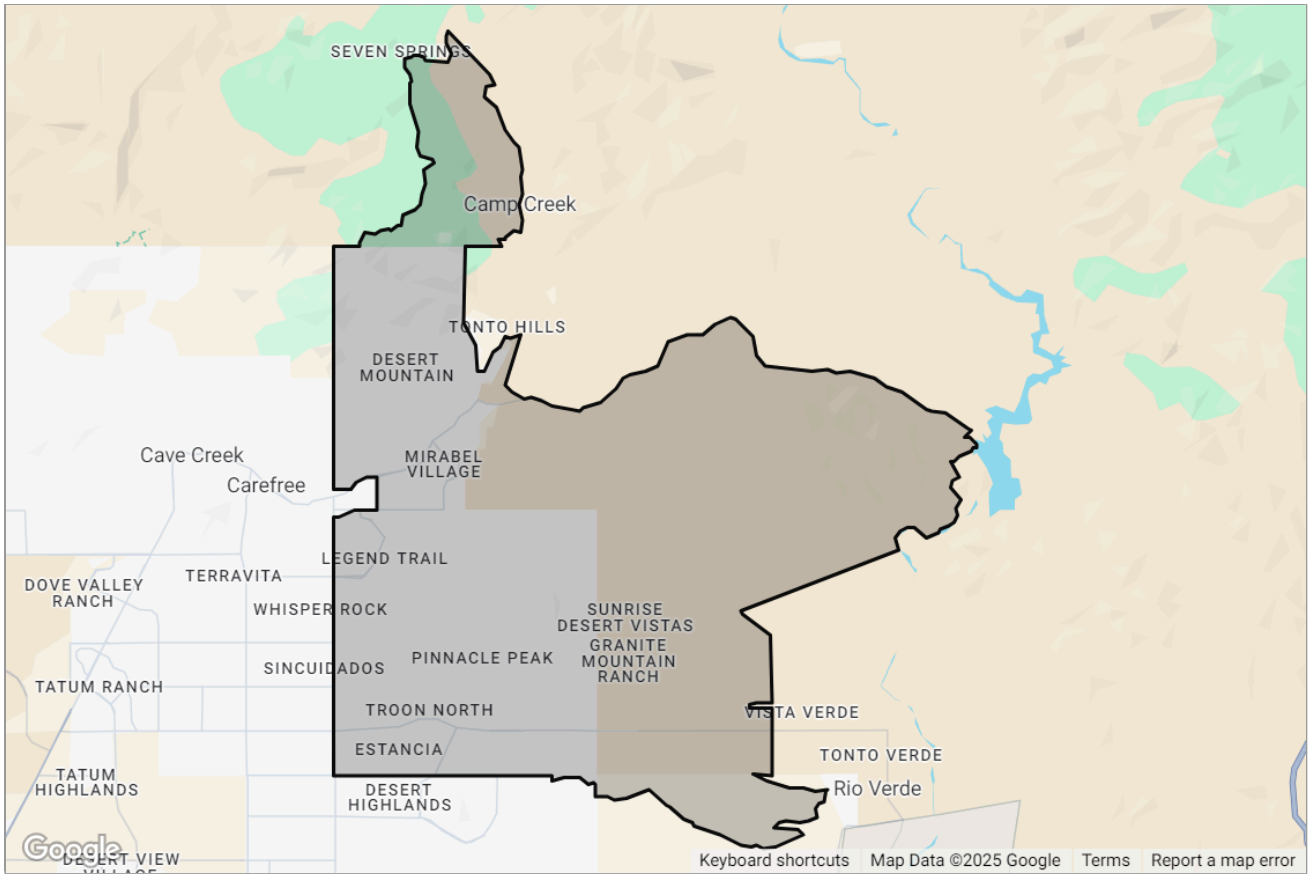
MARKET ACTIVITY REPORT

Scottsdale, AZ 85262



Presented by

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Scottsdale, AZ 85251

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Scottsdale, AZ 85262

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
$1.58M	0.81%	0.26%	3.38%	7.46%
Updated: 5/31/2025				

*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
$1.58M	3.38%	7.46%	13.3%
Updated: 5/31/2025			

*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
2	0	2	0
Updated: 6/11/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/11/2025.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.65M	37.5%	24.53%	11.86%	3.83%
Updated: 5/31/2025				

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

Market Snapshot: List Price

Median List Price	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$2.25M	2.27%	12.95%	25.7%
Updated: 5/31/2025			

