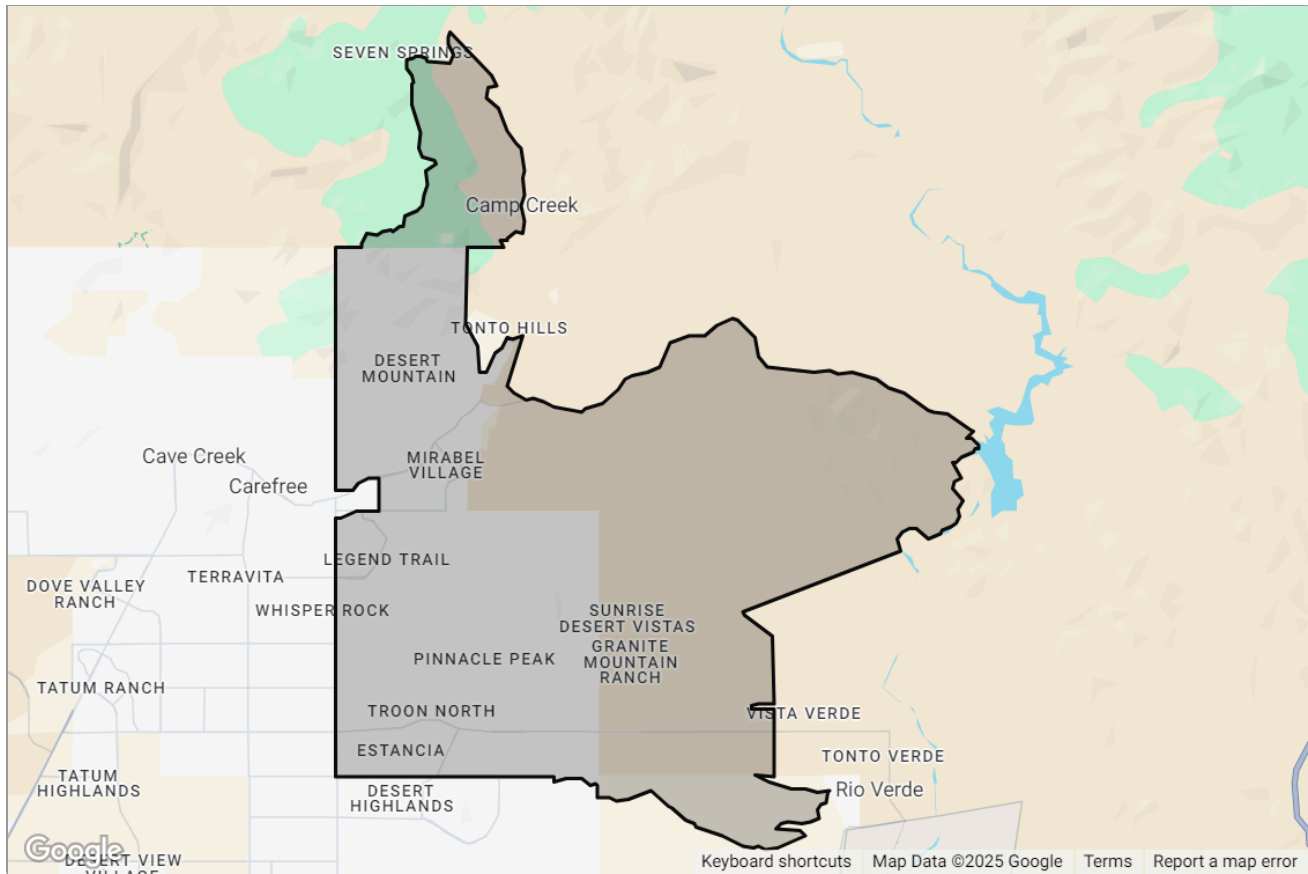




MARKET ACTIVITY REPORT

Scottsdale, AZ 85262



Presented by

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Scottsdale, AZ 85251

Scottsdale, AZ 85262

Market Snapshot: Estimated Home Values

Median Est. Home Value \$1.6M Updated: 4/30/2025	Change Over Last Month ↑ 0.88%	Change Over Last 3 Months ↑ 0.3%	Change Over Last 12 Months ↑ 4.3%	Change Over Last 24 Months ↑ 11.13%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$1.6M Updated: 4/30/2025	Change Over Last 12 Months ↑ 4.3%	Change Over Last 24 Months ↑ 11.13%	Change Over Last 36 Months ↑ 18.18%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 3 Updated: 5/28/2025	# of Pre-Foreclosures 0	# of Foreclosures 3	