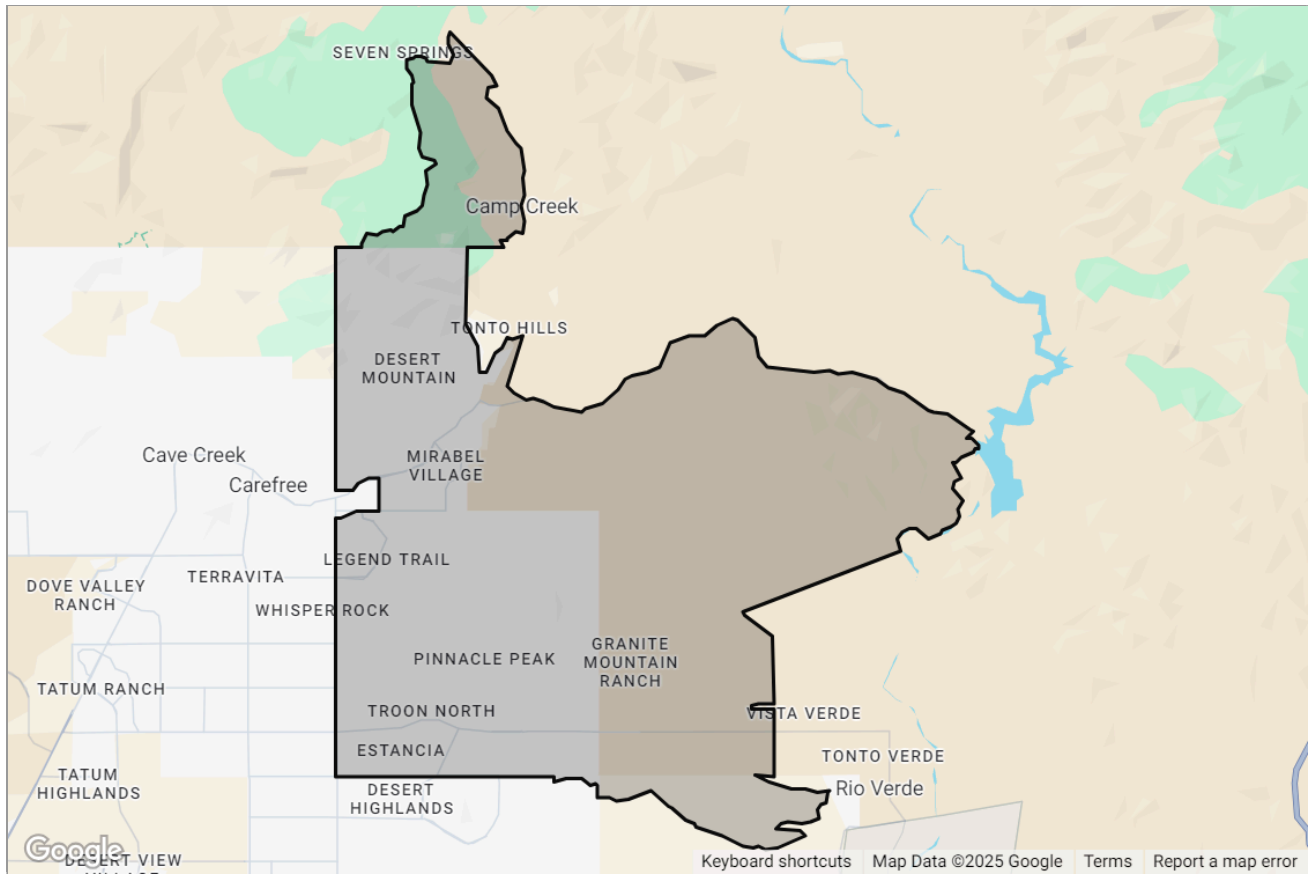




MARKET ACTIVITY REPORT

Scottsdale, AZ 85262



Presented by

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Scottsdale, AZ 85262

Market Snapshot: Estimated Home Values

Median Est. Home Value \$1.56M Updated: 7/31/2025	Change Over Last Month  0.65%	Change Over Last 3 Months  2.25%	Change Over Last 12 Months  0.81%	Change Over Last 24 Months  7.02%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$1.56M Updated: 7/31/2025	Change Over Last 12 Months  0.81%	Change Over Last 24 Months  7.02%	Change Over Last 36 Months  5.73%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 2 Updated: 8/20/2025	# of Pre-Foreclosures 