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

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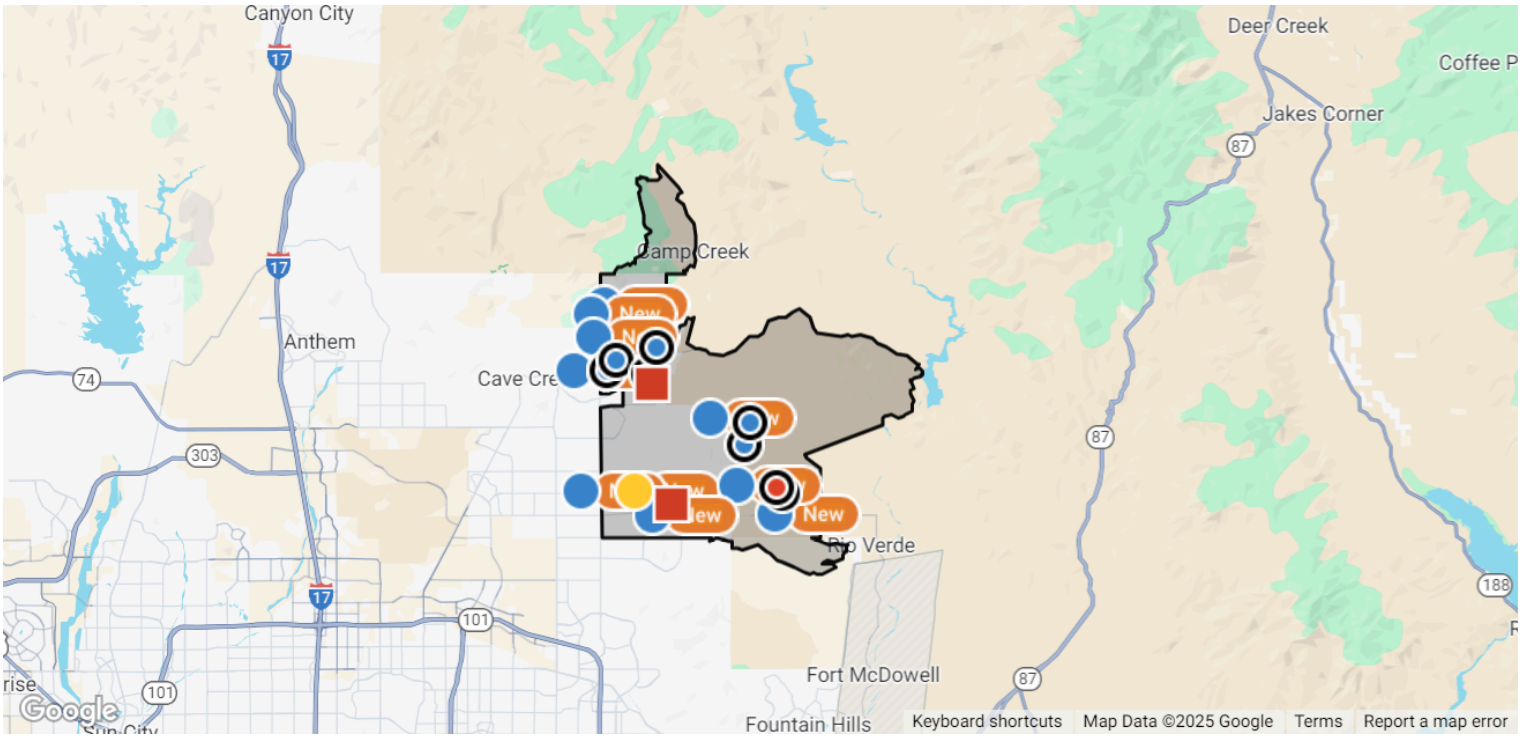
Market Activity Summary Stats



Search Criteria **Location:** Scottsdale, AZ 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 Listings	Pending	Distressed
Number of Properties	10	10	2
Low Price / Value	$559,900	$3,000	$1,786,440
Median Price / Value	$2,422,500	$1,549,000	$4,105,720
High Price / Value	$8,000,000	$3,995,636	$6,425,000
Average Price / Sq. Ft.	$751	$497	$465
Median Price / Sq. Ft.	$622	$374	$465
Average Days in RPR	41	130	–
Median Days in RPR	39	79	–
Total Volume	$30,194,850	$18,274,996	$8,211,440

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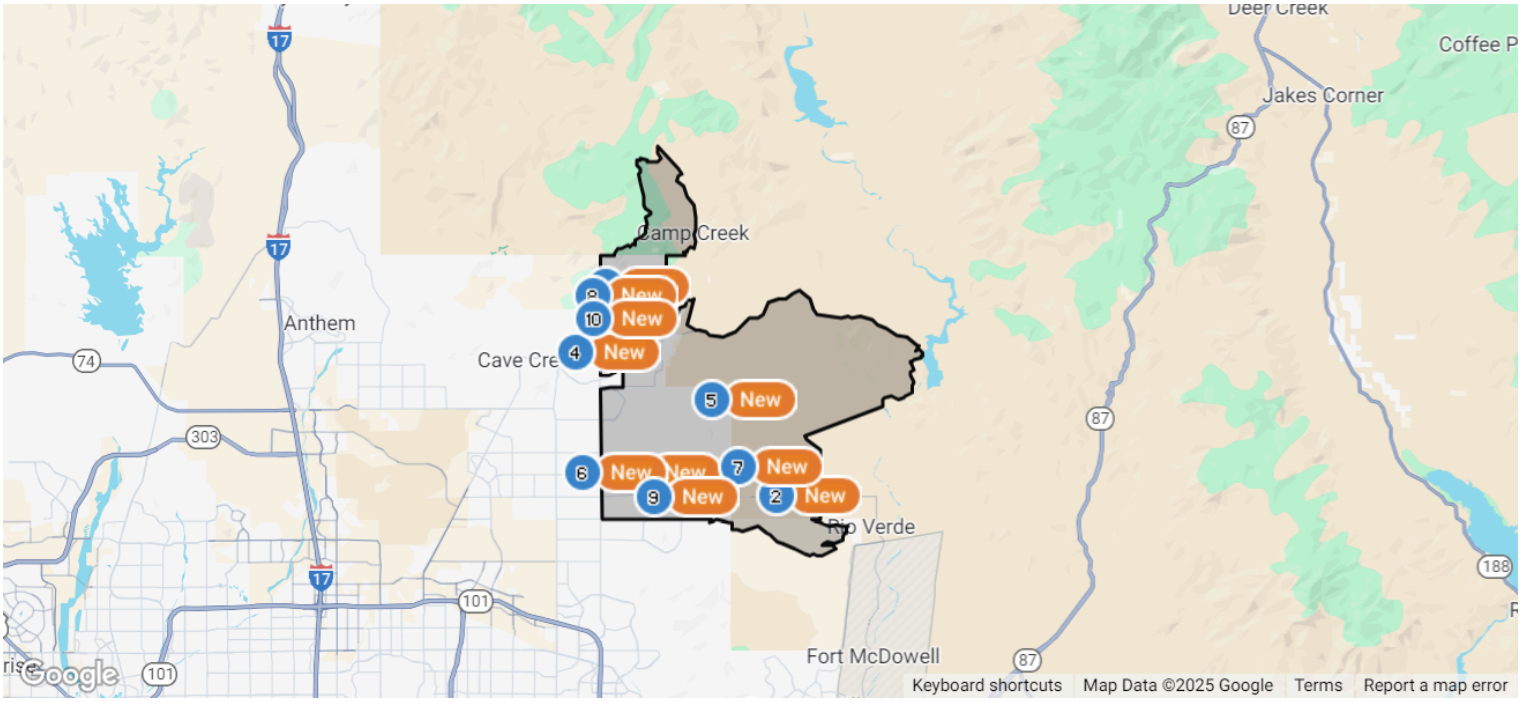