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/28/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.2M Updated: 4/30/2025	Change Over Last Month  20%	Change Over Last 3 Months  18.64%	Change Over Last 12 Months  28.14%	Change Over Last 24 Months  17.24%
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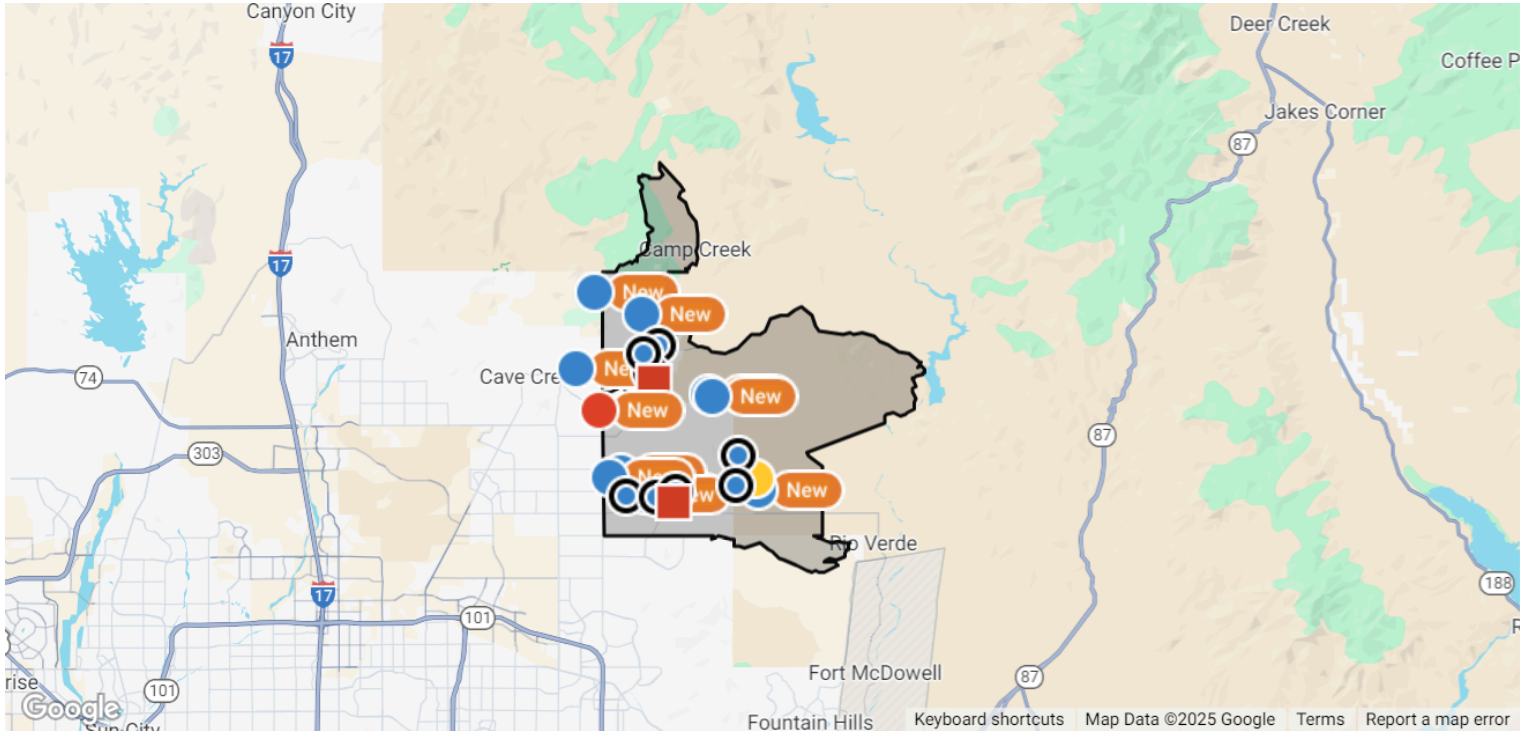
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




Median List Price \$2.25M Updated: 4/30/2025	Change Over Last Month  1.53%	Change Over Last 3 Months  2.41%	Change Over Last 12 Months  6.51%	Change Over Last 24 Months  20.81%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

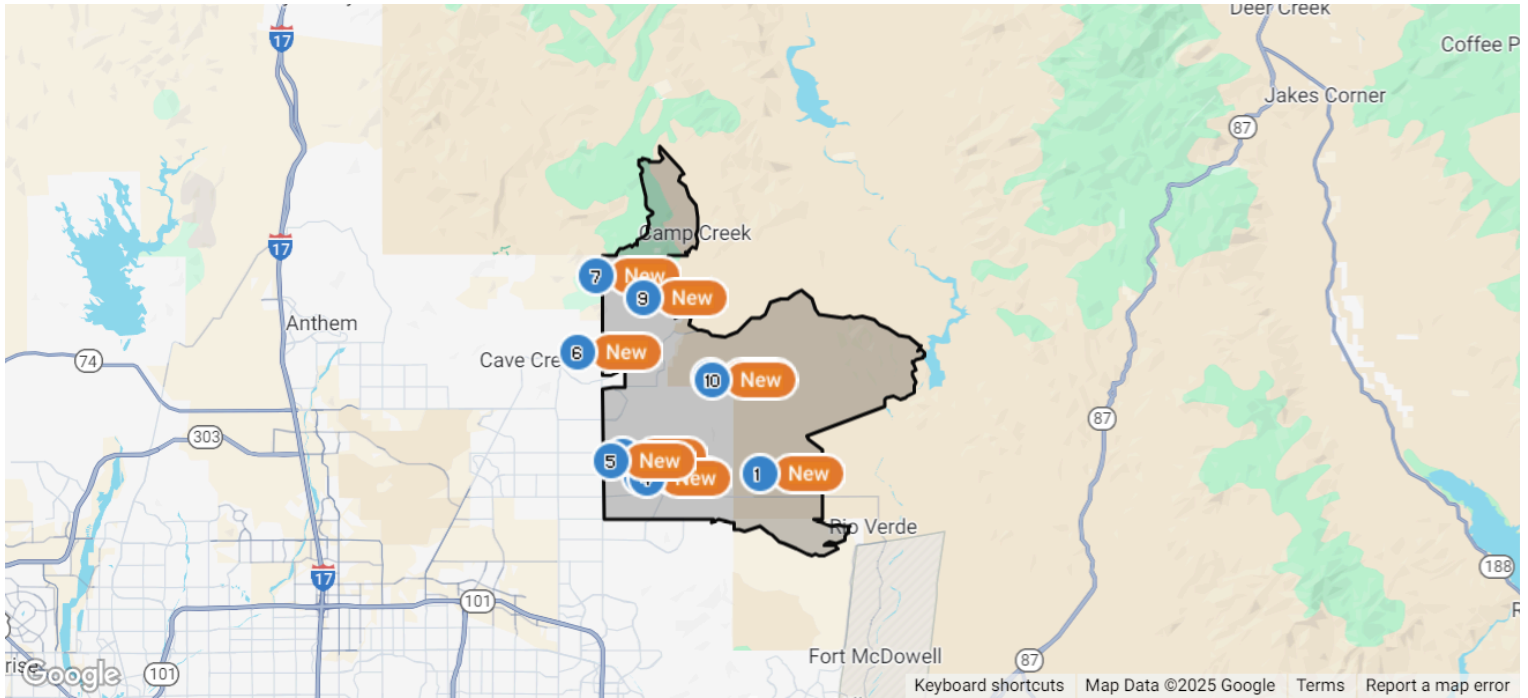
Market Activity Summary Stats



Search Criteria | **Location:** Scottsdale, AZ 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


