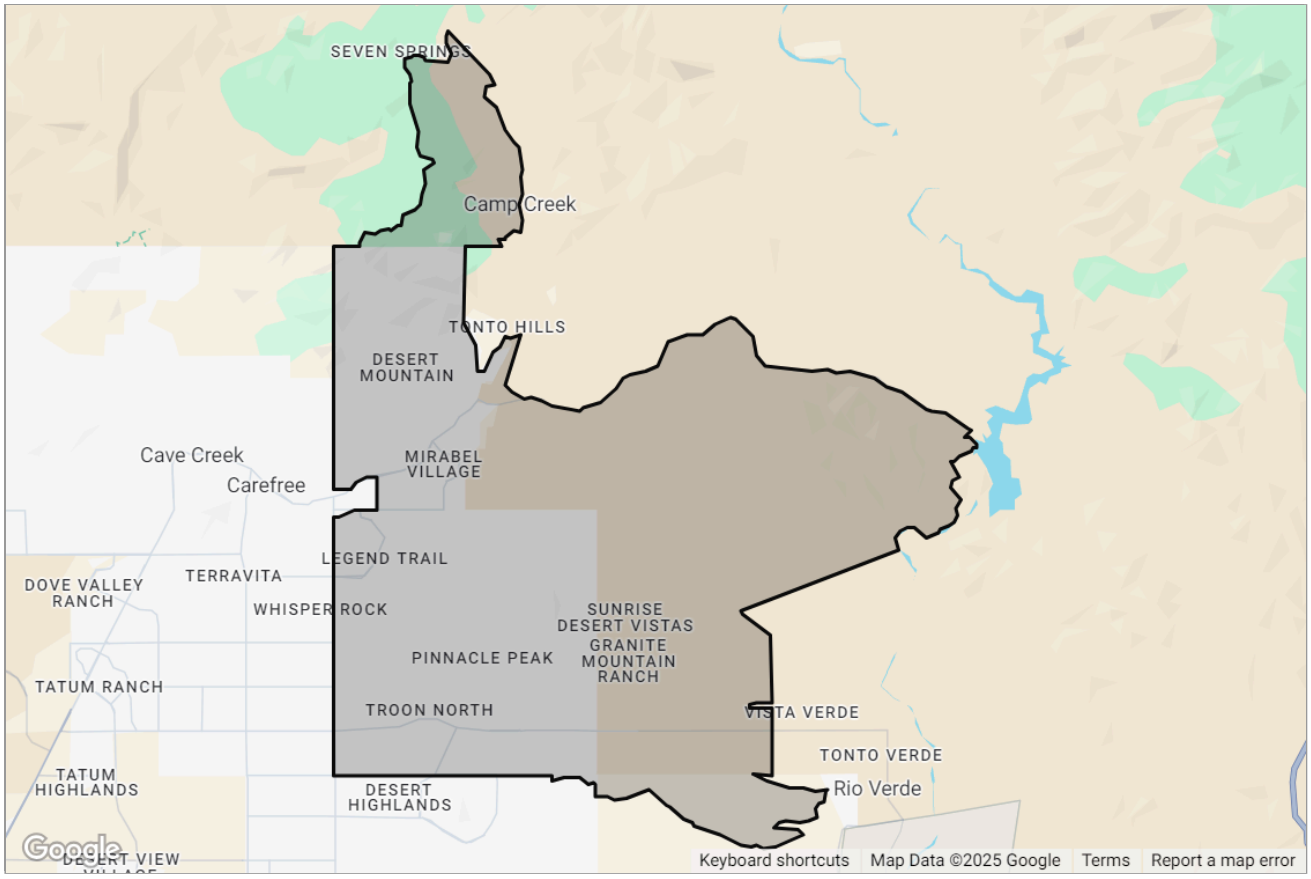
MARKET ACTIVITY REPORT

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
2	0	2	0
Updated: 7/23/2025			

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

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$1.27M	22.14%	15%	19.81%	14.86%
Updated: 6/30/2025				

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

Market Snapshot: List Price

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$2.25M	2.51%	0.55%	9.92%	28.57%
Updated: 6/30/2025				