New Listings: 10

	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: 6/11/2025* *MLS ID: 6878591*

41916 N 101st Pl	Single Family	3/4	3,725 sq ft	37,626	2005	6/11/2025	$4,675,000	$1,255

Golf membership optional. Welcome to a wonderful, perfectly sized, beautifully appointed house with nothing short of amazing views. The minute you step inside - the views, the quality, the warmth of the finishes and the perfect layout will overtake you. The kitchen is amazing with its Le Corneau stove, custom hood & handmade walnut island; authentic wood floors circa 1800's; great room and dining room are open, bright and welcoming. The master bath feels like a spa. 3 bedrooms, a fabulous cozy den or office, 4 baths. Each bedroom has its own exit to a wonderful patio with amazing views. The backyard is so charming! There is a perfectly sized negative edge pool that spills out onto an amazing canyon; a spa, a fire pit, a wonderful under roof sitting area with a huge fireplace. There is a 3 car garage with a huge storage closet and 2 EV chargers.

Listing Courtesy of Realty Executives

2 Active • *New, Coming Soon: 5/22/2025* *MLS ID: 6878535*

16330 E Cavedale Dr	Single Family	3/2	1,637 sq ft	46,893	2018	5/22/2025	$559,900	$342

Located just outside of North Scottsdale, this home is ideal for those who crave open space, privacy, and sweeping mountain views. The acre lot offers so much potential for horse enthusiasts, gardeners, or those just seeking serenity. Inside you'll find a great room layout with vaulted ceilings, a gorgeous island kitchen with shaker cabinets & stainless steel appliances, a generous pantry, plank-tile floors, upgraded fans & fixtures & the sought after split floor plan with plenty of natural light. Other extras include the R/O & water softener. The exterior features a pavered entry & covered patio, mature landscape & hardscape around the home, fenced area for pets, a powered shed & a shaded parking area. With horse privileges, no HOA and plenty of room to roam, this dream lot invites a lifestyle surrounded by the natural beauty of the Sonoran Desert where sunrises are spectacular, the night skies sparkle, and hiking, biking, horseback riding, and off-roading are just outside your door.

Listing Courtesy of Keller Williams Realty Sonoran Living

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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.

3 Active • *New, Active: 4/25/2025* *MLS ID: 6857499*

28437 N 112th Way	Single Family	3/3	2,522 sq ft	24,147	1998	4/25/2025	$1,199,950	$476

Stunning Remodel in a prime North Scottsdale location next to Troon North! This modern open concept floor plan features 3 bedrooms, 2.5 baths and a 3 car garage. Perfect as a Primary Residence, Second Home or lucrative Vacation Rental (No HOA). Beautiful & durable luxury vinyl plank flooring runs throughout the home. Spacious split master features a spa-like bath w/separate shower & soaking tub, dual vanities & large walk-in closet. Light & bright great room features soaring ceilings and large windows showcasing the panoramic views. Chef's kitchen with gas range, dual ovens, beautiful quartz counters & crisp subway backsplash. Spacious secondary bedrooms & bathroom w/jetted tub & shower combo. Entertainer's backyard with hot tub, cozy fireplace and built-in BBQ with captivating views! Every detail has truly been thought through on this beautiful remodel. This is just a highlight of the many upgrades to be appreciated by your buyer. Hurry, this one won't last long!

Listing Courtesy of Homesmart

4 Active • *New, Active: 6/9/2025* *MLS ID: 6877686*

37200 N Cave Creek Rd, Unit 1045	Single Family	3/4	3,075 sq ft	9,561	2019	6/9/2025	$3,225,000	$1,049

FULL GOLF MEMBERSHIP AVAILABLE! Experience turnkey luxury in Desert Mountain. This designer villa features a private backyard, spa, and chef's kitchen with high end appliances. Expansive sliders open to a covered patio with breathtaking views of the Seven Golf Course, mountains, and sunsets. Located along the alongside the fairway, this villa offers seamless indoor/outdoor living. A Golf Membership is available for transfer with a quick 30-day approval. Enjoy Desert Mountain's exclusive amenities—7 golf courses, 10 restaurants, fitness center, spa, tennis, pickleball, and more—within this prestigious guard-gated North Scottsdale community.