	 New	 Pending	 Distressed
	New Listings	Pending	Distressed
Number of Properties	10	10	3
Low Price / Value	\$1,025,000	\$3,350	\$1,250,000
Median Price / Value	\$2,919,945	\$1,650,000	\$1,800,180
High Price / Value	\$8,000,000	\$8,800,000	\$6,429,000
Average Price / Sq. Ft.	\$646	\$514	\$458
Median Price / Sq. Ft.	\$565	\$381	\$442
Average Days in RPR	30	109	6
Median Days in RPR	24	92	—
Total Volume	\$33,959,890	\$26,826,350	\$9,479,180

Scottsdale, AZ 85262



New Listings: 10

New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.	
	1 ● Active	• New, Active: 5/17/2025 MLS ID: 6868107							
	28309 N 156th Way	Single Family	4/3	3,392 sq ft	44,002	2006	5/17/2025	\$1,375,000	\$405
<p>Luxury Living in the Sonoran Desert Discover the ultimate blend of tranquility and entertainment in this stunning 4-bedroom, 3-bathroom home nestled in the heart of North Scottsdale. Boasting 3,392 square feet of thoughtfully designed space, this desert oasis offers a lifestyle of comfort, privacy, and connection to nature. Inside, the open-concept layout is perfect for entertaining. The gourmet kitchen flows effortlessly into a spacious living room with soaring ceilings and abundant natural light. Step outside to your own private resort-style backyard, complete with a sparkling heated pool, spacious patio, and panoramic sunset views, ideal for hosting guests or relaxing after a day on the trails or golf course. Located minutes from Troon North Golf Club and premier hiking spots like Tom's Thumb and Fraesfield Trailhead, this home is ideal for families, second-home buyers, or golf enthusiasts seeking the best of Scottsdale living. Whether you're looking for a full-time residence, vacation home, or investment property, this Scottsdale gem delivers desert luxury with unmatched versatility.</p> <p><i>Listing Courtesy of Keller Williams Arizona 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.
	2 ● Active	• New, Active: 4/15/2025 MLS ID: 6852018							
	11366 E White Feather Ln	Single Family	3/2	2,448 sq ft	20,872	2000	4/15/2025	\$1,025,000	\$419
<p>Nestled in the prestigious gated community of Desert Diamond in Troon North, this stunning home sits on an expansive half-acre lot & offers the perfect blend of sophistication, comfort & breathtaking desert beauty. Thoughtfully upgraded, this residence is designed for seamless indoor-outdoor living. You are greeted with a spacious front courtyard lined with lush desert landscape & accent lighting. Inside, there are 3 bedrooms with a dedicated Den/office & a 248 sq. ft. addition which enhances the open-concept layout; seamlessly connecting the family room & chef's kitchen to the expansive covered patio. The kitchen is a chef's dream, featuring top-of-the-line Wolf & Sub-Zero appliances, a built-in Sub-Zero fridge, Wolf gas stove, Sub-Zero wine fridge with beverage drawers, refinished.... cabinetry with under mount/in cabinet lighting, granite countertops, mosaic tile backsplash, a walk-in pantry & a spacious island with breakfast bar seating. Electric blinds & plantation shutters throughout, complemented by 24x24 marble flooring across the main living areas. The primary suite has its own private patio & an on-suite bath with dual vanities, custom tiled walk-in shower, separate soaking tub, private toilet room & spacious walk-in closet. The refinished wood beams, custom accent walls & remodeled bathrooms further enhance this home's charm & character. Step outside to your private backyard oasis, with an expansive covered patio, built-in BBQ, gas fireplace, saltwater pool with a serene waterfall feature, tumbled travertine pavers, astro turf, stucco-finished block walls & landscape lighting creating the perfect ambiance for entertaining. North Scottsdale offers breathtaking mountain views, scenic hiking - biking trails & world-class golf courses like Troon North Golf Club just minutes away. Enjoy the convenience of being close to fine dining, boutique shopping & the vibrant Scottsdale entertainment district, while still enjoying the tranquility of desert living.</p> <p><i>Listing Courtesy of Compass</i></p>									
	3 ● Active	• New, Active: 3/28/2025 MLS ID: 6842609							
	29599 N 106th Pl	Single Family	6/7	9,679 sq ft	43,271	2022	3/28/2025	\$6,500,000	\$672
<p>Completed in 2022, this custom estate in gated Talus at Troon North lives on a single level with a fully finished entertainer's basement and showcases a 12-foot glass pivot entry door, 16-foot ceilings, and dual 20-foot sliding glass walls that open to a resort-style backyard. Outside, enjoy a heated negative-edge pool, spa, travertine pavers, synthetic turf, multiple covered patios, and a 793-square-foot view deck. At the center of the home, dual oversized quartzite islands anchor a chef's kitchen outfitted with Thermador and Wolf appliances, two dishwashers, and a full butler's pantry. The layout includes six bedrooms and six-and-a-half baths, including four en-suite guest rooms, an attached casita, and a luxe primary suite with fireplace, spa-style bath, custom dressing room, and --- direct access to a dual laundry room with two washers and dryers. Downstairs, the walkout basement offers a private theater, home gym, and game room. Additional highlights include a 140-bottle wine wall, smart home automation, EV charger, enclosed turf courtyard, and a four-car garage with epoxy floors and overhead storage. An exceptional opportunity to own a thoughtfully designed, amenity-rich residence in one of North Scottsdale's most sought-after enclaves.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	4 ● Active	• New, Active: 4/24/2025 MLS ID: 6856560							
	28019 N 115th Pl	Single Family	4/4	3,156 sq ft	39,365	2002	4/24/2025	\$1,450,000	\$459
<p>Desert Elegance Meets Modern Comfort in one of Scottsdale's Premier Zip Codes. Luxury and privacy meet in this stunning desert retreat. Situated on just shy of a private 1 acre lot in North Scottsdale. Enter the home through a grand gated entry with a cascading waterfall and pond. This single level home offers 4 bedrooms, 3.5 bathrooms, plus a private casita perfect for guests. Entertain effortlessly in the open-concept kitchen with granite counters and modern finishes, or step outside to your backyard to a private resort style oasis with a pool, waterfall, outdoor kitchen, and mountain views. With owned solar, EV charging, an RV gate and proximity to elite golf, hiking, mountain biking, and the Four Season Resort, this is desert living at its finest.</p> <p><i>Listing Courtesy of Dpr Realty Llc</i></p>									

