home, you'll find a bedroom perfect for an office or a guest suite, offering meditative views of the pristine pool and the surrounding desert. Sunlight flows beautifully and reflects off the subtle, metallic sheen found throughout the home. The theme of this property is an elegant design that blends beautifully with the Sonoran Desert, perfect for the wildlife enthusiast looking for sophisticated, modern living. You feel the serenity immediately as you approach the circular driveway under the vibrant, tensile shade. Nestled on over two acres with an awareness of fire risk mitigation. This secluded property offers high privacy and beautiful Mountain views. Convenient access to hiking and biking trails with opportunities awaiting at the Legend Trail Golf Course and an array of shopping and dining options in Cave Creek, Carefree, and Scottsdale.</p> <p style="text-align: right;"><i>Listing Courtesy of The Griffin</i></p> |               |     |             |         |      |           |             |       |













Pending: 10

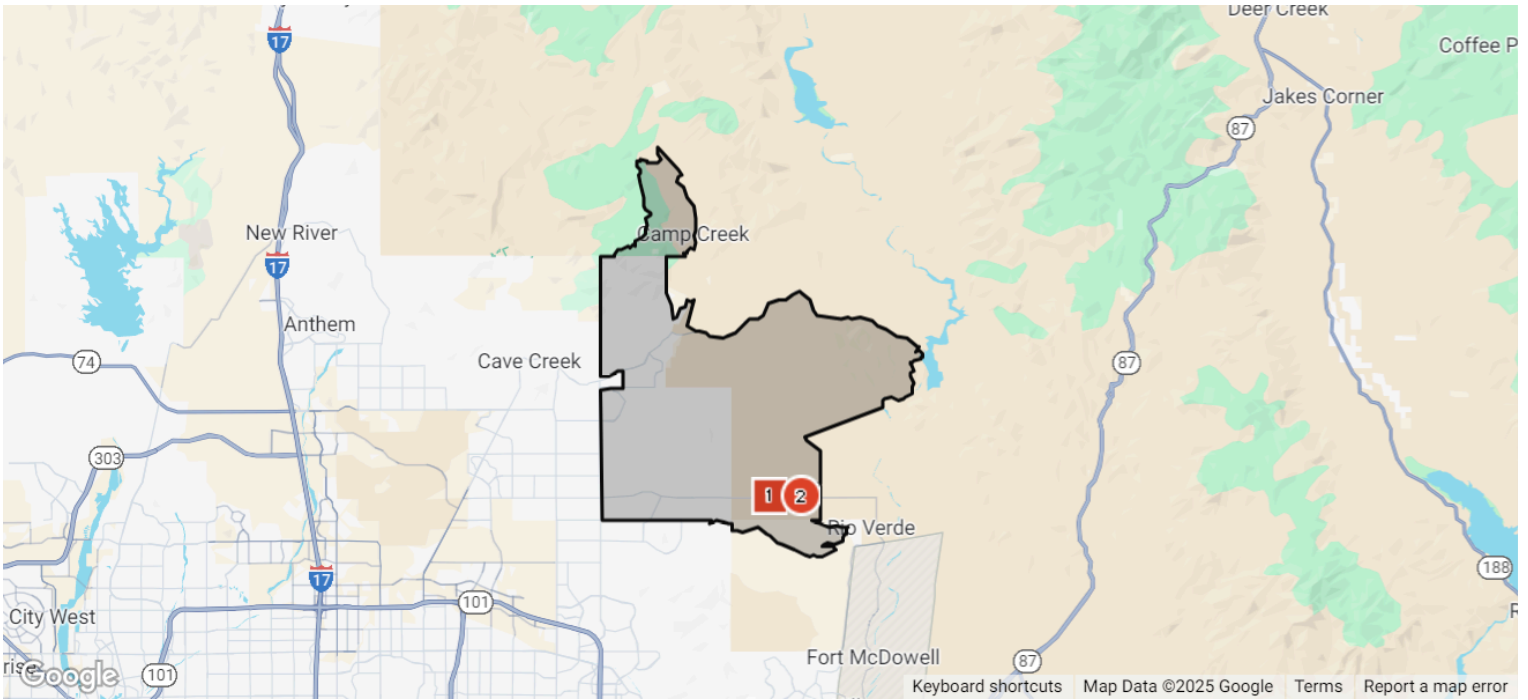
|  | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p><b>1</b> Pending • Pending as of 2/18/2025 <i>MLS ID: 6808540</i></p> <p><b>39838 N 98th Way</b></p> <p>NEW MORTENSEN SIGNATURE HOME. Completion April 2025. Long views south and west with Lone Mountain as your backdrop. Subzero Wolfe appliances, great room kitchen open concept indoor - outdoor masterpiece designed for Arizona living at its finest. Spectacular oversize kitchen island with waterfall style granite. Dual Primary Suites with 2 additional ensuite bedrooms plus an office / den setup. Wood flooring throughout, patio veranda that stretches the entire width of the house width of your resort style patio designed for maximum comfort. Pebble tec Pool / Spa, built in BBQ exterior fireplace. Lighted front and rear landscape with drip system throughout. Whole home furniture packages available</p> <p><i>Listing Courtesy of Homesmart</i></p>  | Single Family | 4/5     | 4,495 sq ft         | 39,246           | 1/21/2025 | \$4,885,000        | 2/18/2025    | \$1,087           |
|  <p><b>2</b> Pending • Pending as of 2/18/2025 <i>MLS ID: 6699305</i></p> <p><b>34508 N 99th Way</b></p> <p>A Contemporary Home in the Prestigious Gated Legend Trail. Located on the 13th hole of the Golf Course. While sunning at the new pool and spa with water feature or just taking in the sunset views, this home is a stunner! The high ceilings and large expansive floor to ceiling windows capture the gorgeous views at the living room, great room and owner's suite; all overlooking the backyard and perfect for entertaining. This spacious home with private owner's suite and spa-like bath with floating lit vanity cabinetry, beautifully tiled glass shower, separate free standing soaking tub and 2 walk-in closets is fabulous! Also, an additional ensuite bedroom can easily transform into a casita. Legend Trails is among Top 100 Facilities by Golf Magazine/Best Places to Play by Golf Digest Magazine</p> <p><i>Listing Courtesy of Realty Executives</i></p> | Single Family | 5/4     | 3,712 sq ft         | 12,496           | 5/1/2024  | \$1,395,000        | 2/18/2025    | \$376             |