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

5 Active • *New, Active: 4/4/2025* *MLS ID: 6851471*

14007 E Westland Rd	Single Family	3/3	2,222 sq ft	57,183	2004	4/4/2025	$850,000	$383

Equestrians will fall in love with this welcoming custom home with authentic Southwest charm, surrounded by stunning mountain views. The thoughtfully designed horse barn features 2 oversized 36-ft stalls, access to covered turnout runs, auto-waterers, a covered wash rack, enclosed hay storage, and a critter-proof tack room with a cement floor, electricity & water. The horse facilities also include a 100' x 70' turnout area & a 70-ft round pen, both fenced with solid 4-rail fencing and lit by two floodlights, perfect for evening rides or training. Designed with a desirable split floor plan, the home also features a chef's kitchen w/ double ovens, 2 islands, rustic wooden beams, a large, covered patio for relaxing or entertaining, & a fully fenced yard. The entire property is fenced & gated for added privacy/security, and is serviced by a shared well. Whether you're an avid rider or simply enjoy the peace of rural living, this property is your gateway to the outdoors, with direct ride-out access into the Tonto National Forest and nearby Preserve trails. This is a rare opportunity to own a one-of-a-kind horse property that blends comfort, charm, and functionality in a truly spectacular setting!

Listing Courtesy of Re/max Fine Properties

6 Active • *New, AUC: 5/12/2025* *MLS ID: 6865338*

9322 E Hidden Green Dr	Single Family	3/3	2,754 sq ft	19,593	1995	5/12/2025	$1,340,000	$487

Gorgeous fully remodeled home in desirable Troon North! Designer's interior features a split layout w/3 nice-sized bedrooms & 3 full bathrooms. The welcoming living/dining room boasts dry bar & 4-panel of sliding pocket doors, making it easy to merge the indoor/outdoor living areas. Spend cozy evenings in the family room, including a fireplace! Chef's kitchen has wood cabinetry, quartz counters, SS appliances, island w/breakfast bar, & tile backsplash. The owner's retreat highlights private backyard access & lavish ensuite. Freestanding tub, glass enclosure shower, walk-in closet, & dual sink vanity. Oasis-style backyard offers a refreshing pool w/boulder waterfall, artificial turf, covered patio, & view fence for gazing at the natural desert landscaping. Must see!

Listing Courtesy of West Usa Realty

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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 • *New, Active: 4/9/2025* *MLS ID: 6850316*

14934 E Roy Rogers Rd	Single Family	4/4	3,221 sq ft	58,575	2003	4/9/2025	$1,650,000	$512

Discover peaceful living with stunning mountain views in this one-of-a-kind home. This property comes with a private casita, a climate-controlled RV garage/workshop, and a rooftop deck perfect for relaxing and watching the beautiful views of Four Peaks. Just off a paved road, combining comfort and convenience. Inside, enjoy your own home theater, custom finishes like chiseled granite counters, travertine floors, rustic ceiling details, and knotty alder wood throughout. The chef's dream kitchen features a breakfast bar, wet bar, and picture-perfect views of the pool, making it a great space for cooking and entertaining. The laundry room doubles as a butler's pantry, great for hosting. The large master suite opens to both the front and backyard for smooth indoor-outdoor living. The spa-like bathroom has a big jacuzzi tub, cozy fireplace, and a rainfall shower. Outside, the lush yard has a negative edge pool with a natural rock waterfall, three patios, a built-in BBQ, a fireplace for cool nights, and misters for warm days. This home is a true retreat, offering privacy, comfort, and breathtaking views. Don't miss your chance to make it yours!

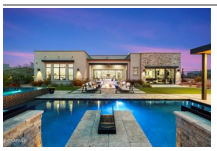
Listing Courtesy of Re/max Fine Properties

8 Active • *New, Active: 3/19/2025* *MLS ID: 6837765*

41248 N 96th St	Single Family	4/5	5,500 sq ft	38,074	2021	3/19/2025	$8,000,000	$1,455

Desert Mountain Golf Membership available with purchase. This home is situated on a picturesque boulder strewn lot with prime South/Southwestern solar orientation for maximum sun exposure on pool and patio areas; sitting parallel to the 15th fairway of Desert Mountain's Chiricahua Golf Course offering magnificent Sunset Views. Great Room floor plan with sliding glass doors creating an entertainers delight with pool, spa, patio fireplace, & BBQ. Striking entry with Black marble Foyer inlay on white oak flooring. One of a kind ceiling lighting with back-lighting illuminating soft light throughout the home. Gracious space with 4 bed/4.5 baths plus Media Room. Oversize 3 car garage, 1775 sq. ft. covered patios. Offered turnkey with few exclusions. Desert Mountain offers first class amenities

