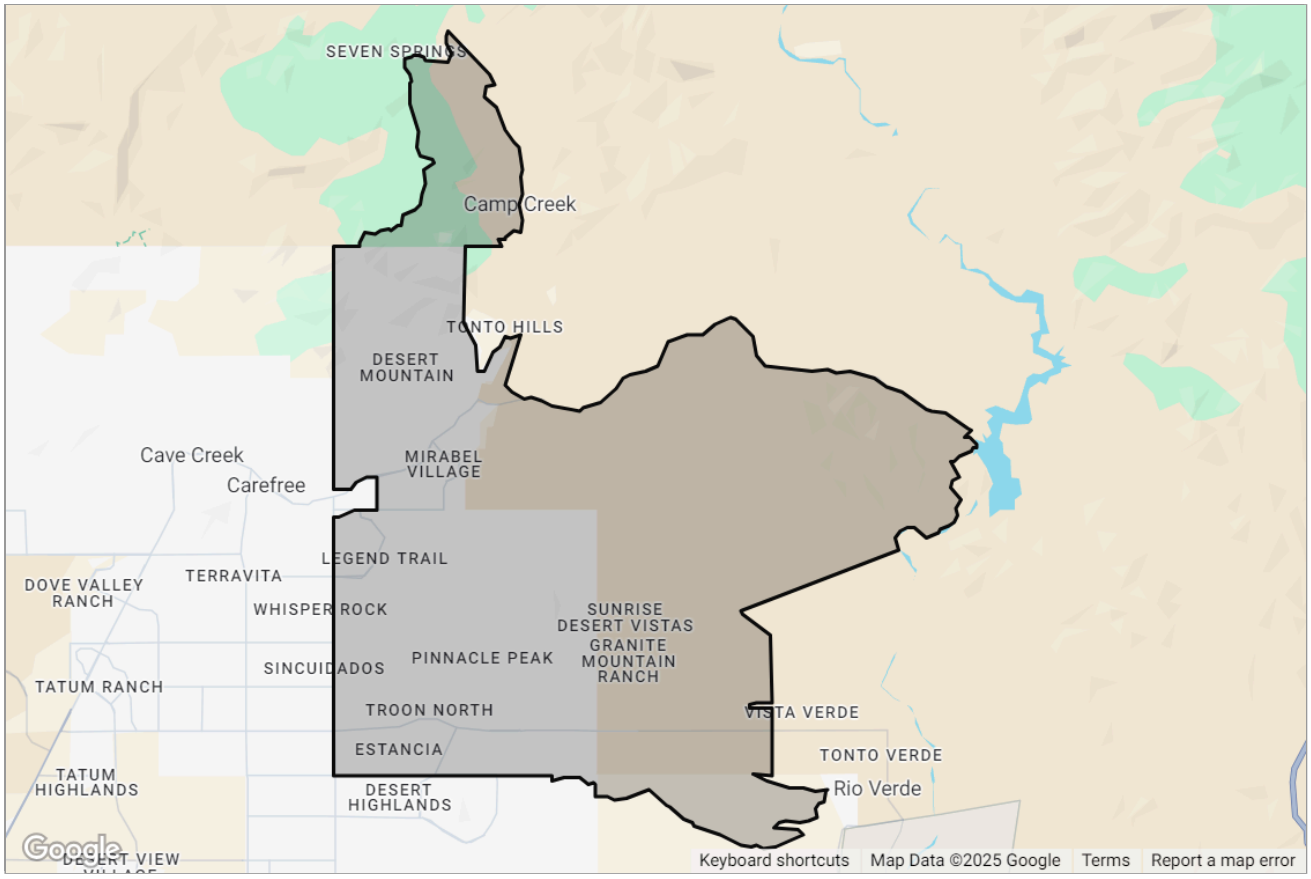
MARKET ACTIVITY REPORT

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
$1.57M	0.81%	0.74%	0.81%	8.58%
Updated: 6/30/2025				

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

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$1.57M	0.81%	8.58%	9.41%
Updated: 6/30/2025			