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

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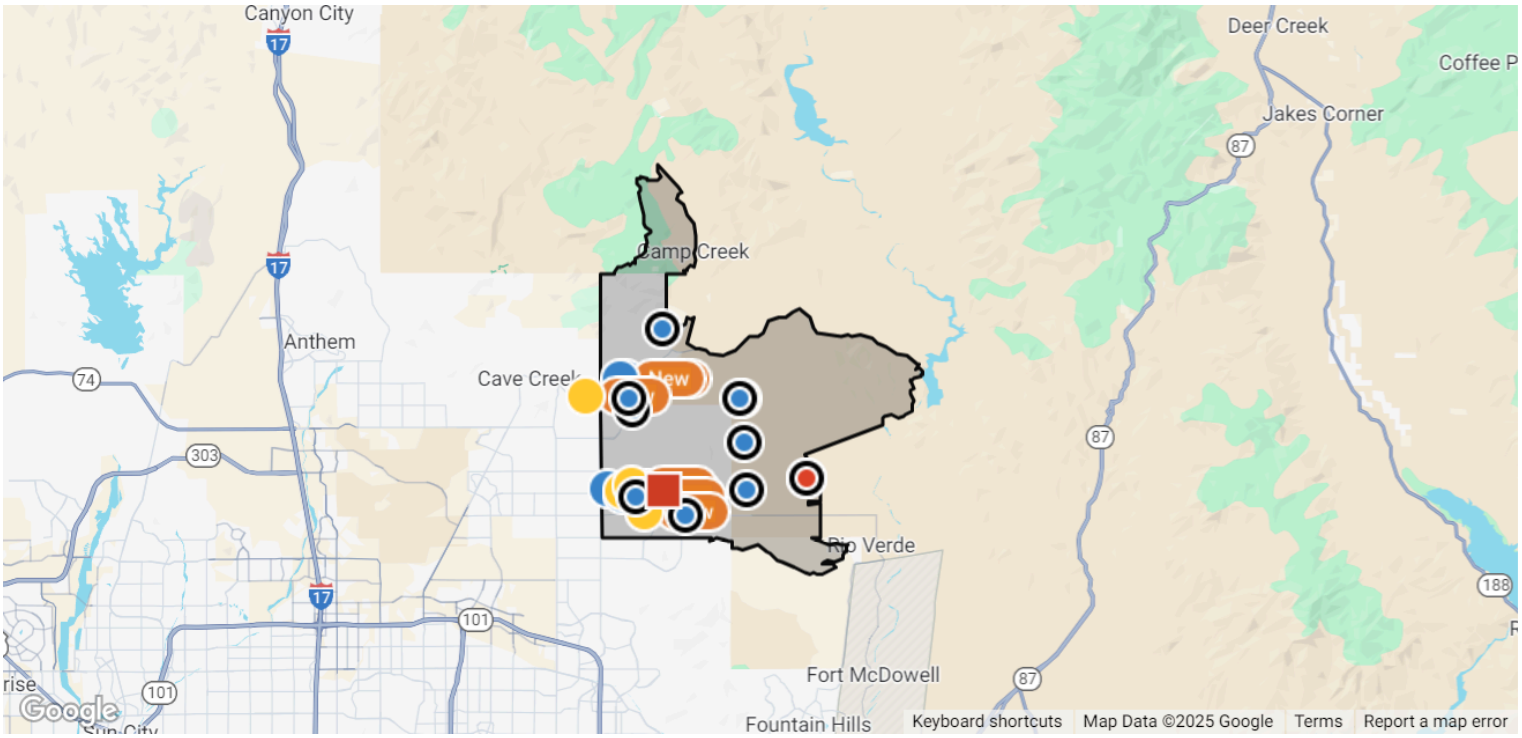
Market Activity Summary Stats



Search Criteria **Location:** Scottsdale, AZ 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	$2,799	$2,195	$530,000
Median Price / Value	$654,750	$1,447,000	$1,147,830
High Price / Value	$8,250,000	$3,195,000	$1,765,660
Average Price / Sq. Ft.	$262	$490	$430
Median Price / Sq. Ft.	$178	$394	$430
Average Days in RPR	37	61	5
Median Days in RPR	41	46	5
Total Volume	$14,930,749	$14,785,095	$2,295,660

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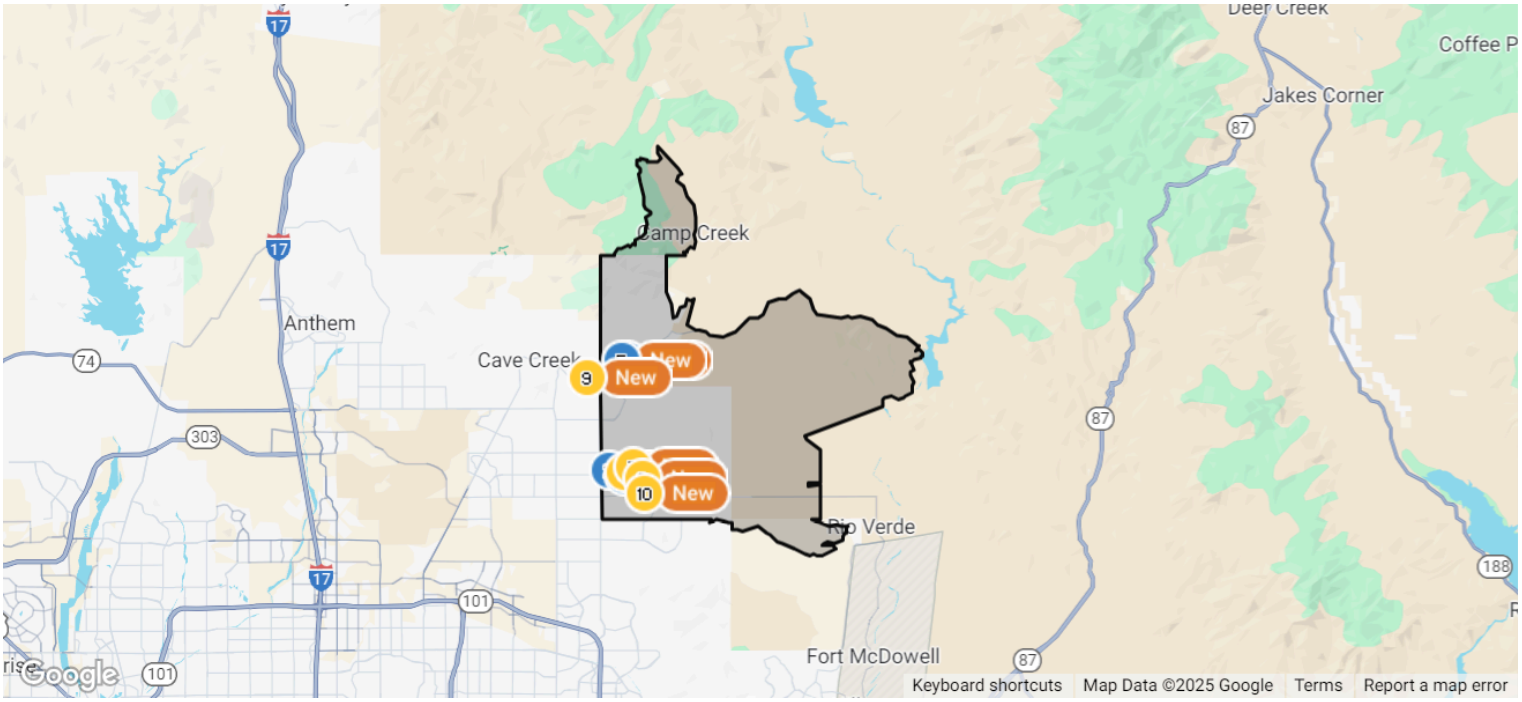