Listing Courtesy of Russ Lyon Sotheby's International Realty



9 Active • *New, Active: 3/22/2025* *MLS ID: 6839679*

26690 N 119th St	Single Family	3/4	4,365 sq ft	33,730	2021	3/22/2025	$3,195,000	$732

Discover the perfect harmony of elegance, warmth, and modern sophistication in this breathtaking 4,300 sq. ft. residence, tucked away in the prestigious gated community of Boulder Ranch by Toll Brothers with the Sonoran Preserve in the background. Designed with impeccable attention to detail, this home showcases honed granite countertops, top-of-the-line SubZero and Wolf appliances, and a striking 400 bottle wine wall; a true showpiece for wine enthusiasts. Thoughtfully curated lighting fixtures enhance the inviting ambiance throughout. The private and spacious primary suite offers a spa-inspired bath and a generous walk-in closet, while the attached casita provides a comfortable ensuite bedroom. A bright and stylish office, complete with a custom iron barn door, creates the ideal work from home space. Perfect for effortless entertaining, the open-concept kitchen flows seamlessly into the expansive great room, leading directly to a stunning backyard retreat. Here, you'll find a heated pool and spa, an outdoor kitchen complete with Lynx appliances including gas pizza oven, captivating fire features, and a bocce ball court. A spacious bonus room, complete with its own kitchen and bar with direct backyard access, adds even more versatility for gatherings. With ample space to further customize your outdoor oasis, this move-in-ready home is a rare gem in a low-density community offering luxury, comfort, and immediate enjoyment (no waiting to build!). Ideally located just minutes from world-class hiking, mountain biking, dining, pickleball, tennis, Troon Golf, and the Rio Verde Country Club. Plus, enjoy breathtaking views of Troon Mountain, Tom's Thumb, and the McDowell & Superstition Mountains,a truly spectacular backdrop to this exceptional property.

Listing Courtesy of Keller Williams Realty Sonoran Living

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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.
10 Active • *New, Coming Soon: 5/29/2025* *MLS ID: 6872536*								
39602 N Charles Blair Macdonald Rd	Single Family	4/5	6,706 sq ft	232,544	2011	5/29/2025	$5,500,000	$820

One of a kind Tate Design Architecture on 5.34 private acres in Village of Lone Mountain to capture sweeping views. Built by Platinum Homes & incorporated copper fascias, walls of glass along with polished aggregate floors. The main level living offers dual living, indoor/outdoor dining, kitchen, Bar, hearth room, office, primary retreat, incorporating a massive closet, junior master & multiple patios. Home's floating glass staircase leads you to upper-level game room, Bar, additional guest quarters & a sunset view-balcony. Exterior amenities include 5 fire features, 3 water features, family-sized pool/spa; side yard is plumbed for Guest House or Car Barn. Conveniently located in Village of Lone Mountain where residence could gain access through Carefree Ranch. No membership available.

Listing Courtesy of Russ Lyon Sotheby's International Realty

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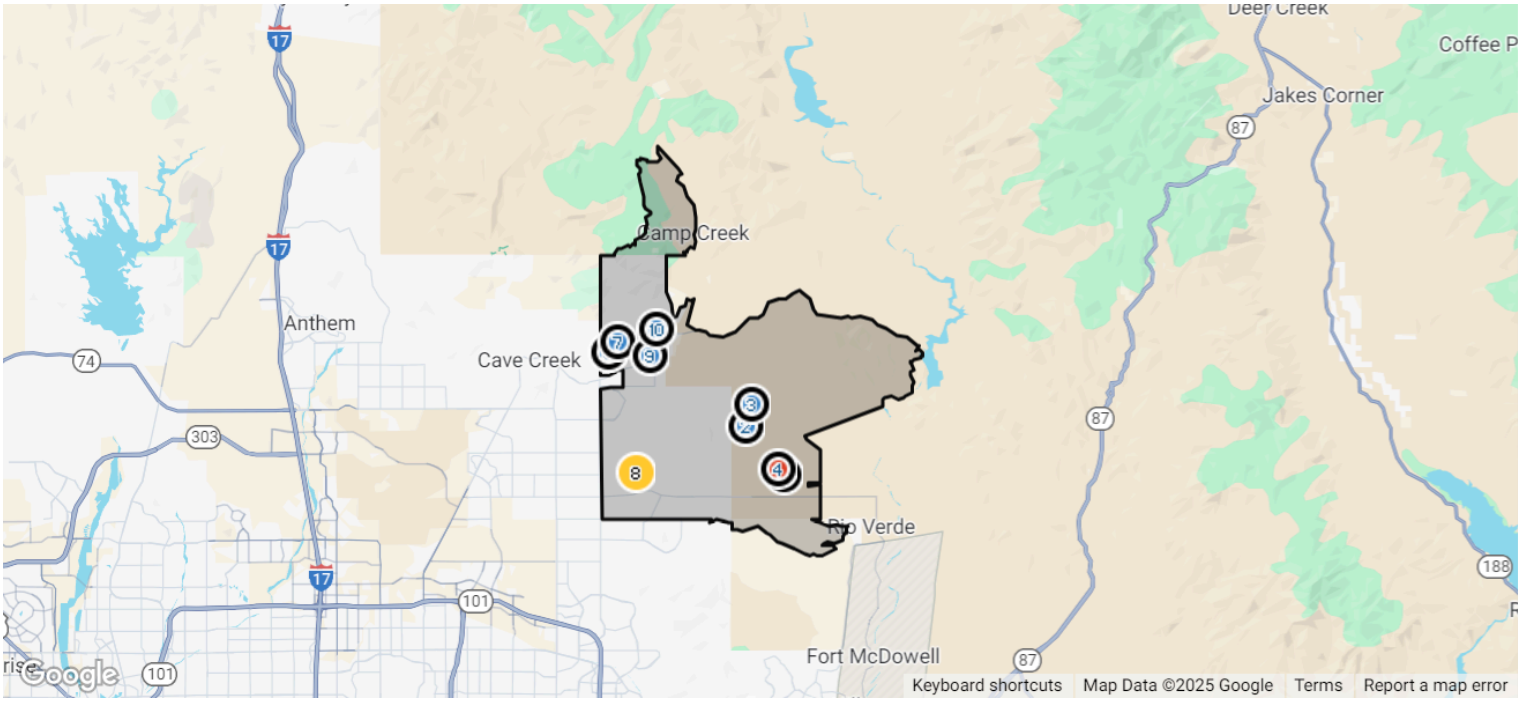