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

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
3	0	3	0
Updated: 7/2/2025			

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

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.65M	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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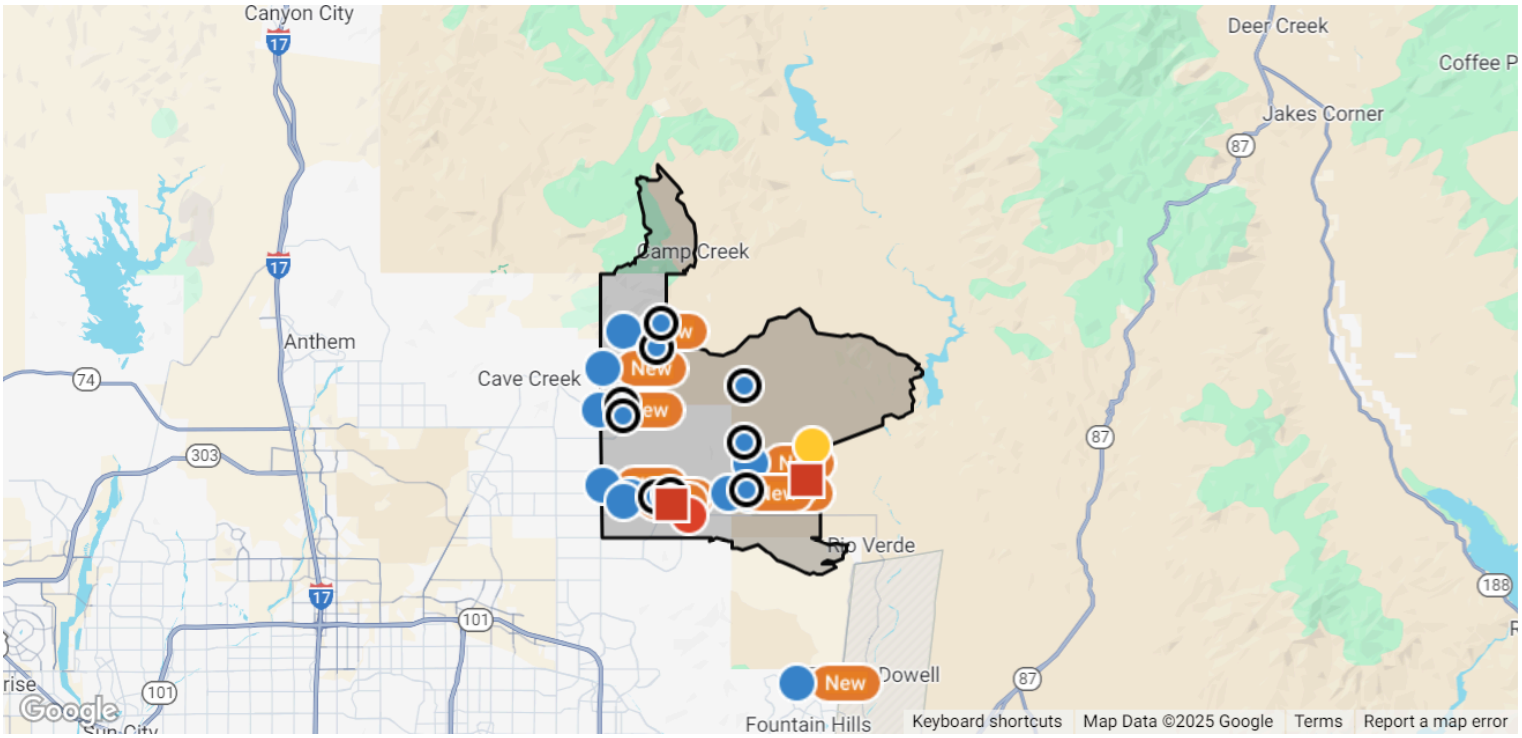
Market Activity Summary Stats



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	3
Low Price / Value	$749,777	$1,895	$571,150
Median Price / Value	$1,212,500	$1,337,500	$3,500,000
High Price / Value	$7,985,000	$3,395,000	$6,417,000
Average Price / Sq. Ft.	$490	$373	$521
Median Price / Sq. Ft.	$394	$401	$596
Average Days in RPR	28	98	92
Median Days in RPR	19	93	92
Total Volume	$19,628,777	$14,821,795	$10,488,150

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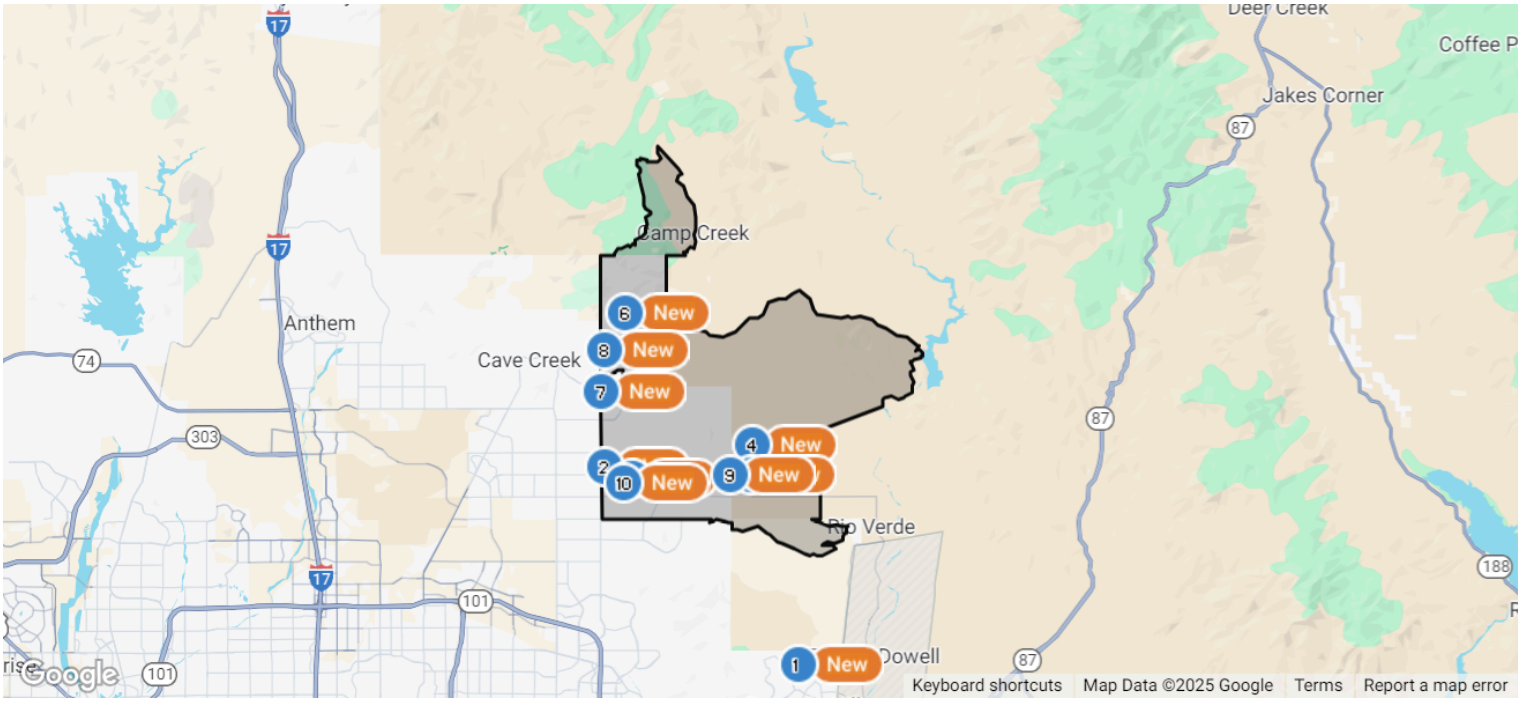