New Listings: 10

	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: 7/18/2025* *MLS ID: 6894348*								
10903 E Siena Way	Single Family	4/4	4,061 sq ft	32,063	2007	7/18/2025	$1,425,000	$351

For Sale or Lease. Large Solar System Installed!! This Beautiful home is located in N. Scottsdale is situated on just under an acre lot, on a quiet cut-de-sac offering both city light and mountain views! This North/South facing home features a formal living/dining room, large gourmet kitchen is open to eating area/family room, w/dbl ovens, gas cook top, granite counters & wine chiller. Featuring stone and wood flooring, 2 gas fireplaces, split large master suite w/sitting area, 3 nice size bedrooms plus an office. Extended covered patio and a large grassy area. Close to several golf courses, hiking trails & Bartlett Lake. Gated community w/tennis court and Pickle Ball Putting green and bocci ball.

Listing Courtesy of Realty Executives

	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 • *Relisted, Active: 7/3/2025* *MLS ID: 201354*								
10299 E White Feather Ln	Single Family	12/14	11,138 sq ft	29,137	2022	7/3/2025	$8,250,000	$741

Rare Resort-Zoned Investment Opportunity in Troon North! Welcome to 10299 E White Feather Ln. an exceptional 0.67-acre estate offering rare resort zoning and outstanding short-term rental potential just steps from Troon North Golf Club. This unique property includes two buildings, each with two fully furnished luxury villas, totalling 4 high-end units and over 12,228 sq ft of combined indoor/outdoor living space. Each two-story villa features 3 spacious bedrooms, 3.5 spa-like bathrooms, a private 2-car garage, and modern interiors with premium finishes throughout. Located just 138 yards from the clubhouse, this is one of the few properties in Troon North with short-term rental allowances. An unparalleled opportunity for investors or those seeking a luxury multi-unit retreat.

Listing Courtesy of Re/max Fine Properties

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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: 5/15/2025* *MLS ID: 6866470*

10772 E Running Deer Trl	Single Family	4/3	3,233 sq ft	7,248	1998	5/15/2025	$1,295,000	$401

Perfectly positioned behind the private gates of Pinnacle Canyon, this elegant residence offers breathtaking mountain vistas from every angle and a sweeping panorama of the 13th fairway and green of the prestigious Troon North Monument Course. From the moment you arrive, the home's architectural presence impresses—with fresh exterior paint, clean lines and desert landscaping. (roof has been redone, offering peace of mind) Step through a custom front door into soaring ceilings, soft neutral tones, and an abundance of natural light pouring in through brand-new Milgard windows. The thoughtfully updated kitchen is a standout, featuring sleek quartz countertops, tile backsplash, and a reconfigured island and breakfast bar with bar seating—ideal for casual mornings overlooking the fairway and ideal for casual mornings overlooking the fairwy and desert wildlife. The home's three fireplaces add warmth and ambiance, anchoring both the formal and informal living spaces with style. With four bedrooms and three bathrooms, the layout is designed for comfort and privacy. A spacious guest suite is conveniently located downstairs, while the upstairs primary suite is a private retreat¶offering its own fireplace, a sitting area, spa-inspired bath with soaking tub and walk-in shower, and a private balcony perfectly suited for sunset views. The backyard is a true oasis: travertine decking surrounds a sparkling refinished pool and spa with water feature, while a cozy outdoor fireplace invites year-round entertaining. Located minutes from scenic hiking trails, world-class golf, and upscale dining, this is Arizona golf course living at its finest.

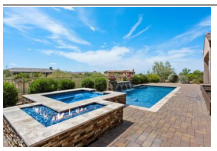
Listing Courtesy of Russ Lyon Sotheby's International Realty