## Pending: 10 (cont.)

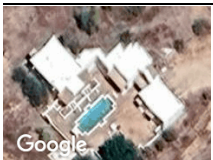
|   | Prop Type            | Bed /Ba        | Living Area (sq ft)                      | Lot Size (sq ft) | List Date  | List / Lease Price | Pending Date | Price per sq. ft. |
|---|----------------------|----------------|--|------------------|------------|--------------------|--------------|-------------------|
|   | 3                    | <b>Pending</b> | *Pending as of 1/29/2025 MLS ID: 6785950 |                  |            |                    |              |                   |
| <b>16521 E Ranch Rd</b>   | Single Family        | 3/2            | 1,496 sq ft                              | 43,620           | 11/19/2024 | \$465,000          | 1/29/2025    | \$311             |
| <p>3Bed/2Bath Home in rural North Scottsdale w/ Amazing Desert Views! Only one year old! NO HOA! Home includes 2 car garage, living room, beautiful kitchen, 3 beds, 2 baths, wood flooring, ceiling fans and backyard. Master bedroom inc walk-in closet, bathroom w/ walk-in shower, double sinks and beautiful vanity space. Kitchen inc breakfast bar, pantry, double-door fridge, electric stove, dishwasher and built-in microwave. Tile throughout. Includes septic tank, hauled water, tank, and has Epcor Water Rights! Near Golf, Hiking, Horseback Riding Trails, and Fountain Hills.</p> <p><i>Listing Courtesy of Market Edge Realty, Llc</i></p>  |                      |                |  |                  |            |                    |              |                   |
|   | 4                    | <b>Pending</b> | *Pending as of 2/18/2025 MLS ID: 6807220 |                  |            |                    |              |                   |
| <b>10222 E Southwind Ln, #47</b>  | Condo/Townhouse/Apt. | 3/3            | 3,017 sq ft                              | 1,292            | 1/17/2025  | \$1,195,500        | 2/18/2025    | \$396             |
| <p>WOW, this is an absolutely stunning, floor to ceiling, all the way down to the studs, reimagined home. An incredibly gorgeous Townhome in the prestigious gated community of The Golf Villas at Troon North that looks &amp; feels like it was recreated straight from the pages of an interior design magazine. With a neutral color palette throughout, the home is warm &amp; cozy, while the vaulted ceilings &amp; large new windows &amp; doors make the home feel expansive &amp; bright from all the ambient light it draws inside. The many on-trend finishes &amp; special designer touches so seamlessly incorporated into this whole home transformation, exude a simple level of elegance &amp; sophistication that truly moves the emotional meter the moment you enter. The views afforded from almost every room, the private balconies and large newly tile covered main patio are certain to impress as you delight in the direct sightlines of North Scottsdale's iconic Pinnacle Peak &amp; the large boulder outcroppings that the Troon North area is famous for providing both its residents &amp; visitors. The private elevator is an added perk you are certain to find a privilege in using. New Paradigm Conquest(Estate) flooring throughout the entire home. New SS appliances in the newly open layout kitchen that also includes a Miele refrigerator. New countertops in the kitchen &amp; bathrooms. New tiled &amp; glass enclosed showers, as well as free standing tub in the Primary bathroom. New tankless H2O heater. New windows &amp; sliding glass doors. This home so warrants its place in a home interior design magazine &amp; is so deserving of all the awards &amp; accolades it will no doubt be receiving. Why are you still reading all of this when you should actually already be standing inside this home &amp; finding yourself breathless &amp; absolutely mind blown!</p> <p><i>Listing Courtesy of Realty One Group</i></p> |                      |                |  |                  |            |                    |              |                   |
|   | 5                    | <b>Pending</b> | *Pending as of 2/18/2025 MLS ID: 6761870 |                  |            |                    |              |                   |