New Listings: 10

	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 • *Relisted, Active: 6/28/2025* *MLS ID: 6886412*								
39307 N Silver Saddle Dr	Single Family	5/6	7,530 sq ft	205,796	2025	6/28/2025	$7,985,000	$1,060

A Modern Desert Sanctuary - Perched high on nearly 5 acres of unspoiled desert landscape, this architectural masterpiece offers uninterrupted mountain vistas, breathtaking sunsets, and glittering city lights to the Southwest. Seamlessly blending modern elegance with the timeless beauty of the Sonoran Desert, this contemporary estate redefines luxury living. Spanning 7,530 sq ft, the residence is designed for both grand entertaining and intimate serenity. Sophisticated interiors open to expansive indoor-outdoor living spaces, creating a fluid connection to the surrounding natural beauty. Every element has been meticulously curated to offer an unparalleled living experience. More than a home, this is a private sanctuary for those who demand the finest. Serious inquiries are warmly welcomed.

Listing Courtesy of Realty One Group

2 Active • *Relisted, Active: 6/13/2025* *MLS ID: 6879955*								
10222 E Southwind Ln, #55	Condo/Townhouse/Apt.	2/2	1,929 sq ft	6,250	2000	6/13/2025	$749,777	$389

Your opportunity has arrived to live in the prestigious gated Troon North Golf Villas community! The wraparound balcony awaits your presence to enjoy a lifetime of sunsets. This amazing 2 bedroom/ 2 bath plus office is an open floorplan closing in near 2000 sq ft. You have views from every room in the house. This beautiful condo has upgrades throughout with builtins for extra storage The Golf Villas at Troon North famous for its renown golf course is proximal to exquisite dining experiences, downtown Scottsdale and a vast mix of recreation and entertainment from endless hiking trails, tennis, and pickle ball. Do not miss out on the chance to live and love Scottsdale for all it offers from Pinnacle Peak and McDowell Mountain views, shopping, dining and its' robust city life.

Listing Courtesy of Exp 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.

3 Active • *Relisted, Active: 6/10/2025* *MLS ID: 6878271*

11103 E Blue Sky Dr	Single Family	4/2	2,311 sq ft	7,523	1994	6/10/2025	$875,000	$379

Seller relocating to the beach, Motivated and ready to move! Welcome to this stunning Echo Ridge Home in the heart of Troon North! Renovations feature a modern kitchen, stunning bathrooms, newer floors, and light/bright paint that give every room a like-new feel. An open floorplan gives you all the space to entertain guests or you can step outside to your private oasis, relax under the covered patio and unwind in the aboveground spa under Arizona sky. Oversized 3car garage with epoxy floors & built-in storage give you plenty of storage & parking. Set in the active & scenic Troon community, you'll enjoy nearby golf, hiking trails, dining & desert views steps from your door. Every part of this home shines w/ modern updates, from the stylish kitchen to the resort backyard making it a perfect blend of comfort, convenience, & Arizona living at its best!