4 Active • *Relisted, Active: 6/20/2025* *MLS ID: 6883024*

28349 N 113th St	Single Family	4/5	3,100 sq ft	24,256	2025	6/20/2025	$2,195,000	$708

2025 Brand New Modern 4 bedroom 4.5 bath 20' Ceiling Custom Home on over half an acre of natural boulder rock croppings providing privacy & beauty of the NAOS desert. Located on the eastern side of Troon North. NO HOA. Great Room Split Floor Plan has additional spacious bonus flex space for formal dining, living or game room. All bedrooms have En-Suite Baths & Custom Classy Closets. Sub-Zero Refrigerator & Wolf Appliances including gas cooktop double oven range, additional wine refrigerator and beverage center. State of the art Great Room Gas Fireplace. Dual Walk-In Master Shower. Bedroom 2 en-suite bath also has pool access. Bedroom 4 staged as an office has a double door private sitting patio. Bring the outside in with two 12' high bypass sliding doors at the Great Room & Owner's Suite. Completely open up this home from the gated front entry Oversized Pivot front door to the 16' Wide 12' High Great Room Bypass Sliding Doors. Enjoy the view year-round in style and comfort lounging in the private backyard including a natural gas heated waterfall pool with seated therapeutic jets, natural gas seated firepit area and natural gas seated BBQ area. Choose your environment inside and out with both a state-of-the-art Wi-Fi programable pool multi color wheel, a high end modern Great Room Gas Fireplace with over the TV venting designed for both summer and winter use and a futuristic multi color wheel electric fireplace in the primary suite. 3-Car Epoxy garage waiting for your toys. Anderson Windows, dual Trane AC units and dual water heaters both with recirculation pumps. Cellular blinds throughout including motorized blinds at the owner's suite, kitchen and bonus room. Energy Certified. Over a half-acre of NAOS with rear access gate next to BBQ. Additional gas stub at private 4th bedroom patio for any future amenity. And best yet, NO HOA. Hurry, this one of kind Desert Oasis Retreat will not last.

Listing Courtesy of Homesmart



5 Active • *Relisted, Active: 7/9/2025* *MLS ID: 6890313*

36547 N Montalcino Rd	Single Family	3/4	4,257 sq ft	33,590	2016	7/9/2025	$1,730,000	$406

This beautifully designed Tuscan-inspired home combines luxury and comfort in a single-level layout. The home features a gated courtyard with fireplace, setting an elegant tone. The expansive great room highlights an open-concept kitchen and family area with adjacent formal dining. The chef's kitchen is equipped with high-end stainless-steel appliances; a large center island and ample cabinetry finished with granite and quartz countertops. The primary suite includes a spa-like bathroom and private patio with water feature. The secondary family room makes a perfect media room, and a separate den/office includes custom built-ins. The backyard, backing to open space, is designed for entertainment, featuring a pool, elevated spa, fire feature and built-in BBQ and pergola.

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.

6 Active • *Relisted, Active: 5/29/2025* *MLS ID: 6872916*

28504 N 108th Way	Single Family	3/2	1,949 sq ft	6,164	2000	5/29/2025	$5,200 mo.	$3

12 MONTH FURNISHED RENTAL - Escape to Pinnacle Canyon, an exclusive gated community in the heart of Troon North, where unparalleled AZ living awaits. Nestled amidst the serene Sonoran Desert landscaping with breathtaking mountain views and stunning sunsets, this fully furnished North Scottsdale retreat combines comfort and convenience. Designed with entertaining in mind, this home features a fully equipped kitchen for culinary creations, a cozy family room with a fireplace, and a pool table for endless enjoyment. The split floor plan and large picture windows invite in abundant natural light, creating a seamless indoor-outdoor living experience. Outside your private backyard oasis, a resort-style escape awaits! Unwind in the heated spool (a pool/spa combo), gather around the raised-deck firepit, or fire up the built-in BBQ for al fresco dining on the spacious patio. Enjoy unobstructed views of Pinnacle Peak Mountain from your tranquil backyard, a picture-perfect backdrop for relaxation or entertaining. This prime location is just moments away from Troon North Golf Club and world-class golfing experiences. Conveniently close to WestWorld of Scottsdale, endless hiking trails, nearby Pickleball courts, upscale shopping, fine dining, and vibrant entertainment, it's the ideal destination to enjoy the best of Arizona's lifestyle.

Courtesy of Keller Williams Arizona Realty

7 Active • *Relisted, Active: 5/29/2025* *MLS ID: 6873146*

28873 N 111th Pl	Single Family	3/3	2,421 sq ft	9,528	1998	5/29/2025	$4,750 mo.	$2

Available Again for Immediate Move-In in the Highly Desirable Community of Troon North in North Scottsdale! This exclusive golf community home has been extensively remodeled with a very desirable floor plan with a 3 Car Garage, 3 Bedrooms, 2.5 Bathrooms and an office/den. Exterior & Interior home has been recently repainted, soft water home system, new LED recessed lighting in all rooms along with new vanities, vaulted ceilings, Fireplace, Oversized New Windows, Italian distressed porcelain wood-look tiles throughout, kitchen quartz countertops, Large Master Bath with Walk-in Shower with Spain tile and rainfall Shower head & Soaking Tub, limestone backsplash, KitchenAid 5 Burner cooktop and more!!! Includes a Stainless Steel LG/Bosch Fridge, Samsung Washer/Dryer & Built-In Wine Fridge.

Courtesy of Homesmart

8 Active • *Relisted, Active: 6/5/2025* *MLS ID: 6876550*

27961 N 114th Way	Single Family	4/4	3,156 sq ft	10,199	2002	6/5/2025	$14,500 mo.	$5

Reduced and available for summer. Fully furnished and recently updated, this spacious 4-bedroom home, including a private casita, offers over 3,000 square feet of inviting interior space and a secluded backyard that borders natural desert landscape. Outdoor features include a saltwater pool, putting green, fire pit, and built-in BBQ. Inside, enjoy multiple living areas, a dedicated pool table room, and an open, comfortable layout. The casita includes its own entrance and full bathroom. Ideally situated in North Scottsdale near Troon, with convenient access to golf, hiking, dining, and shopping. Available now through the end of summer.