New Listings: 10 (cont.)



5 ● **Active** • New, Active: 5/27/2025 MLS ID: 6871846

10267 E Cinder Cone Trl	Single Family	4/5	5,696 sq ft	55,128	2007	5/27/2025	\$4,000,000	\$702
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An exceptional desert contemporary estate, this custom-built home sits on a premium lot along the 10th hole of the prestigious Pinnacle Course at Troon North Golf Club in gated Talus at Troon North. The property is elevated from the street for maximum curb appeal and privacy. Showcasing stunning 180-degree golf course views, the negative-edge pool and spa create a seamless transition between luxury and nature. Expansive outdoor living areas include multiple entertaining spaces, a fire pit with built-in seating, a BBQ with a sink, a fireplace, and thoughtfully designed patios that maximize the breathtaking surroundings. Designed with clean lines, dramatic lighting, and floor-to-ceiling glass windows and doors, this home is a masterpiece of contemporary architecture. The open-concept layout features a spacious primary wing, complete with an impressive en-suite bath, its own exercise area, dual closets, a cozy fireplace, and direct outdoor access. The office is richly appointed with box beam ceilings, wood flooring, furniture-quality built-ins, door overlooking the backyard, and a stacked-stone fireplace, offering both warmth and sophistication. The gourmet kitchen is a chef's dream, boasting a Sub-Zero side-by-side refrigerator, double wall ovens, a gas cooktop with a pot filler, solid cherry wood cabinetry, wood-planked recessed ceiling accents, and brand-new leathered slab countertops with a tile backsplash. Adjacent to the formal dining room is a temperature-controlled wine room. A full wet bar with seating and a sink enhances the living room, creating the perfect setting for entertaining. Every bedroom is en-suite, while additional highlights include motorized sunscreens, upgraded wool carpeting, a Sonos sound system, and a recently improved water irrigation system. The main house features two laundry rooms, one currently repurposed as an art studio. A separate guest house offers a kitchenette, washer and dryer, fireplace, and private accommodations. Built in 2007, this 5,696-square-foot estate seamlessly blends modern luxury with functional elegance. The smooth stucco and stacked stone exterior, glass and metal-crafted entry door add to the home's refined aesthetic. The three-car garage includes a mini-split system for temperature control and is accessed by the circular driveway. A rare opportunity to own an exquisite property in one of Scottsdale's most sought-after golf communities.

Listing Courtesy of Russ Lyon Sotheby's International Realty

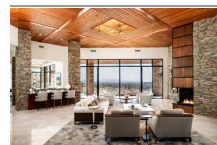


6 ● **Active** • New, Active: 4/8/2025 MLS ID: 6848184

37200 N Cave Creek Rd, Unit 1013	Single Family	3/5	3,609 sq ft	10,068	2025	4/8/2025	\$3,989,890	\$1,106
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A full golf membership is available immediately!!! This stunning Haven Lock-and-Leave Custom Home by Cullum Homes comes furnished and move-in ready! A separate entrance leads to the ensuite casita, perfect for hosting visitors. The large glass front door opens into the great room, featuring a floor-to-ceiling fireplace, chef's kitchen, and dining area. The kitchen is a showstopper, with exquisite attention to detail, including mixed materials, custom quartz and onyx finishes, two-tone cabinetry, and top-tier appliances like Sub-Zero, Wolf, and Cove. The walk-in butler's pantry, custom wine cellar, and dry bar make this space perfect for entertaining. The great room and primary suite both offer breathtaking views of the 13th hole of the Renegade Golf Course and distant mountains, creating a peaceful and scenic backdrop. The spa-like primary bath includes double sinks, a soaking tub, a large shower, and a custom walk-in closet by Closet Masters. The home also features an office, laundry room, built-in desk, and plenty of extra storage. With a 3-car garage, there's ample room for all your toys and a golf cart. Step outside to the tranquil backyard, where a water feature cascades into the pool. Enjoy the outdoor BBQ, fire pit, and multiple sitting areas, all with stunning views of the golf course and mountains. Seven Desert Mountain offers an unparalleled lifestyle-start golfing today!