Listing Courtesy of Re/max Fine Properties

4 Active • *Relisted, Active: 6/13/2025* *MLS ID: 6879937*

15438 E Milton Dr	Single Family	4/2	2,331 sq ft	43,564	2022	6/13/2025	$1,050,000	$450

Turnkey 1 acre horse property, fully fenced with 6' no-climb fencing & an automatic gate. 4 car garage & RV parking. The 70' x 30' barn offers three 15' x 14' stalls, tack room, wash rack, insulated roof, & 15' overhang. There is a separate 3 sided hay & shavings barn, large fully fenced turnout, & gated entry for trailer parking. Inside the home you will find a beautiful & open kitchen with upgraded cabinets, large island, double ovens, 36" cooktop & walk-in pantry. Great room with fireplace, upgraded tile, 2x6 construction, low-E windows. Shared well and irrigated landscaping with a huge variety of different plants; including fruit trees & over 20 mature trees, artificial turf, a completely enclosed garden that can also be used as a chicken coop.

Listing Courtesy of Russ Lyon Sotheby's International Realty

5 Active • *Relisted, AUC: 4/3/2025* *MLS ID: 6845771*

28301 N 154th St	Single Family	4/3	2,818 sq ft	43,833	2022	4/3/2025	$950,000	$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

6 Active • *Relisted, Active: 7/1/2025* *MLS ID: 6887381*

40039 N 107th Pl	Single Family	4/5	4,472 sq ft	20,543	2005	7/1/2025	$2,650,000	$593

Golf Membership Available! Charming European estate perched high on an extraordinary lot in acclaimed Desert Mountain offering mesmerizing city lights, mountain & sunset views! This beautifully designed home features hand-hewn doors, custom French cabinetry, hand-forged iron knobs & handles, star gazing deck, gourmet kitchen with SubZero & Wolf appliances. The main home includes 3 ensuite bedrooms plus office while the private detached guest casita offers a generous sitting area & fireplace which is ideal for guests. The elegant primary suite boasts a private balcony with fireplace creating a serene retreat. The striking two-way Cantera stone fireplace connects the great room & dining room enhancing the warmth & character of the interior. Multiple covered patios, a heated Pebble Sheen... pool spa, & an poolside shower offer the ultimate desert lifestyle. A built-in Wolf barbecue station completes the entertainer's dream. 3 New HVAC Units, New Tankless Water Heater, New Wolf Range. New Carpet. Most furnishings are available under separate bill of sale. Golf membership available to transfer at closing at buyer's expense.

Listing Courtesy of Russ Lyon Sotheby's International Realty

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New Listings: 10 (cont.)

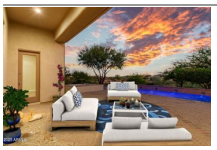
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

7 **Active** *Relisted, Coming Soon: 7/1/2025* *MLS ID: 6887158*

34428 N 99th Way	Single Family	3/4	2,840 sq ft	15,863	2004	7/1/2025	$1,495,000	$526

Enjoy an active lifestyle in the gated enclave of Legend Trail with this tastefully updated home. Freshly painted inside and out, this 2,800+ sq ft retreat offers soaring 12' ceilings, a bright, open great room design perfect for gatherings & a spacious 3 car garage. Savor spectacular sunsets & golf course views from the elevated, private lot. The resort-style backyard is a host's dream—complete with a sparkling pool & spa, built-in BBQ & bar, plus a cozy firepit for evening chats. Inside, enjoy elegant stone & tile details, three spacious bedrooms including a separate-entry casita, and fully upgraded baths. Embrace the community's vibrant amenities: championship golf, scenic hiking trails, tennis, pickleball, and a modern fitness center—designed for those who play as hard as they relax.

Listing Courtesy of Re/max Fine Properties

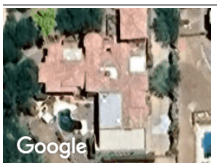


8 **Active** *Relisted, Active: 6/30/2025* *MLS ID: 6887285*

10119 E Winter Sun Dr	Single Family	4/4	4,433 sq ft	45,291	2002	6/30/2025	$1,700,000	$383

Experience Quiet Luxury in a Gated Scottsdale Retreat Tucked within a prestigious gated community known for its winding streets, spacious lots, and distinctive homes by Edmond/Toll, this residence offers serene desert living without the cookie-cutter feel. Enjoy coffee at sunrise in the expansive front courtyard, and relax with sunset mountain views from the private backyard bordering open space for added tranquility. Entertain effortlessly with a lap pool, spa, built-in BBQ, and outdoor fireplace. Just walk out the door to hike, bike, swim laps or play tennis or pickleball! Inside, the split floor plan features ensuite bathrooms for every bedroom, with the expansive, secluded, light and bright primary suite boasting two large walk-in closets, a dedicated changing room with a dedicated changing room with custom storage, a second laundry area, and a spa-style bath complete with a steam shower and soaking tub. The primary changing room could easily be transformed into a guest casita with private courtyard access. Gourmet kitchen with new double ovens and large pantry. Additional highlights include solid wood doors throughout, soaring ceilings, a built-in office and library, central vacuum system, and access to the community tennis/pickleball court. Easy access to dining, entertainment, golf and world class health care! If you're seeking peace, privacy, and luxury in the heart of Scottsdale's Sonoran Desert - this is it

Listing Courtesy of Keller Williams Realty East Valley



9 **Active** *Relisted, Active: 5/7/2025* *MLS ID: 6862761*

14619 E Desert Vista Trl	Single Family	4/4	3,629 sq ft	44,912	2002	5/7/2025	$1,375,000	$379

Beautiful custom home on a spacious 1.03-acre lot with a 567 sq ft guest house! This property features a 6-car garage, RV gate, and stunning mountain views from the rooftop deck. The main home offers a bright living room with soaring ceilings, a two-way fireplace, and European oak flooring (installed 2021). The chef's kitchen includes an oversized island, granite counters, alder cabinets, double ovens, dual sinks, and a built-in fridge/freezer. The large primary suite boasts an updated bath and walk-in closet. Enjoy the Pebble Tec pool with water feature, built-in BBQ, and outdoor fireplace—perfect for entertaining!