Courtesy of Compass

9 Active • *Relisted, Active: 6/3/2025* *MLS ID: 6875293*

35324 N 94th Pl	Single Family	3/2	2,167 sq ft	9,147	2001	6/3/2025	$2,799 mo.	$1

COME LIVE IN THE LOVELY COMMUNITY OF LEGEND TRAILS. THIS RENTAL HAS THREE BEDROOMS PLUS A DEN WITH A LARGE FAMILY ROOM AND LIVING ROOM. THE HOMES SITS ON A HUGE CUL DE SAC CORNER LOT, WITH GRASS IN THE BACK YARD. WITH A KEY FOB DEPOSIT, TENANTS HAVE ACCESS TO THE COMMUNITY CENTER AMMENITIES WITH TWO POOLS, A FITNESS ROOM, TENNIS/PICKLEBALL COURTS, AND HALF COURT BASKETBALL. THE POOLS AND SPORTS COURTS OVERLOOK THE LEGEND TRAIL GOLF CLUB

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.

10 Active • *Relisted, Active: 6/30/2025* *MLS ID: 6887078*

11650 E Four Peaks Rd	Single Family	4/5	4,868 sq ft	44,658	2007	6/30/2025	$8,500 mo.	$2

Enjoy stunning Arizona sunsets & city views from this custom-built entertainer's delight! High-end finishes incl. designer carpets, wood flooring, granite counters, & more. Luxurious master suite features, separate vanity, fridge, and renovated closet. With a spacious 1600 sq ft garage, heated pool and jacuzzi, 360 patio views of the beautiful desert! This home offers both elegance and convenience. This home is equipped with speakers and smart features from your phone. Control the pool, indoor and outdoor speaker, and TV from your phone. Experience the ease of living in a partially furnished home, complete with kitchen utensils, linens, beds, living furniture, and pool furniture! The tenant is responsible for water, sewer, trash, electricity, and gas. Internet service is included

Courtesy of Fort Lowell Realty & Prop Mgmt

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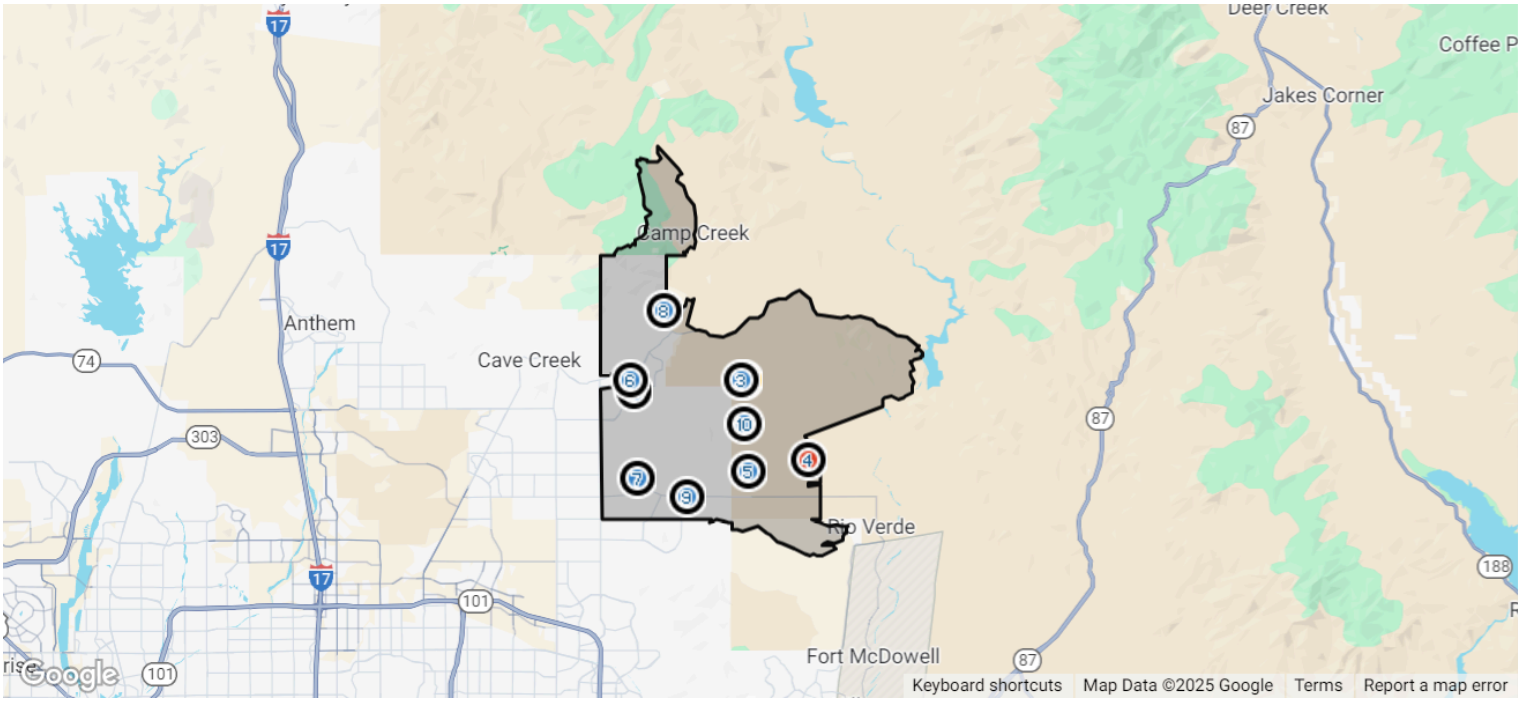