Listing Courtesy of Griggs's Group Powered By The Altman Brothers






7 ● **Active** • New, AUC: 2/28/2025 MLS ID: 6828429

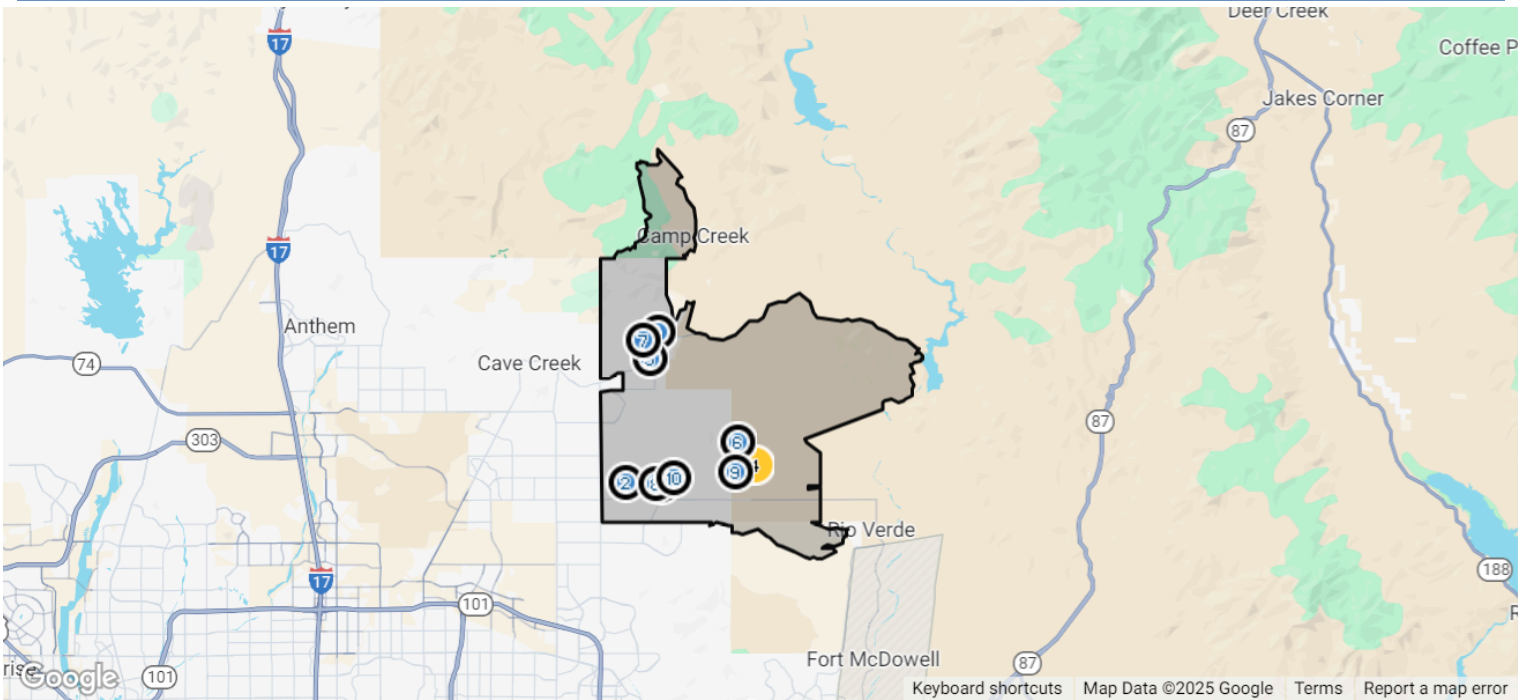
42690 N 98th Pl	Single Family	4/5	7,176 sq ft	210,343	2007	2/28/2025	\$8,000,000	\$1,115
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Desert Mountain Golf Membership available. Make this secluded Desert Contemporary Estate your own private paradise. This masterpiece is strategically sited on 5-acre ridge-line built in linear fashion to take full advantage of the southern exposure providing breathtaking Mountain, Valley & City Light Views from every room. Magnificent entertaining spaces flow seamlessly throughout the main level and exterior living spaces showcasing a large pool shaped like grand piano. Unparalleled attention to detail throughout from custom entry door to the wood & copper ceilings, copper hearth, indigenous stone, & creative lighting fixtures. Original Architect was Terry Kilbane with Manship Builders. In 2022 completely re-imagined by Architect & Builder Justin Kilbane. Additional 10-acre lot available.





Listing Courtesy of Russ Lyon Sotheby's International Realty

New Listings: 10 (cont.)







		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8	Active • New, Coming Soon: 5/27/2025 MLS ID: 6871857							
	13857 E Hawknest Rd	Single Family	4/5	5,980 sq ft	95,700	2008	5/27/2025	\$1,850,000	\$309
Experience desert luxury living at its finest with this truly unique and extraordinary estate, offering 5,980 sq ft of elegant living space on a sprawling 2.2-acre oasis. Perfectly positioned near the award-winning trails of Scottsdale's McDowell Sonoran Preserve and the adventurous terrain of Tonto National Forest, this property blends natural beauty with refined comfort. The main residence surrounds a stunning interior courtyard featuring a sparkling pool, firepit, and low-maintenance artificial turf—ideal for entertaining under the stars. Enjoy sweeping views from two balconies and multiple patios, while the separate guest house offers a full game room and private living quarters. With an incredible 16-car garage, this rare gem is a dream for car enthusiasts, entertainers, and more!									
<i>Listing Courtesy of My Home Group Real Estate</i>									
	9	Active • New, Coming Soon: 5/15/2025 MLS ID: 6868942							
	11548 E Salero Dr	Single Family	4/5	4,996 sq ft	40,000	2006	5/15/2025	\$4,195,000	\$840
Golf Membership Available - No Wait! This exquisite estate in the prestigious Painted Sky Village of Desert Mountain offers the rare opportunity to purchase with a Golf Membership to the exclusive Desert Mountain Club—immediately accessible with no waiting list. Perfectly positioned on a quiet cul-de-sac, this single-level masterpiece sits on an elevated estate lot overlooking the lush fairways of the Apache Course with breathtaking views of Arizona's mountains, dramatic sunsets, and twinkling city lights. A private drive and lush desert landscaping create a grand sense of arrival. Inside, a sophisticated open floor plan unfolds with soaring beamed ceilings, expansive view windows, and a seamless indoor-outdoor flow ideal for luxury living and entertaining. The chef's kitchen is ... equipped for culinary excellence, while the entertainer's wine cellar and full bar elevate every gathering. A richly appointed office/library provides the perfect work-from-home sanctuary. The luxurious primary suite is a true retreat, offering dual spa-inspired baths, two oversized walk-in closets, and private patio access. Guests will enjoy their own wing with three ensuite bedrooms, ensuring comfort and privacy for all. Outdoors, the resort-style patio is designed for year-round enjoyment with expansive covered living and dining areas, two private shade patios, and a sunny poolside deck featuring a fire-pit lounge and TV area. Generous storage and exquisite designer touches complete this remarkable home. Furniture is included with exception of a few peaces and artwork. Experience the very best of the Desert Mountain lifestyle with golf, fine dining, fitness, hiking, and more all just steps from your door.									
<i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>									
	10	Active • New, Active: 5/27/2025 MLS ID: 6871705							
	14016 E Villa Cassandra Dr	Single Family	3/4	3,609 sq ft	113,762	2009	5/27/2025	\$1,575,000	\$436
Gorgeous custom horse property home on an elevated & private 2.5 acre lot at the end of the road with incredible 180 degree mountain views! Pristine, serene and quiet. You can ride out from the arena into the country! Master bedroom has 2 walk-in closets and the other 2 bedrooms have ensuites and walk-in closets too! The 3rd Bedroom is currently a den/office. Beautiful great room with floor to ceiling stone fireplace & a wet bar. Massive island kitchen & breakfast bar with lots of granite counter space, double ovens, multiple cabinets, a walk-in pantry and curved coffered ceilings with indirect lighting. The kitchen opens onto a large breakfast room where you can easily sit 10 people for entertaining while (MORE)... taking in the mountain views! There is a formal dining room too ! Eight skylights, central vacuum, soft water system and a three car garage with epoxied floor. Four covered stalls in this Curt Boyd designed Barn and tack room with water & power. A 170' x 60' arena with a turnout area. The house sits on 2.6 acres. This is one of a kind home! **Current owners have a contract with Epcor Water. No water concerns at all. Sellers will credit \$10,000 towards water bill, which should cover approximately 3 years.**									
<i>Listing Courtesy of As One Realty, Inc</i>									