Listing Courtesy of Howe Realty

10 **Active** *Relisted, Active: 4/24/2025* *MLS ID: 6856656*

10869 E Hedgehog Pl	Single Family	2/2	1,998 sq ft	6,556	1999	4/24/2025	$799,000	$400

Welcome Home!!! This gorgeous 2 bedroom 2 bath + den at the desirable gated community at Pinnacle Canyon in Scottsdale is in a fantastic location. Close to restaurants, shopping, schools, parks, multiple golf courses & just a short drive to Bartlett Lake. As soon as you step into this home you can see the pride of ownership with all that has been done. Your kitchen offers granite counter tops, full height granite backsplashes, an island/breakfast bar for extra prep & storage, a pantry & crown molding cabinetry. Your spacious master suite offers a plethora of natural sunlight, a walk in closet, dual vanity, a bidet, a walk in shower & soaking tub to enjoy, as well as direct access to your backyard oasis. This Troon North gated property also offers plantations shutters, a gas fireplace in the living room, diamond laid tile flooring, a den/office area to utilize, a two car garage with epoxy flooring & cabinets for extra organization. Your backyard oasis offers a covered paved patio with ceiling fan, mature landscaping, a view fence with mountain views, along with a sparkling heated pool with rock formation water fall to enjoy all year round. This gem in the desert is a Great Buy & a Must See!!! **Furniture is available on a separate bill of sale.

Listing Courtesy of Canam Realty Group

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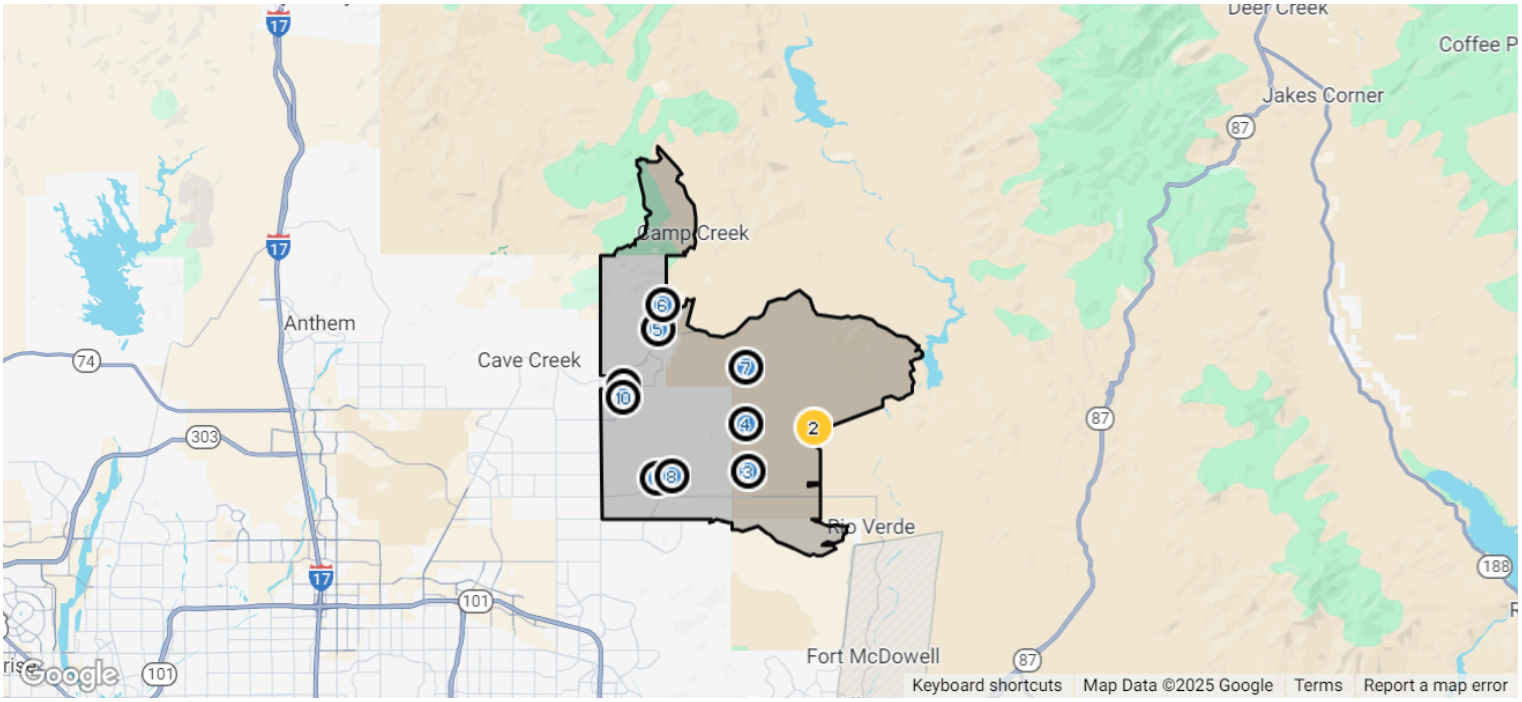