Pending: 10

	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 7/22/2025* *MLS ID: 6887158*

34428 N 99th Way	Single Family	3/4	2,840 sq ft	15,863	7/1/2025	$1,495,000	7/22/2025	$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

2 **Pending** *Pending: 7/21/2025* *MLS ID: 6884527*

35147 N 139th Way	Single Family	3/2	1,475 sq ft	65,274	6/24/2025	$2,195 mo.	7/21/2025	$1

Move-In Ready on 8/7/2025! SUMMERTIME MOVE-IN SPECIAL! $199 MOVE-IN, if moved in on or before 8/14/2025! Move-In special includes the admin fee and ONE WEEK FREE RENT! $250 paid per month over 10 Months towards security deposit! Prorated rent due with $199 admin fee upon approval! 1st full month of rent is due on SEPT 1ST! (Animal fees are not included in this move-in special and are due at move-in if applicable) 3Bed/2Bath Home at N 136th St/Carefree Hwy! Home inc 2 car garage, living room, kitchen, 3 beds, 2 baths, wood flooring, ceiling fans, backyard, and w/d hookups. Master bedroom inc walk-in closet, bathroom w/ walk-in shower, double sinks and vanity. Kitchen inc island with sink, walk-in pantry, double-door fridge, electric stove, dishwasher and built-in microwave.

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 7/22/2025* *MLS ID: 6894441*

35112 N 138th Way	Single Family	4/3	2,982 sq ft	110,380	7/17/2025	$799,000	7/22/2025	$268

Instant equity alert! This 3,000 sq. ft. custom Santa Fe home on 2.5 acres with a private pool is an absolute steal! Boasting 360-degree views, it's the lowest-priced home with a pool within 5 square miles. Future Epcor water filling station access is reserved for your convenience. Step inside to western charm, polished concrete floors, and stunning wood beams. The beautifully appointed kitchen features granite counters, ample cabinet storage and a kitchen island. Enjoy convenience and privacy with a true split floor plan, plush carpeted bedrooms, and two patios perfect for sunrise and sunset views of Granite Mountain. Entertain effortlessly with a poolside BBQ, spacious yard, and cozy firepit. Adventure is calling! Tonto National Forest is less than a mile from your private gate - hike, bike, ride horses or even use motorized vehicles. Country living 20 minutes from town, with cooler temperatures. Plenty of room for a horse setup, shop, or guest house. An oversized 3-car garage, extra carport, and Conex container mean endless storage for all your toys. This one won't last, schedule your showing today!

Listing Courtesy of Re/max Fine Properties

4 Pending • *Not Applicable / Not Disclosed, Pending as of 7/21/2025* *MLS ID: 6894525*

16302 E Bobwhite Way	Single Family	3/2	1,637 sq ft	44,748	7/18/2025	$530,000	7/21/2025	$324

What a RARE find! Sits on a HUGE acre lot, this beautiful home offers 3 beds, 2 baths, & a 2-car garage. The immaculate interior showcases a spacious open layout paired with tons of natural light, tall ceilings, neutral paint, and wood-look tile flooring t/out. The impressive kitchen boasts SS appliances, quartz counters, a walk-in pantry, recessed & pendant lights, white shaker cabinets, tile backsplash, and an island w/breakfast bar. The main bedroom has a spotless ensuite with dual sinks & a walk-in closet. Large laundry room w/shelving. Multi-sliding doors open to the screened-in patio, where you can relax while enjoying the breathtaking mountain views! Bring your horses, RVs, trucks, & toys; this gem has plenty of room for it all! Seize the opportunity in this rapidly expanding area!

Listing Courtesy of Exp Realty

5 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

6 Pending • *Pending as of 6/26/2025* *MLS ID: 6873594*

35195 N 98th St	Single Family	3/4	3,270 sq ft	20,247	5/30/2025	$1,399,000	6/26/2025	$428

Spectacular home in gated Legend Vista Estates. Tuscan style custom home with a great split floor plan, wet bar, 12' ceilings, gourmet kitchen w/ SS GE mon. appliances and wet bar. Beautiful yard with water pool and spa backs to large NAOS area. Huge covered patio and lots of windows that make it light and bright. Each bedroom has an ensuite bathroom and a separate powder room for your guests. Large oversized 3.5 car garage lined with 38 feet, 8 inch high cabinets for storage. Original owners who have taken incredible care of this wonderful property.

Listing Courtesy of Dpr Realty Llc

RPR

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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 6/27/2025* *MLS ID: 6849661*

10057 E Blue Sky Dr	Single Family	3/3	2,846 sq ft	12,894	4/10/2025	$2,825,000	6/27/2025	$993

Completely remodeled Terracina floor plan in the Enclave of LaScala | Quality architecture designed by Bob Bacon and remastered in a warm and bright Transitional-style | Private lock and leave home offering privacy, quality, security and value | Details and features include soaring ceilings with boxed beams, wood flooring, granite slab counters, Chef's kitchen with Wolf and SubZero appliances | Outdoor living includes an expanded yard with heated spa, covered pergola with gas fireplace and built-in heaters, resort-style landscaping and a built-in BBQ station

Listing Courtesy of The Noble Agency

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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.