Pending: 10

	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 6/10/2025* *MLS ID: 6845771*

28301 N 154th St	Single Family	4/3	2,818 sq ft	43,833	4/3/2025	$950,000	6/10/2025	$337

SELLER MAY CARRY | Set on a fully fenced acre with unobstructed views of Four Peaks, this custom Mission-style home is just five miles from the Verde River and minutes from the Tonto National Forest, offering direct access to trail systems and year-round outdoor recreation. With its inviting turret-style entryway, the home showcases quality craftsmanship, including energy-efficient 2x6 construction and solid pine doors throughout. Inside, 10-foot ceilings and laminate flooring set the tone, while the kitchen offers granite countertops, double ovens, dual sinks with disposals, and a walk-in pantry—all seamlessly connected to the main living area. A dedicated dining room opens to the expansive wraparound patio, ideal for indoor-outdoor living and entertaining. The primary suite features a soaking tub, double-entry walk-through shower, and two walk-in closets, with natural stone finishes in all bathrooms and barn-style closet doors throughout. Additional highlights include a full laundry room, an extended-depth three-car garage with 8' doors, and a high-producing shared well serving only three other homes. Whether you're seeking privacy, adventure, or everyday livability, this home delivers on every front. Seller May Carry Terms: 1. Interest Rate: 5.5% 2. Down Payment: minimum 10% down 3. Loan Term: maximum 30 years

Listing Courtesy of Russ Lyon Sotheby's International Realty

2 **Pending** *• Pending as of 6/10/2025* *MLS ID: 6852990*

14036 E Ranch Rd	Single Family	4/3	3,027 sq ft	145,860	4/15/2025	$1,100,000	6/10/2025	$363

Surrounded by the stunning Four Peaks, Mazatzal Mountains, and Little Granite, this 3.35-acre property is the perfect escape with wide-open views. Whether you're looking for space, peace, or just a place to take in the scenery—this one's got it all.Inside, you'll find custom touches throughout, like beautiful alder cabinets, 8-foot solid wood doors, and a cozy gas fireplace. Split floor plan includes a private, wheelchair-accessible suite and flexible home office with its own patio access—great for working from home or hosting guests.The kitchen is built for anyone who loves to cook, with granite counters and a huge walk-in pantry. Don't miss the spiral staircase leading up to a walk deck with unbeatable views—sunsets up here are something else.

Listing Courtesy of Compass

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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.

3 Pending ▪ *Pending as of 6/9/2025* *MLS ID: 6836521*

33401 N 142nd Way	Single Family	5/4	3,525 sq ft	44,473	3/17/2025	$925,000	6/9/2025	$262

BRAND NEW Construction in an incredible location! NO HOA - Stunning Modern Home on a 1 ACRE w/ Horse Privileges. 4 Car Side Entry Garage, 12ft ceilings, and Guest Living w/ Separate Entry. Gourmet Kitchen with high-end Cabinets w/ 42" uppers, White Quartz Countertops, WOLF appliances, and Wood Plank tile Floors. Stunning Master Bathroom with Freestanding Soaking Tub, BEACH Entry Glass Shower and Beautiful Double Vanities. Exceptional Energy Efficient - boasting Spray Foam Insulation, Premium Trane 14 seer AC units & High-end Windows. Superior Construction and Craftmanship includes Premium Roofing System, Premium Synthetic Stucco & much more! $5,000 to Buyer at Close of Escrow which shall be used towards Buyer installing a water filtration system. MOVE IN ready around July/August.

Listing Courtesy of Realty One Group

4 Pending ▪ *Not Applicable / Not Disclosed, Pending as of 6/8/2025* *MLS ID: 6831163*

28619 N 152nd St	Single Family	3/2	1,980 sq ft	55,362	3/6/2025	$625,000	6/8/2025	$316

Spacious 3-bedroom, 2-bath home situated on a large 1.25-acre horse property with breathtaking mountain views. This custom territorial-style home offers the perfect blend of comfort and charm. The kitchen is a standout feature, with beautiful alder cabinetry, a pantry, a kitchen island, and windows that allow you to enjoy stunning views while you cook! The open floor plan creates a bright and welcoming atmosphere, with a cozy wood-burning fireplace in the great room, perfect for those cooler evenings. With a desirable split floor plan, this home includes a generous master suite with a large walk-in closet. All roads are paved, and the property uses a shared well.