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 4/22/2025 MLS ID: 6855048				
10911 E Taos Dr	Single Family	5/5	5,472 sq ft	45,273	4/19/2025	\$2,100,000	4/22/2025	\$384
Listing Courtesy of Russ Lyon Sotheby's International Realty								
	2		Pending	*Pending as of 5/26/2025 MLS ID: 6816348				
27951 N 96th Pl	Single Family	4/5	6,252 sq ft	38,376	2/6/2025	\$7,150,000	5/26/2025	\$1,144
<p>The award winning team of Salcito Custom Homes and Dale Gardon Design collaborated to create a modern masterpiece in Estancia * This architectural gem is sited on a dramatic lot with unique boulder outcroppings and has commanding views of Pinnacle Peak, creating a true desert oasis * Only the finest materials and finishes were chosen: Bulthaup cabinetry, white oak wood floors, marble slab surfaces, custom lighting, a multitude of Wolf & Sub Zero appliances, home automation system, and natural stone accents throughout * The modern floor plan is light and bright with a massive, open great room and floor-to-ceiling windows and pocket doors * Design details include a dedicated office, media room, elevator to the 2nd level suite, private/separate entrance casita, and an indoor/outdoor bar * The back patio is a seamless extension of the home with living and dining spaces, in-ceiling heaters, multiple fire features and TV * 3-car Garage with lift opportunities *</p> <p>Listing Courtesy of Russ Lyon Sotheby's International Realty</p>								