8 Pending • *Pending as of 5/14/2025* *MLS ID: 6858181*

40215 N 110th Pl	Condo/Townhouse/Apt.	3/3	2,454 sq ft	10,507	4/28/2025	$2,300,000	5/14/2025	$937

FULL GOLF MEMBERSHIP AVAILABLE!! Welcome to 40215 N. 110th Place in north Scottsdale's world-class guard-gated golf community of Desert Mountain! Have you ever dreamed of living among natural desert beauty while still being walking distance to a wonderful evening out? Desert Mountain was designed with exactly this in mind. Enjoy gorgeous natural desert views while still being within walking distance to Apache Grill. This home is being offered with access to Seller's Full Golf Membership in The Desert Mountain Club via separate approved application and payment to the Club, avoiding a long waitlist. This free standing, FULLY FURNISHED, TURN KEY HOME WAS REMODELED IN 2013 and offers 3 bedrooms and 3 bathrooms within its well planned 2,454 square feet of refined luxury desert living in a beautiful and comfortable oasis. Surrounded by lush desert landscape, scenic fairways, majestic mountains, and stunning views, this freestanding residence offers exceptional privacy and serenity. "Golf in; Golf out." Yards away from Apache Clubhouse, the first tee of the Apache course, and the practice facility. Featuring a transitional design, this home boasts 24" travertine floors, brushed wood flooring, leathered granite countertops, and many recent updates to the spa, roof, hvac, and more! The charming courtyard entry welcomes you into a warm and elegant space, ideal for both relaxing and entertaining. Wine lovers will appreciate the custom 700-bottle wine cellar, stocked and ready to be enjoyed! Now let's take the guided tour! Approaching the home you'll notice the desert landscaping that provides privacy from the street, a must-have in modern living. Once you step inside the home you'll be transported into a cool and cozy living space, featuring a stone fireplace, wood ceiling with vega beams, and abundant windows for natural light and views all day long. The kitchen looks out to the living area and dining room for seamless entertaining. The rich, beautiful cabinetry and __ countertops add a feeling of warmth and luxury into this all-important space. Stainless appliances include an oversized refrigerator, gas cook top and wall oven, perfectly positioned to make your home chef feel inspired. The spacious master suite is a true retreat, complete with a cozy stone fireplace, soaking tub, separate shower, dual vanities and walk-in closet. And last but certainly not least, the patios and the backyard! Enjoy beautifully landscaped grounds with spa/hot tub, fire pit, ambient lighting, and private desert surroundings. This idyllic scene can be yours to enjoy every day all located within an award-winning community offering walking paths, a community pool, and world-class amenities. This wonderful home is offered with access to the seller's Full Golf Membership in The Desert Mountain Club via separate payment to the Club (after successful application), avoiding the lengthy waitlist. This means you would have immediate access to seven golf courses, the Desert Mountain Sonoran Clubhouse, featuring premier quality swimming, tennis, fitness (equipment, classes, personal trainers, yoga, etc.), pickleball, bocce, spa, and croquet, as well as the state-of-the-art dog park. You will also be able to enjoy the Club's ten restaurants, including the wonderful northern Italian restaurant Constantinos, the popular Verde Café for a casual meal, Angelo's, an indoor-outdoor pizza parlor serving outstanding wood-fired pizza, and many more. Considerable recent and ongoing investment in keeping Club facilities state-of-the-art, funded out of general funds, not through assessments. How close is it to what you want and need? Five minutes to excellent shopping and nightlife in Carefree and Cave Creek. Fifteen minutes to a trailhead for over twenty miles of scenic hiking or mountain biking in the mountains at the back of the community, reaching 4,500' ASL. Thirty minutes to Scottsdale Airpark, or less than an hour to Phoenix Sky Harbor Airport. Two hours to Flagstaff (snow skiing), or continue north to the Grand Canyon or Lake Powell. Four and half hours to Las Vegas, six to California beaches. Desert Mountain is a thirty-four-year-old, 8,200 acre, gated, master-planned community with about 2,000 homes and about 200 homesites yet to be built upon. It is in a noticeably quiet, serene, safe (manned entry gates; security patrols), secure and beautiful location, spread east to west across the foothills of the Continental Mountains in the High Sonoran Desert on the northern edge of Scottsdale, with homes at elevations ranging from 2,600' to 3,500' ASL. The Tonto National Forest (fourth largest in the country), borders the community to the north. Desert Mountain has enjoyed significant success over the years. Buyers have come from all states and worldwide, but especially from California, Colorado, Oregon, Washington and the Upper Midwest. Most owners are Club Members, and virtually all of them seem to have made socializing and having fun a key priority. Another positive is real estate taxes strikingly lower than many places in the Northeast, Midwest, or West Coast. Demand for homes has remained strong. Desert Mountain's weather is famously dry and sunny. Our risk of natural disasters is extremely low. Being higher and somewhat removed from the city means the stars are bright at night, the air typically much cleaner, and the daytime high temperatures can be about ten degrees cooler than the Valley floor, every day of the year. Summers are very enjoyable since it only gets over 100 degrees only about ten or twelve days a year here, compared to ninety days at Phoenix Sky Harbor Airport, with low humidity. At night in the summer, the temperatures drop fifteen to twenty degrees, a significant difference from life on the Valley floor. You would be amazed how comfortable 95 degrees is at night or in the shade. So, being in Desert Mountain on a year 'round basis is an attractive proposition. In addition to the foregoing, the owner

Listing Courtesy of Re/max Fine Properties

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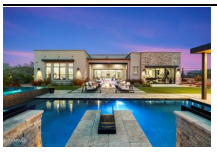
Pending: 10 (cont.)