Listing Courtesy of R.o.i. Properties

5 Pending ▪ *Pending as of 6/6/2025* *MLS ID: 6746716*

37200 N Cave Creek Rd, Unit 1005	Single Family	4/5	3,934 sq ft	12,077	8/21/2024	$3,995,636	6/6/2025	$1,016

SAND DUNE SERENITY IS A FULLY FURNISHED TURNKEY NEW CULLUM HOME! FULL DESERT MOUNTAIN GOLF MEMBERSHIP AVAILABLE! ENTERING THE GATED ENTRANCE WELCOMES YOU TO THE SOUND OF A BUBBLING FOUNTAIN IN THE QUAINT LANDSCAPED COURTYARD WITH GUEST CASITA AND TOWERING GLASS FRONT DOOR. UPON ENTERING THE MAIN HOME YOU WILL NOTICE THE VIEW STRAIGHT THROUGH THE HOME OVERLOOKING THE WATER AND GREEN OF THE 13TH FAIRWAY OF THE RENEGADE COURSE. THE CHEF'S KITCHEN ADORNED WITH SUB ZERO REFRIGERATOR, WOLF COOKTOP, OVENS AND COVE DISHWASHER ALL OVERLOOK THE LIVING AND ENTERTAINING SPACE. THE DINING AND GREAT ROOM WITH HIGH CEILING, FIREPLACE WITH BUILT IN SHELVING AND WALL OF GLASS OPEN ONTO THE ENTERTAINERS DREAM BACKYARD. THE SWIMMING POOL, BUILT IN BBQ, FIRE PIT AND LARGE COVERED PATIO HAVE AN AMAZING VIEW OVER THE RENEGADE COURSE, POND AND MOUNTAINS IN THE DISTANCE. THIS IS A GREAT PLACE TO ENJOY THE WINTER SUN. THE PRIMARY SUITE HAS A DESIGNER TOUCH WITH A STONE WALL ACCENT AND LARGE FIREPLACE FOR THOSE COOL EVENINGS. THE LARGE BATH WITH SEPARATE SINKS, SHOWER, SOAKING TUB AND CUSTOM CLOSET TO GET READY IN. TWO EN-SUITE BEDROOMS THAT ACCOMMODATE KING SIZE BEDS ARE ALL SEPARATE FROM EACH OTHER WITH ONE OPENING INTO THE PRIVATE COURTYARD. THE LARGE OFFICE WITH COURTYARD VIEW, LAUNDRY AND POWDER BATH COMPLETES THIS SINGLE LEVEL LIVING HOME. GUESTS WILL NEVER WANT TO LEAVE IN THEIR OWN CASITA WITH LARGE BATH. THE OVERSIZED 3 CAR GARAGE WITH EPOXY FLOORING IS LARGE ENOUGH TO STORE THAT GOLF CART. THIS HOME WILL BE MOVE IN READY BY YEARS END JUST IN TIME TO ENJOY ALL THAT DESERT MOUNTAIN HAS TO OFFER! BRING YOUR CLUBS AND GET ON ALL OF THE SEVEN COURSES!

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

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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 as of 6/4/2025* *MLS ID: 6847762*

37200 N Cave Creek Rd, Unit 1019	Single Family	4/5	3,604 sq ft	10,212	4/7/2025	$3,928,360	6/4/2025	$1,090

A full golf membership is available immediately!!! This Radiant Mirage Lock-and-Leave Custom Home by Cullum Homes is fully furnished and move-in ready! A gated, private landscaped courtyard welcomes guests, leading to a separate ensuite casita perfect for visitors. The large glass front door opens into the great room, featuring a floor-to-ceiling stone fireplace. The chefs kitchen and breakfast room showcase stunning attention to detail, with mixed materials, custom quartz cabinets, and top-of-the-line appliances, including Sub-Zero, Wolf, and Cove. A spacious butlers pantry offers abundant storage. The custom wine cellar and dry bar add a special touch for entertaining. All bedrooms are thoughtfully separated for privacy, with the primary suite offering serene views of the 10th hole of the Seven Golf Course and distant mountains. The primary bath is exquisite, with double sinks, a soaking tub, a large shower, and a custom walk-in closet by Closet Masters. The two guest ensuites comfortably fit king-size beds. Additional features include an office, and a laundry room with ample extra storage, and a built-in desk. The single-level layout is completed with a 3-car garage for all your toys and golf cart. Step outside to enjoy the backyard oasis, featuring a Baja shelf in the pool, an outdoor BBQ, and a fire pit, all with stunning golf course and mountain views. The Seven Clubhouse is just a short walk away! Dont miss the opportunity to visit this exceptional home today. Seven Desert Mountain offers an unparalleled lifestyle-start golfing today!

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

7 Pending • *Pending as of 6/8/2025* *MLS ID: 6843742*

9351 E Andora Hills Dr	Single Family	4/5	3,683 sq ft	43,736	3/31/2025	$1,998,000	6/8/2025	$542

Welcome to 9351 E Andora Hills Drive, within Scottsdale's prestigious golf and recreational community of Desert Mountain, perched on an elevated lot with stunning sunset views! This 3,683-square-foot custom Lee Hutchison home has been recently renovated to blend timeless southwestern territorial design with bright spaces and abundance of natural light that are so sought-after in today's market. As you step inside, you'll be captivated by the vaulted wood-beam ceilings and stunning stone flooring. The spacious living room features a gorgeous wet bar, a centerpiece fireplace, and expansive windows that frame your desert views. But before you're drawn outside, take the time to explore the thoughtfully designed interior. The recently renovated kitchen features natural finish shaker cabinets and quartz countertops. High-end Viking appliances are sure to impress, including a 60" refrigerator and 48" gas range with double ovens. The wine cellar adds elegance and luxury to the space. The adjacent dining room captures those distant views, with windows on all sides and a sliding door leading out to the balcony, offering an ideal space for both everyday dining, grilling, and entertaining. The well-designed split floorplan ensures privacy and functionality, with the primary suite and office thoughtfully separated from the three additional bedrooms. The primary suite is an inviting retreat, featuring striking vega beams and a charming kiva fireplace that infuse the room with southwestern character. The spacious en-suite bathroom includes dual sinks, a soaking tub, a separate stone shower, and stained glass windows that are true works of art. Each of the additional bedrooms comes with its own en-suite bathroom, adding convenience and privacy for all. The fourth bedroom, located downstairs, is a secluded space with its own en-suite bathroom, offering versatility as a guest room or private sanctuary. Step outside onto the patio, where you'll be treated to breathtaking sunset views over the open desert each evening. The outdoor space is perfectly designed for both relaxation and entertaining, featuring multiple seating areas and heated pool. Desert Mountain is an exclusive, highly sought-after neighborhood known for its cooler year-round temperatures and easy access to the best of North Scottsdale and Cave Creek Main Street, including dozens of restaurants, high end shopping, and all daily conveniences within arm's reach. Opportunities like this are rare - come see this exceptional home today. You won't be disappointed!