Pending: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3  Pending • Pending as of 5/17/2025 MLS ID: 6836708							
	11053 E Hedgehog Pl	Single Family	4/3	2,836 sq ft	8,753	3/17/2025	\$1,075,000	5/17/2025 \$379
A must see 2,836 square foot single-story home featuring 4 bedrooms, 3 bathrooms, and a 3-car garage in the highly desirable community of Echo Ridge in Troon North. Located on a very private lot with stunning mountain views. The spacious floor plan with high ceilings, large windows allowing the natural light to brighten the home. The kitchen is an entertainer's delight with oversized island, stainless steel appliances and finely crafted cabinets that were installed last year. This immaculate home offers a formal living room and a family room with a fireplace. The lavish primary bedroom boasts spectacular mountain views, a full bath with separate shower and a tub. The resort style backyard is complete with a recently refurbished heated swimming pool with spa, low maintenance desert landscaping, a fire pit and multiple sitting areas. The location provides quick access to shopping, restaurants, golf, dog park, playground, and premier hiking trails. The 101 is also easily accessible. <i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i>								
	4  Pending • Pending: 5/26/2025 MLS ID: 6869868							
	14335 E Skinner Dr	Single Family	4/4	3,458 sq ft	44,330	5/22/2025	\$3,350 mo.	5/26/2025 \$1
Private North Scottsdale oasis... contemporary home boasting nearly 3,500 sq ft on a 1+ acre corner lot. This 4br, 3.5 bath residence features soaring 10-13 ft ceilings, spacious open floor plan & big, covered patio. New walk & driveway leading to the HUGE 4-car garage w/ 8ft doors for vehicles, toys, etc. Craftsmanship inside w/ coffered ceilings, custom Knotty Alder doors & cabinetry, & thoughtful renovations. The kitchen has a massive island, built-in SS appliances, lots of granite, tons of storage & dining area. The roomy split primary suite features a passthrough gas fireplace & giant walk-in closet. Dual HVAC units, water softener, 2 water heaters w/ recirc, 2 gas fireplaces & fans throughout. Less than 30 min scenic ride to Fountain Hills & emersed in SW activities & environment!! <i>Courtesy of Desert Dimensions Properties</i>								
	5  Pending • Pending as of 5/26/2025 MLS ID: 6764283							
	36975 N Mirabel Club Dr	Single Family	4/5	4,002 sq ft	18,681	9/30/2024	\$2,650,000	5/26/2025 \$662
VERY RARE 4 bed, 4.5 bath plus flex room golf villa in the Mirabel Club w/ an even more rare 3 car garage and access to a FULL GOLF MEMBERSHIP per club bylaws & application approval. This home has extensive upgrades inside & out. The spacious master suite has 2 walk-in closets & a cozy fireplace and large sitting room. Enjoy the large open, split floor plan & separate entry guest casita. Each bedroom has its own ensuite bath. The great room has a stone fireplace and vaulted ceilings with wood beams. The kitchen is complete with Wolf/Subzero/Cove appliances, custom cabinetry, large walk-in pantry, & custom granite. Multiple sets of cedar French doors bring the outside in. The private backyard backs up to open space w/ mountain views. The pool & spa includes 3 soothing waterfalls. <i>Listing Courtesy of Mirabel Properties</i>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	6  Pending • Pending as of 5/21/2025 MLS ID: 6856774							
	13729 E Rancho Laredo Dr	Single Family	4/2	2,335 sq ft	43,560	4/24/2025	\$789,000	5/21/2025 \$338
<p>Welcome to your dream home in North Scottsdale, where luxury meets comfort in all the right ways! This better-than-new, impeccably upgraded Diamante build is a true gem, offering four spacious bedrooms, two full baths, and a thoughtfully designed single-level split floorplan that's both functional and inviting. Enjoy a beautifully finished home from day one! The moment you step inside, you'll be greeted by a light and bright ambiance with soaring vaulted ceilings and a stunning chef's kitchen that opens to the great room—perfect for entertaining or simply relaxing in style. With stainless steel appliances, striking specialty quartz countertops, and a generous walk-in pantry, the kitchen is as practical as it is beautiful. The home sits on a sprawling, partially enclosed acre lot with views in every direction and a south-facing backyard ready for sunshine & serenity-plus plenty of room to add a pool if you wish. Enjoy the Arizona lifestyle with an indoor fireplace, a large outdoor firepit, and an extended but cozy covered patio. The beautifully landscaped curb appeal in front and back, features many flowering plants and bushes. The oversized four-car garage is a rare find, complete with extended space, built-in cabinets, an extra refrigerator, and a soft water system. Don't forget the large laundry room with a sink and additional storage, plus an extended driveway that adds even more convenience. This home truly has it all—luxury, space, style, and an unbeatable location. Check out the full list of upgrades in the documents section and come see this stunning property for yourself! Choosing a new, completely upgraded and finished 2020 home over new construction is a smart and stress-free investment. All the high-end finishes, landscaping, window treatments, appliances, and custom touches are already in place—saving you tens of thousands of dollars and months of time and effort. It's turnkey luxury without the extra costs, delays, or surprises—just pure comfort and style, ready when you are.</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
	7  Pending • Pending as of 5/18/2025 MLS ID: 6808345							
	38300 N 102nd St	Single Family	5/6	8,251 sq ft	44,828	1/21/2025	\$8,800,000	5/18/2025 \$1,067
<p>"Desert Wing" nestled on the 4th hole of Renegade in acclaimed Desert Mountain~ Contemporary Masterpiece designed by internationally published architect, Brent Kendle, built by world renowned Construction Zone. Floating copper roof w organic rammed-earth & walls of glass capture magnificent golf course views, memorizing city lights, winter sunsets & forever mountain views. This open plan's retractable walls of glass blend seamless indoor outdoor living onto the artfully landscaped patios & private courtyard. Main floor offers the primary suite, well appointed office, 2 BR casita w kitchen & living room, lower level theater, 4 BR & workout room. Most furniture and furnishings included in the sales price. Golf membership to the world-class club is private and available to transfer at COE to the buyer at an additional cost. The Desert Mountain Club features 7 Golf Courses, 7 Clubhouses, World class hiking, tennis, spa and fitness center. Nothing compares to the lifestyle offered.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
	8  Pending • Pending as of 5/7/2025 MLS ID: 6758164							
	10746 E Whitethorn Dr	Single Family	4/5	4,969 sq ft	20,053	9/16/2024	\$2,299,000	5/7/2025 \$463
<p>Experience timeless Mediterranean elegance in this one-of-a-kind Troon North gem. Located in gated Pinnacle Canyon at Troon North, this custom LaBlonde Homes residence features soaring ceilings and a light-filled, open floor plan where no detail has been overlooked. Plus, you will find an oversized 4 car garage complete with electric charging outlets to take advantage of your Tesla Solar system. The gracious master suite offers a perfect retreat with a large closet and workout room, while the oversized secondary bedrooms offer ensure comfort for your loved ones. The chef's kitchen is ideal for gathering and entertaining. Additional highlights include a charming courtyard pool, a private putting green, a spacious 4-car garage, and energy-efficient solar panels for enhanced sustainability.</p> <p><i>Listing Courtesy of Cambridge Properties</i></p>								

Pending: 10 (cont.)

Pending: 10 (cont.)



9

Pending

*Pending as of 5/19/2025

MLS ID: 6838131

13627 E Monument Dr

Single Family

4/4

3,455 sq
ft

49,823

3/20/2025


\$1,200,000

5/19/2025

\$347

Beautiful custom home set on over one acre of land featuring a resort style backyard including a heated pool and negative edge spa! This home comes with a huge bonus feature of horse privileges and is in close proximity to beautiful horseback riding and hiking trails. Designated access to Granite National Park is right across 136th and a short drive to Tonto National Forest for all your off-roading trails!! All roads leading to this custom home are paved and NO HOA! You set foot into this 3,400 sqft home and are welcomed by tumbled travertine floors throughout, neutral color pallet, stacked stone accents, coved ceilings and an abundance of natural light. The homes layout features a split floorplan including a huge master suite with a fireplace and exterior access to the backyard. More... Two of the bedrooms share a bathroom while the additional secondary bedroom has an ensuite bath and walk in closet. All the bedrooms in this home are oversized! Two separate garages for 4 cars and too many additional amazing features to list. Take in all that Arizona has to offer with its amazing views from the rooftop sun deck. This backyard paradise is complete with a huge covered patio, an entertaining style gazebo with a bbq, cooktop, bar style seating and a large outdoor TV. The pool area features an in-pool table, rock waterfall and fire accents, perfect for evening entertaining. Beyond the fenced