	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 6/24/2025* *MLS ID: 6839679*

26690 N 119th St	Single Family	3/4	4,365 sq ft	33,730	3/22/2025	$3,195,000	6/24/2025	$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

10 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

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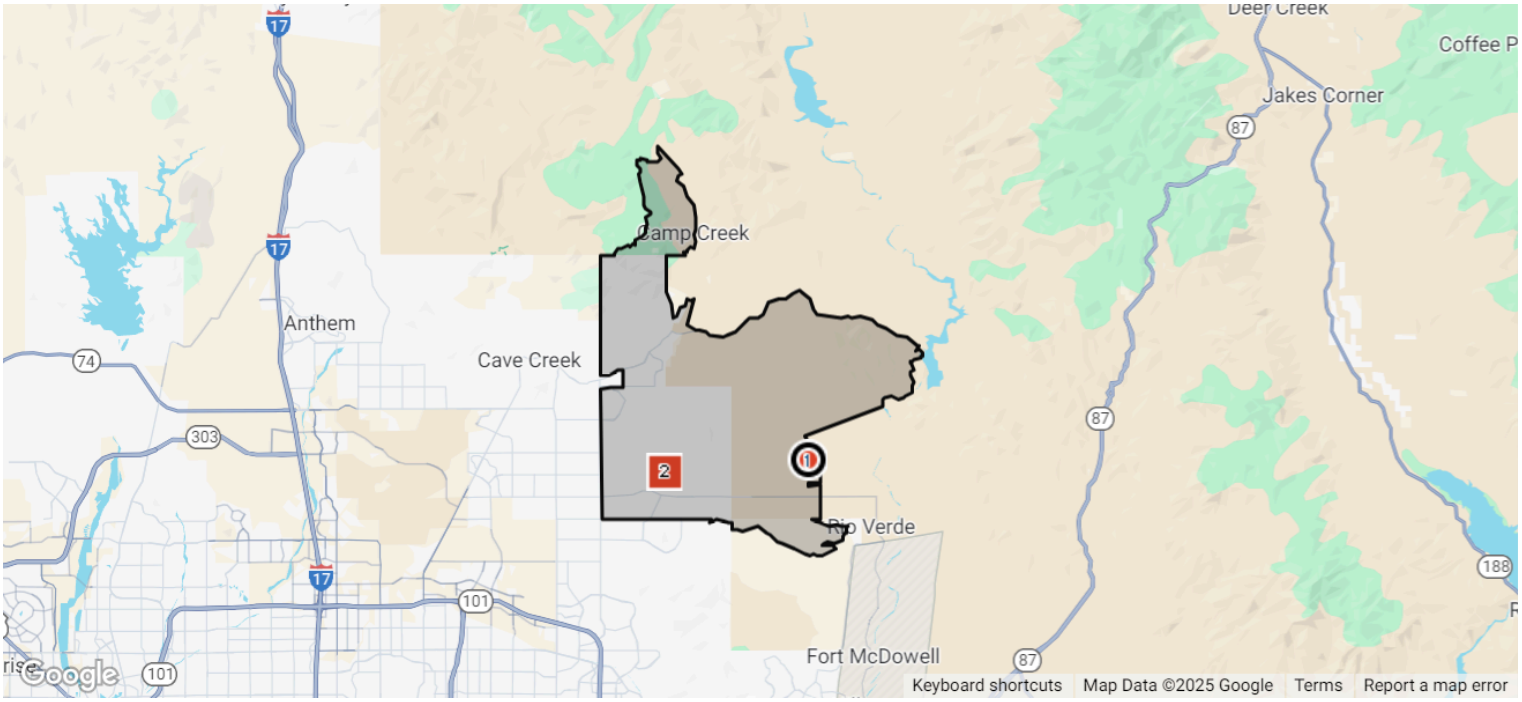
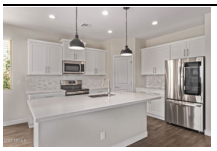
Market Activity Report

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 **Pending** • *Not Applicable / Not Disclosed, Pending as of 7/21/2025* *MLS ID: 6894525*

16302 E Bobwhite Way	Single Family	3/2	1,637 sq ft	44,748	$530,000	7/18/2025	6/6/2025	Not Applicable / Not Disclosed

What a RARE find! Sits on a HUGE acre lot, this beautiful home offers 3 beds, 2 baths, & a 2-car garage. The immaculate interior showcases a spacious open layout paired with tons of natural light, tall ceilings, neutral paint, and wood-look tile flooring t/out. The impressive kitchen boasts SS appliances, quartz counters, a walk-in pantry, recessed & pendant lights, white shaker cabinets, tile backsplash, and an island w/breakfast bar. The main bedroom has a spotless ensuite with dual sinks & a walk-in closet. Large laundry room w/shelving. Multi-sliding doors open to the screened-in patio, where you can relax while enjoying the breathtaking mountain views! Bring your horses, RVs, trucks, & toys; this gem has plenty of room for it all! Seize the opportunity in this rapidly expanding area!

Listing Courtesy of Exp Realty

2 **Off Market** • *Notice of Trustee Sale* *MLS ID: –*

10966 E Sutherland Way	Single Family	–/5	3,295 sq ft	15,603	–	7/7/2025	Notice of Trustee Sale

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