| <b>10134 E Cavedale Dr</b>  | Single Family        | 5/6            | 5,864 sq ft                              | 57,456           | 9/24/2024  | \$8,500,000        | 2/18/2025    | \$1,450           |
| <p>Remarkable views from every room of this architecturally stunning new home, but also total privacy. Electric Walls of Glass surround the Great Room to soak in the views and feel the desert breezes. Main house has 3 ensuite bedrooms + an office &amp; wine room. Home is oriented toward mtn peaks &amp; rock formations. Hickory floors &amp; ceilings; Ebony, Bolivian Rosewood, &amp; Walnut cabinets; and custom Walnut doors thru-out. The casita has 2 separate units (a guest suite and a large ensuite flex-bedroom). Everything is a single level. Electric sun shades thru-out the house and blackout shades in main bedrooms. Spacious 4 car garage. Built with exquisite quality by builder who has won numerous awards including National Home of the Year for a prior home, also in Estancia. Taliesin trained architects.</p> <p><i>Listing Courtesy of Homesmart</i></p>   |                      |                |  |                  |            |                    |              |                   |
|   | 6                    | <b>Pending</b> | *Pending as of 2/17/2025 MLS ID: 6804980 |                  |            |                    |              |                   |
| <b>9740 E Lofty Point Rd</b>  | Single Family        | 4/4            | 4,060 sq ft                              | 44,689           | 1/14/2025  | \$1,650,000        | 2/17/2025    | \$406             |
| <p>Highly upgraded 4 bedroom plus office, with 3 car garage. This home has been extensively updated and is move-in ready. Over \$300,000 in updates and improvements. Interior upgrades include newer plank flooring, tile, carpet, paint, designer shades &amp; drapery. Exterior upgrades include newer iron front door, roof, AC units, pool decking and tile. New garage epoxy in 2025. Spacious primary suite with sitting area, two walk-in closets, dual vanities, garden tub and oversized shower. Enjoy views of the Continental Mountains and glowing sunsets from stunning yard, with heated pool and spa, large covered patios and built-in BBQ. Expansive lot of over 1 acre. Located in one of North Scottsdale's most desirable gated neighborhoods. Some furniture available on separate bill of sale.</p> <p><i>Listing Courtesy of Trillium Properties</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. |
|---|--------------------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p><b>7</b> <b>Pending</b> *Pending as of 2/17/2025 <i>MLS ID: 6802564</i></p> <p><b>34457 N Legend Trail Pkwy, Unit 2008</b></p> <p>Recently Remodeled Legend Trail Condo with Beautiful Mountain and Golf Course Views. 2 Bedroom, 2-Bath Great Room Plan that is filled with great natural light and superb finishes. You won't want to miss this one.</p> <p><i>Listing Courtesy of Re/max Excalibur</i></p>   | Condo/Townhouse/Apt. 2/2 | 2/2     | 1,253 sq ft         | 1,255            | 1/9/2025  | \$509,000          | 2/17/2025    | \$406             |
|  <p><b>8</b> <b>Pending</b> *Pending as of 2/15/2025 <i>MLS ID: 6821569</i></p> <p><b>14925 E Morning Vista Ln</b></p> <p>3 Buildings, are more than expected! Living quarters and a workroom/office total 3404 sq ft. The home has a 2 Car Garage with bonus storage area. Building #3 is a large Office/Workshop and a large-sized 2-car garage ready for toys - ATV, RV or? Main home offers an open floor plan, boasts a large entrance to the Great Room, spectacular ceiling Vega Beams, a Dining, Kitchen with tiled floors. The master suite presents a large walk-in closet, separate tub, shower &amp; door to patio. The split floor plan includes 2 more bedrooms &amp; a bathroom on the other side of the home. Includes a Casita &amp; lot that is Building permit eligible for a wide range of structures, including barns, storage, garages, or even a new home. 2.5-acres &amp; producing well!</p> <p><i>Listing Courtesy of Luxury Choice</i></p>   | Single Family            | 4/3     | 2,957 sq ft         | 108,900          | 2/15/2025 | \$979,900          | 2/15/2025    | \$331             |