Listing Courtesy of Re/max Fine Properties

8 Pending • *Pending: 6/1/2025* *MLS ID: 6763231*

28452 N 101st Way	Condo/Townhouse/Apt.	4/5	2,496 sq ft	2,619	9/27/2024	$3,000 mo.	6/1/2025	$1

Fantastic furnished (or not) 4 bedroom/5 bath, beautifully appointed townhome on Troon North's Monument Golf Course! A short walk to the Clubhouse and surrounded by amenities Galore! Close to Pinnacle Peak hiking, other golf options, the Four Seasons Resort, and more. 2 separate balconies off bedrooms and outdoor patio space to watch amazing sunsets. Community pool and in-ground Spa, outdoor kitchen, and fitness room! Tennis and basketball courts with children's playground close by in community. Close to Cave Creek, Carefree, North Phoenix, and a short drive to shopping. All bedrooms have en suite bath and shower, plus first floor powder room. 3 Month minimum winter rates available.

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.

9 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.

Listing Courtesy of Mirabel Properties

10 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

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Listing Courtesy of Russ Lyon Sotheby's International Realty

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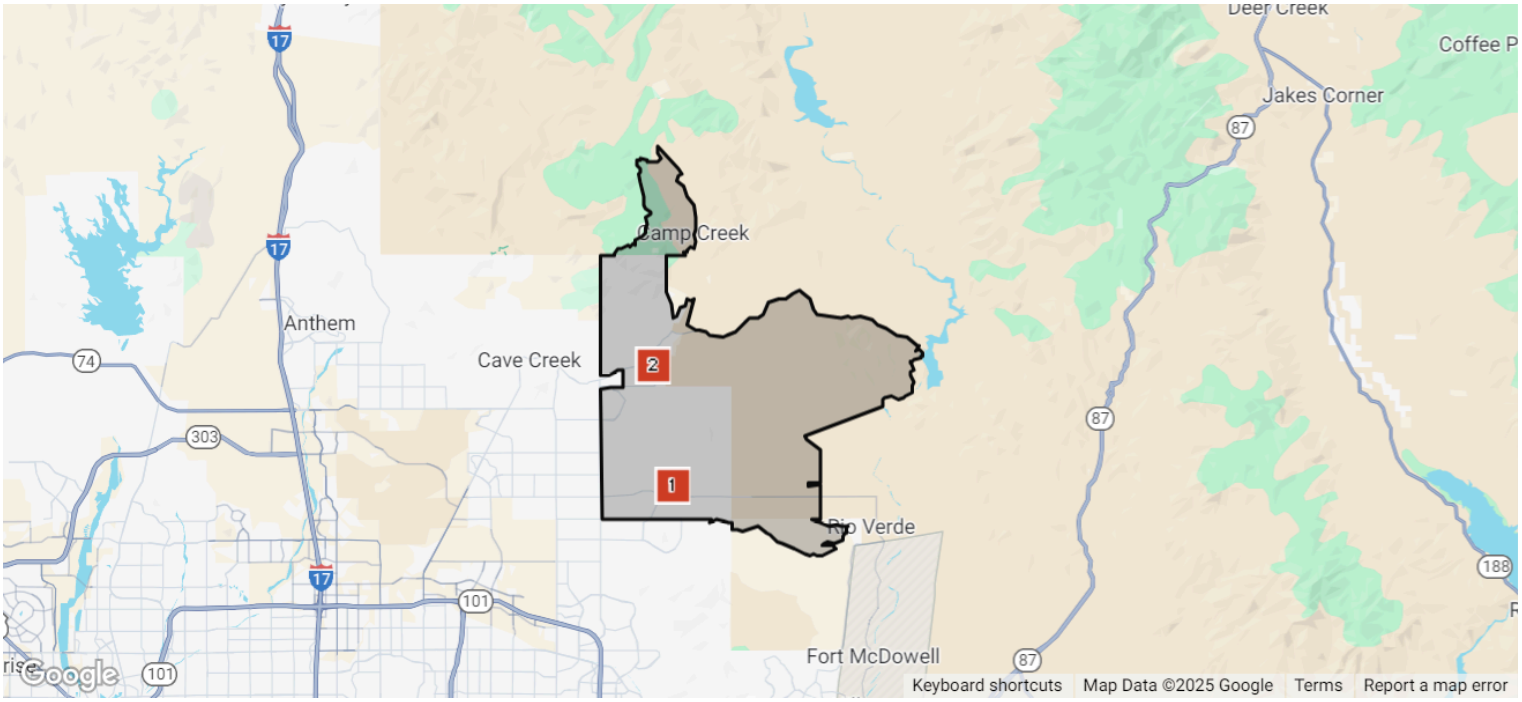
Market Activity Report

Scottsdale, AZ 85262



Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
1 Off Market • *Notice of Rescission* *MLS ID: –* **27643 N 113th Pl** –	Single Family	–/10	10,766 sq ft	167,989	–	4/7/2025	Notice of Rescission	
2 Off Market • *Notice of Trustee Sale* *MLS ID: –* **36278 N Livorno Way** –	Single Family	–/7	5,369 sq ft	35,947	–	4/17/2025	Notice of Trustee Sale	

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- **Market conditions and forecasts** based on listing and public records data.
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- **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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