Pending: 10

	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 7/2/2025* *MLS ID: 6797519*

10742 E Greythorn Dr	Single Family	4/6	6,415 sq ft	21,488	12/26/2024	$3,395,000	7/2/2025	$529

Seller financing available at 4.90% Exquisite finishes & craftsmanship! This property lives very much like a single story home, huge master closets w built ins, giant upgraded kitchen w walk in pantry, wine room, 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 & brick ceilings; Elevator, 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 sales in the subdivision!

Listing Courtesy of Responsive Realty

2 Pending • *Pending: 7/1/2025* *MLS ID: 6875189*

16533 E Ranch Rd	Single Family	3/2	1,698 sq ft	43,327	6/3/2025	$1,895 mo.	7/1/2025	$1

Ready for Immediate Move-In! 4TH OF JULY MOVE-IN SPECIAL! $199 MOVE-IN, if moved in on or before 7/3/2025! Move-In special includes the admin fee and ONE WEEK FREE RENT! $110 paid per month over 10 Months towards security deposit! Prorated rent due with $199 admin fee upon approval! 1st full month of rent is due on AUG 1ST! (Animal fees are not included in this move-in special and are due at move-in if applicable) 3bed/2bath Home in North Scottsdale! Home includes 2 car garage, living room, beautiful kitchen, 3 beds, 2 baths, wood flooring, ceiling fans, a covered patio, and backyard. Master bedroom inc walk-in closet, bathroom w/ walk-in shower, double sinks and beautiful vanity. Kitchen inc island with sink, walk-in pantry, double-door fridge, electric stove, and dishwasher!

Courtesy of Market Edge Realty, Llc

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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 7/2/2025* *MLS ID: 6880829*

14124 E Roberta Dr	Single Family	3/2	1,637 sq ft	54,450	6/16/2025	$589,900	7/2/2025	$360

Built in 2018! Nice size 1.25 acre lot. This beautifully maintained single-story home offers 3 bedrooms, 2 bathrooms, and a desirable split floor plan designed for both comfort and entertaining. The spacious great room flows seamlessly into the kitchen and dining area, creating an inviting open-concept living space. The chef's kitchen features stainless steel GE appliances, upgraded Ash cabinetry, slab quartz countertops, an oversized center island, a walk-in pantry, and ample space for meal prep and gatherings. The luxurious primary suite includes a large walk-in closet and an elegant En-suite bath with a dual-sink quartz vanity. Thoughtful upgrades throughout the home include plank tile flooring, energy-efficient 14 SEER HVAC, low-E windows, and a 2-car garage. Shared well.

Listing Courtesy of Morgan Taylor Realty

4 Pending • *Pending as of 5/29/2025* *MLS ID: 6831172*

31912 N 141st St	Single Family	5/5	4,993 sq ft	71,996	3/6/2025	$1,650,000	5/29/2025	$330

A private gated driveway and enclosed courtyard create an inviting entrance. The chef's eat-in kitchen features granite countertops, stainless steel appliances, a beverage fridge, a stylish backsplash, reverse osmosis, and a center island with a breakfast bar. The cozy family room is enhanced by dual ceiling fans and a charming fireplace, while the spacious living room offers a dedicated dining area, an additional fireplace, and an oversized window that fills the space with natural light. The primary master suite includes a private patio exit, a walk-in closet, and a spa-like en-suite bathroom with dual vanities, a jetted tub, and a walk-in shower. This home also features a detached guest casita and multiple en-suite bedrooms, perfect for accommodating family or visitors. Additional upgrades include a replaced roof (8-9 years old), newer AC units, 5 fireplaces, and two newer water heaters. Step outside to your private backyard oasis, where a heated pool with elegant water features and a newer pump invites you to unwind. Entertain with ease at the built-in BBQ and firepit seating area, or relax under the extended covered patio. Lush, meticulously maintained landscaping enhances the serene atmosphere, while the elevated view deck offers breathtaking panoramic views of the surrounding scenery. This property offers the perfect combination of luxury, space, and tranquility, don't miss this rare opportunity!