|  <p><b>9</b> <b>Pending</b> *Pending as of 2/15/2025 <i>MLS ID: 6778454</i></p> <p><b>11142 E Mark Ln</b></p> <p>A very stylish remodeled home in North Scottsdale's coveted Troon North area. This single-story gem offers an updated transitionally modern design with a split floor plan, high ceilings, abundant natural light, tile floors, gas fireplace and on-trend finishes throughout. The updated kitchen is fully equipped with granite counter tops, stainless steel GE Monogram appliances, a prep island &amp; gas range for all your home cooking needs. A walk-in pantry with custom shelving &amp; cabinet storage space, a large wet bar area w/glass shelving &amp; custom lighting, a dual-zone wine fridge &amp; dedicated ice fridge make for easy entertaining. The owner's suite features a spa-like ensuite bath, free-standing tub, tile &amp; glass walk-in shower, separated double vanity &amp; a large walk-in closet with built-ins. The Zen like media space with its custom shelving &amp; lighting, hidden monitor cabinet &amp; double door hide-away desk is the perfect space for a work-from-home office, a podcast studio, maybe simply relaxing with your favorite music or a good book. The North/South oriented lot backs to NAOS(natural area open space) for added privacy &amp; ample distance between neighbors. An extended covered travertine stone patio that is directly accessible from the kitchen, family room &amp; primary bedroom via large sliding glass doors, makes the indoor-outdoor Arizona lifestyle a true pleasure everyday living in this home. The oversized backyard is low maintenance thanks to the fully covered stone paver design, that includes a the built-in BBQ with its sit at bar, additional outdoor dining &amp; conversation areas, freestanding spa/hot-tub, fire-pit table, soothing sounds from a water feature &amp; the pre-wired low voltage cafe &amp; landscape lighting, all make for awesome Arizona outdoor living &amp; entertaining. A new pool/spa design build has been prepared &amp; presented here for those that desire &amp; might be considering adding those private amenities to the property. The home's highly desired Scottsdale location provides direct access to some of North Scottsdale's best &amp; many resident's favorite outdoor hiking, biking, golfing, boating/fishing activities(Pinnacle Peak, Brown's Ranch, Troon North GC, Bartlett Lake, Tom's Thumb). The "2.5" car garage with large storage cabinets &amp; a work bench area provides more than enough room for all the cars, motorcycles &amp; the outdoor toys/equipment. The Pinnacle Views community amenities include both tennis &amp; pickleball courts, picnic ramada &amp; large grass playing area for the family &amp; family pets. With all the "big ticket" items(new roof, ACs, H2O Heater, kitchen, primary &amp; guest bath remodels)already completed on this one, you will not find a better updated, move-in ready, SFD home in the Troon North area at this price. *** Assumable 2.875% VA Loan - Buyer must be a Veteran with enough entitlement to qualify for existing VA Loan *** Ask Listing Agent for further details regarding existing VA loan assumption purchase opportunity.</p> <p><i>Listing Courtesy of Realty One Group</i></p> | Single Family            | 3/3     | 2,813 sq ft         | 9,227            | 11/1/2024 | \$1,025,000        | 2/15/2025    | \$364             |
|  <p><b>10</b> <b>Pending</b> *Pending as of 2/14/2025 <i>MLS ID: 6757825</i></p> <p><b>28050 N 110th Pl</b></p> <p>Huge price decrease! Fantastic 4 bedroom home in North Troon. Close to golf, hiking, biking, Pinnacle Peak and Four Seasons Resort. New windows in 2017. All electric well maintained home with a minimal annual HOA fee.</p> <p><i>Listing Courtesy of Re/max Excalibur</i></p>   | Single Family            | 4/2     | 2,311 sq ft         | 8,144            | 9/16/2024 | \$785,000          | 2/14/2025    | \$340             |