Listing Courtesy of Homesmart



10

Pending

*Pending as of 5/18/2025

MLS ID: 6804571

11453 E Mark Ln

Single Family

2/3

2,143 sq
ft

11,400

1/13/2025

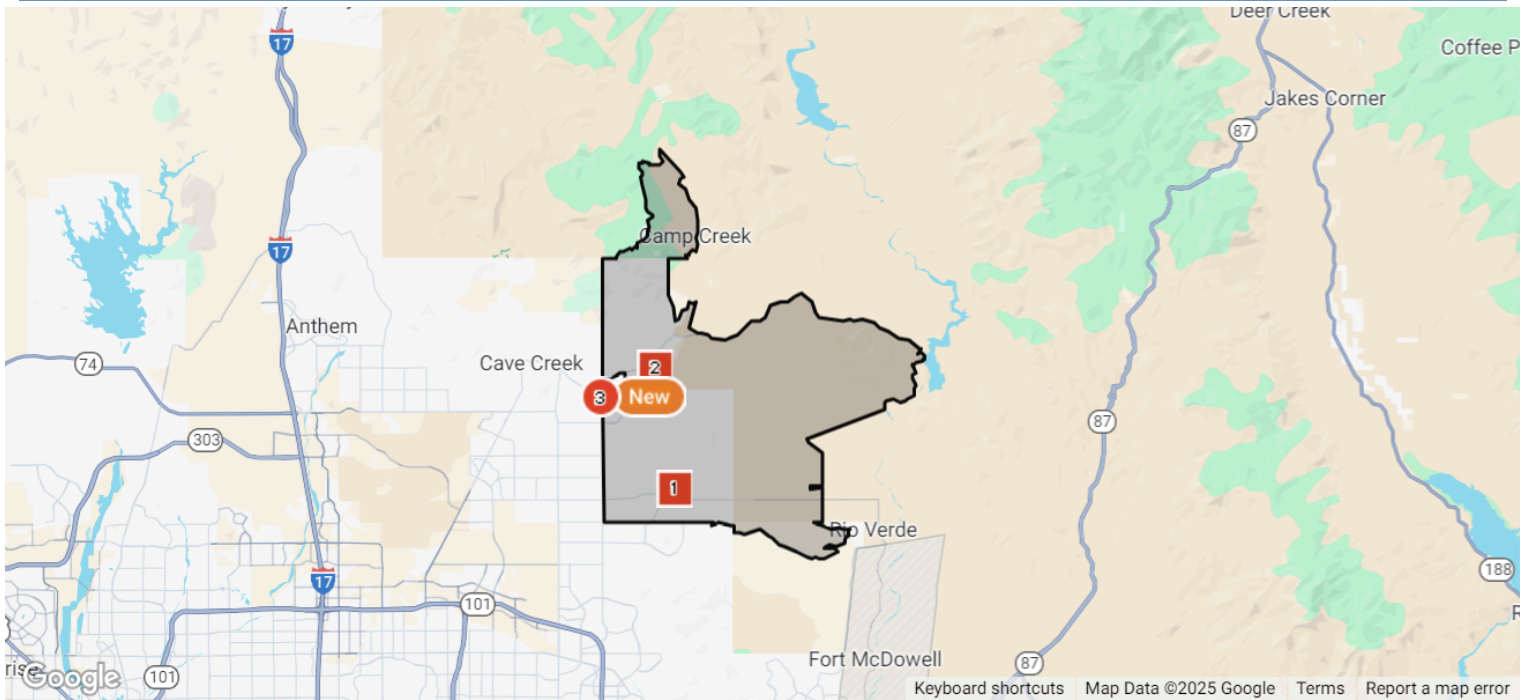
\$760,000

5/18/2025




\$355

Welcome to your dream retreat in the prestigious Desert Crown community of North Scottsdale's Troon North. This residence offers panoramic mountain views. Step into luxury with this meticulously crafted 2-bedroom, 2.5-bathroom home, boasting a versatile dining area that could easily be converted into a third bedroom to suit your needs. The expansive 3-car garage enhances the home's convenience and functionality. Enter the heart of the home, where an open-concept living room and kitchen await, adorned with soaring 12-foot ceilings that amplify the sense of space and grandeur. Enjoy the perfect blend of functionality and style, ideal for casual living and entertaining guests. The home features state-of-the-art Lenox AC units, ensuring comfort and efficiency year-round. Step outside into your private oasis, where an infinity-edge pool beckons for leisurely dips beneath the Arizona sun, offering unparalleled relaxation and tranquility. Experience the epitome of desert living in this Troon North gem. Don't miss the opportunity to make this exceptional property your own.

Listing Courtesy of Re/max Cornerstone



Distressed: 3

		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 <i>MLS ID: –</i>								
	27643 N 113th PI	Single Family	–/10	10,766 sq ft	167,989	–	4/7/2025	Notice of Trustee Sale	
	–								
	2 ■ Off Market • Notice of Trustee Sale <i>MLS ID: –</i>								
	36278 N Livorno Way	Single Family	–/7	5,369 sq ft	35,947	–	4/17/2025	Notice of Trustee Sale	
	–								
	3 ● Active • Not Applicable / Not Disclosed, New, Active: 5/10/2025 <i>MLS ID: 6864807</i>								
	9847 E Preserve Way	Single Family	4/4	2,828 sq ft	8,953	\$1,250,000	5/10/2025	2/28/2025	Not Applicable / Not Disclosed
	<p>Fabulous family home with attached Casita built by Avron Homes in the gated community of Legend Vista Estates at Legend Trail in North Scottsdale. Updated finishes throughout. Eat in kitchen with large pantry, granite countertops and center island with breakfast bar. Lovley covered patio, heated pool and spa, two outdoor fireplaces and one interior fireplace. Open floorplan perfect for entertaining.</p> <p><i>Listing Courtesy of Mountain & Desert Properties, LLC</i></p>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- 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.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **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.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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IntroLend First Cloud



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