Listing Courtesy of Exp Realty

5 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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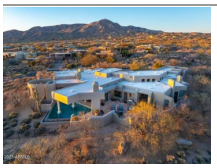
Listing Courtesy of Russ Lyon Sotheby's International Realty



6 Pending • *Pending as of 6/30/2025* *MLS ID: 6868173*

40635 N 109th Pl	Single Family	3/5	5,804 sq ft	83,200	5/17/2025	$3,000,000	6/30/2025	$517

Desert Mountain Golf Membership available, TURNKEY, and Home sits on combined lots 4 & 5 & PRICE now INCLUDES Lot #3 for "forever views". Centrally located within the community for easy access to all Golf Courses & amenities. This architectural gem seamlessly blends Old-World grandeur with Southwest flare as you enter into grand Living room with views to the Pool and multiple sitting areas with a strategically placed Wet Bar to service both Living & Family Rooms. Home boasts a very generous Primary Suite with dual Baths and Closets joined by shower, Office with built-in Bookcases, & expansive Guest Casita with Fireplace make for a perfect get-away for your Guest. Entertaining at its best with water feature, multiple fireplaces, spa, and graciously covered pool to create shade.

Listing Courtesy of Russ Lyon Sotheby's International Realty

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Pending: 10 (cont.)

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

7 Pending • *Pending as of 6/29/2025* *MLS ID: 6795941*

36023 N 140th St	Single Family	4/3	2,446 sq ft	91,128	12/19/2024	$660,000	6/29/2025	$270

MOTIVATED SELLER! Owner has been transferred to Alaska. Enjoy UNOBSTRUCTED breathtaking MOUNTAIN VIEWS with stunning Arizona sunrises and sunsets! PRODUCING shared WELL with supplemented water in place on demand that conveys with the property. This beautiful NEW HOME is tucked away in a peaceful area, sitting on a TWO ACRE LOT. Easy access to the National Forest! The Durango Floor Plan is designed for both dramatic entertaining and practical living, offering a functional layout. The kitchen boasts stainless steel appliances, white shaker-style cabinets with soft-close features, QUARTZ countertops, a walk-in pantry, and a spacious island with additional seating. WOOD-LOOK TILE flooring throughout the home is easy to maintain and allergy-friendly. large walk-in glass shower. Plus, THIS NEW BUILT HOME CARRIES A ONE YEAR BUILDERS warranty.

Listing Courtesy of Realty One Group

8 Pending • *Pending as of 6/29/2025* *MLS ID: 6852018*

11366 E White Feather Ln	Single Family	3/2	2,448 sq ft	20,872	4/15/2025	$1,025,000	6/29/2025	$419

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, builtin 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.

Listing Courtesy of Compass

9 Pending • *Pending as of 6/28/2025* *MLS ID: 6825149*

9576 E Kiisa Dr	Single Family	2/2	1,619 sq ft	5,041	2/22/2025	$725,000	6/28/2025	$448

This recently updated Legend Trail home sits on a quiet lot and features an open great room floor plan with formal dining area, bar seating, and spacious kitchen. The 2 BR/2 BA home has an office/den w/double door entry that could easily be converted to a 3rd Bedroom. Updates include new light hardwood flooring and interior paint in the main living areas & new carpeting in the bedrooms. The kitchen has ample cabinetry, gorgeous granite countertops, and stone facia on the breakfast bar. The spacious master bedroom has direct access to the covered patio and an ensuite with dual sinks, a huge walk-in shower, & a roomy walk-in closet. The guest bedroom is split and just steps from the guest bathroom that boasts a stylish hammered copper sink. The private backyard features a covered patio, built in BBQ, sparkling swimming pool, and view fencing to enjoy the desert botanical scenery. Solar Panels owned. Low HOA fees include all the Legend Trail community center amenities with two heated pools, spa, tennis, pickleball, fitness & tons of activities.

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.

10 Pending • *Pending as of 6/28/2025* *MLS ID: 6838042*

9630 E Preserve Way	Single Family	4/5	3,552 sq ft	13,575	3/17/2025	$1,675,000	6/28/2025	$472

This fabulous Avron built home sits on the 11th fairway of the Legend Trail golf course and has breathtaking views across the fairway to the Continental mountains, Black Mountain, and to glowing sunsets. This stunning home offers 3552 sq ft with a great room concept that is open to the gourmet kitchen and breakfast nook. The home features 4 bedrooms and 4.5 baths and the bedrooms all have ensuite baths. The Casita is the 4th bedroom and has direct access from the courtyard. Interior improvements include "wood look" porcelain tile flooring, stacked stone on fireplace and entertainment wall, glass doors into den, updated master bath and laundry. The backyard showcases expansive stone patios, heated pool & spa w/waterfall, built in BBQ, & a firepit located perfectly for enjoying sunsets The 2 car garage is oversized with an area for tools/storage and a 240v plug for EV charging. The Legend Trail community center offers two heated pools, hot tub, tennis courts, pickleball courts, large fitness center, banquet room, card room, and tons of activities, all included in the low HOA fee. There is a golf course and restaurant as well!