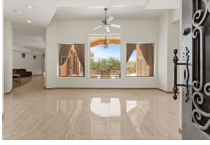


Distressed: 2

|   | Prop Type | Bed /Ba          | Living Area (sq ft)                              | Lot Size (sq ft) | List Price  | List Date | Distressed Date | Status    |                        |
|---|-----------|------------------|--|------------------|-------------|-----------|-----------------|-----------|------------------------|
|  | 1         | Off Market       | <i>• Notice of Trustee Sale</i> <i>MLS ID: -</i> |                  |             |           |                 |           |                        |
|   |           | 26912 N 150th St | Single Family                                    | -/4              | 3,037 sq ft | 217,800   | -               | 1/16/2025 | Notice of Trustee Sale |
|   |           | -                |  |                  |             |           |                 |           |                        |

## Distressed: 2 (cont.)

|  | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Price | List Date | Distressed Date | Status |
|--|-----------|---------|---------------------|------------------|------------|-----------|-----------------|--------|
|--|-----------|---------|---------------------|------------------|------------|-----------|-----------------|--------|



2 ● **Active** • *Pre-Foreclosure, AUC: 5/31/2024* *MLS ID: 6713041*

**26812 N 161st St**      Single Family      4/3      3,458 sq ft      54,359      \$836,950      5/31/2024      12/16/2024      Pre-Foreclosure

Discover the luxury in this 3,458 square foot single-story home, perfectly situated on a sprawling acre lot in the city of Scottsdale. This expansive acre lot provides both beauty and privacy. The highlight of the outdoor space is the pool and patio area with an outside BBQ and fireplace, perfect for relaxing and entertaining under the Arizona sun. There is plenty of space for those with recreational vehicles or needed additional storage space. There is even room for a horse facility or an additional building. Completely fenced, it offers privacy and security. The open-concept layout is accentuated by high ceilings, elegant flooring, and an abundance of natural light, creating a warm and inviting atmosphere. A spacious floor plan seamlessly connects the living spaces, making it perfect for both everyday living and entertaining. Large windows frame stunning views of the surrounding landscape from the great room, with its large fireplace and custom built-ins making it a perfect spot for relaxation and casual gatherings. The heart of this home is undoubtedly the chef's kitchen which opens to the great room and is outfitted with top-of-the-line appliances, including a Viking Pro Stove plus wall oven and a spacious refrigerator. An oversized island provides ample prep space and doubles as a breakfast bar, perfect for casual dining and socializing. The kitchen also features a walk-in pantry and plenty of storage, ensuring that all your culinary needs are met. The custom cabinetry, granite countertops, and stylish backsplash add a touch of elegance and sophistication. This kitchen is equipped to handle everything from everyday meals to gourmet feasts. The property shares a well with two other parties. No high water bills to deal with. Two, new in 2022, four ton heat pumps and extremely low electric bills due to the mini splits, provide comfort year round. The roof was new in 2022. Seller is open to doing any REHAB UPGRADES OR REPAIRS you require. The primary suite is a true retreat, offering a spacious bedroom, a walk-in closet, and a spa-like ensuite bathroom. Relax and unwind in the luxurious soaking tub. Three additional bedrooms plus two additional baths, provide plenty of space for family and guests. This home is equipped with a host of additional features that enhance its appeal and waiting for you to discover! With its luxurious upgrades, spacious layout, and prime location, this Scottsdale home is a rare find. The good news is, the motivated seller is ready to make a deal, so don't miss your chance to own this exquisite property.

*Listing Courtesy of Homie*



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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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