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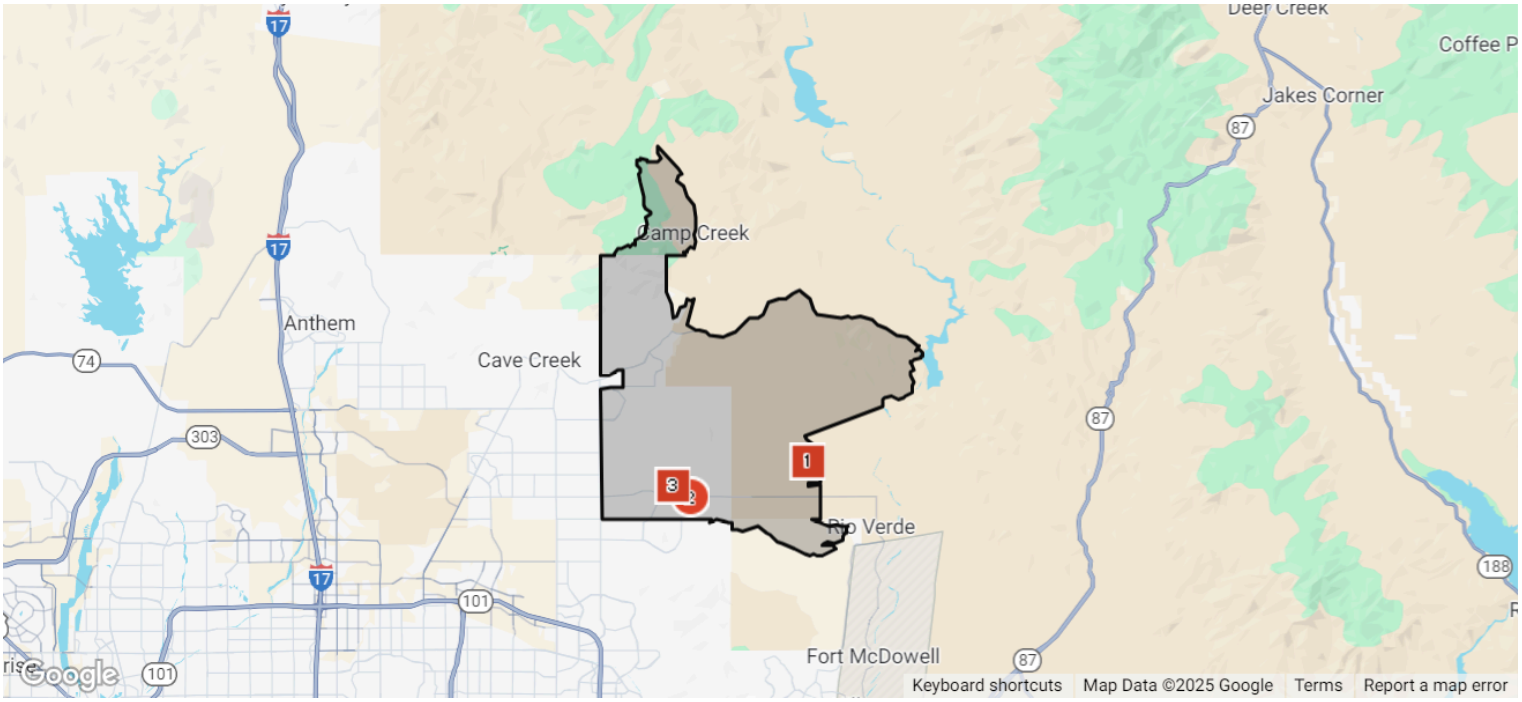
Market Activity Report

Scottsdale, AZ 85262



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* *MLS ID: –*								
16302 E Bobwhite Way	Single Family	–/3	1,637 sq ft	44,748	–	6/6/2025	Notice of Trustee Sale	
–								
2 Active • *Not Applicable / Not Disclosed, Active: 4/1/2025* *MLS ID: 6846622*								
12042 E Cavedale Dr	Single Family	4/5	5,658 sq ft	44,145	$3,500,000	4/1/2025	5/30/2025	Not Applicable / Not Disclosed
3 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	
–								

Hot deal! Priced to Sell. REALLY. Entertainer's Dream with Breathtakin.g Views and Artistic Inspiration 📍 Scottsdale, AZ | 4 Beds | 4 Full Baths + 2 Half Baths | Attached Casita | Art Studios | Panoramic Views, 5658 sq. ft.| 5 car garage Lot size 1 acre+ Welcome to a one of a kind North Scottsdale retreat where luxury meets inspiration. This stunning customized home is an entertainers paradise, showcasing seamless indoor-outdoor living, breathtaking mountain vistas, and thoughtfully curated spaces for creativity and comfort. The open-concept design offers 3-5 bedrooms, 4 full and 2 half baths including private attached casita; ideal for hosting or multi-generational living. This home invites you to live, create and entertain in style. Highlights Include: " Attached Casita with private entry¶ideal for guests, multigenerational living, or a luxe home office " Two dedicated creative rooms/art studios filled with natural light¶perfect for artists, designers, or collectors " Chef's kitchen with premium appliances, expansive island, and designer finishes " Multiple indoor & outdoor entertainment spaces, including covered patios, fire features, and open-concept living/dining areas " Panoramic views of the McDowell Mountains and Four Peaks that will take your breath away Whether you're hosting lively soirées under the stars or seeking solitude in one of the art rooms, this home is truly one-of-a-kind. With sophisticated finishes throughout and an inspiring setting, it's more than a home¶it's a lifestyle.

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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.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

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