0	# of Foreclosures 2	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/20/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.8M Updated: 7/31/2025	Change Over Last Month  12.5%	Change Over Last 3 Months  50%	Change Over Last 12 Months  19.82%	Change Over Last 24 Months  44%
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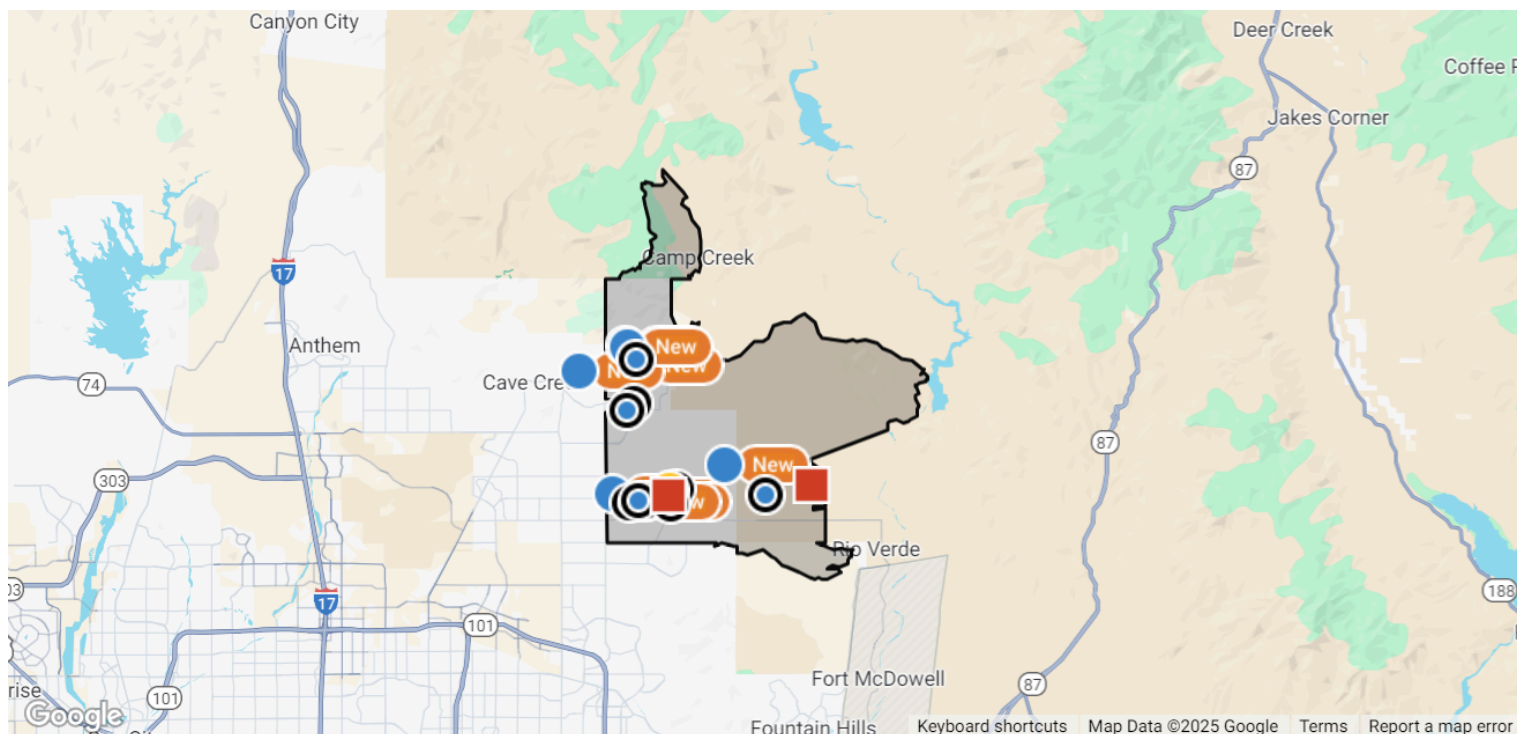
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




Median List Price \$2.1M Updated: 7/31/2025	Change Over Last Month  8.71%	Change Over Last 3 Months  6.89%	Change Over Last 12 Months  16.45%	Change Over Last 24 Months  25.3%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

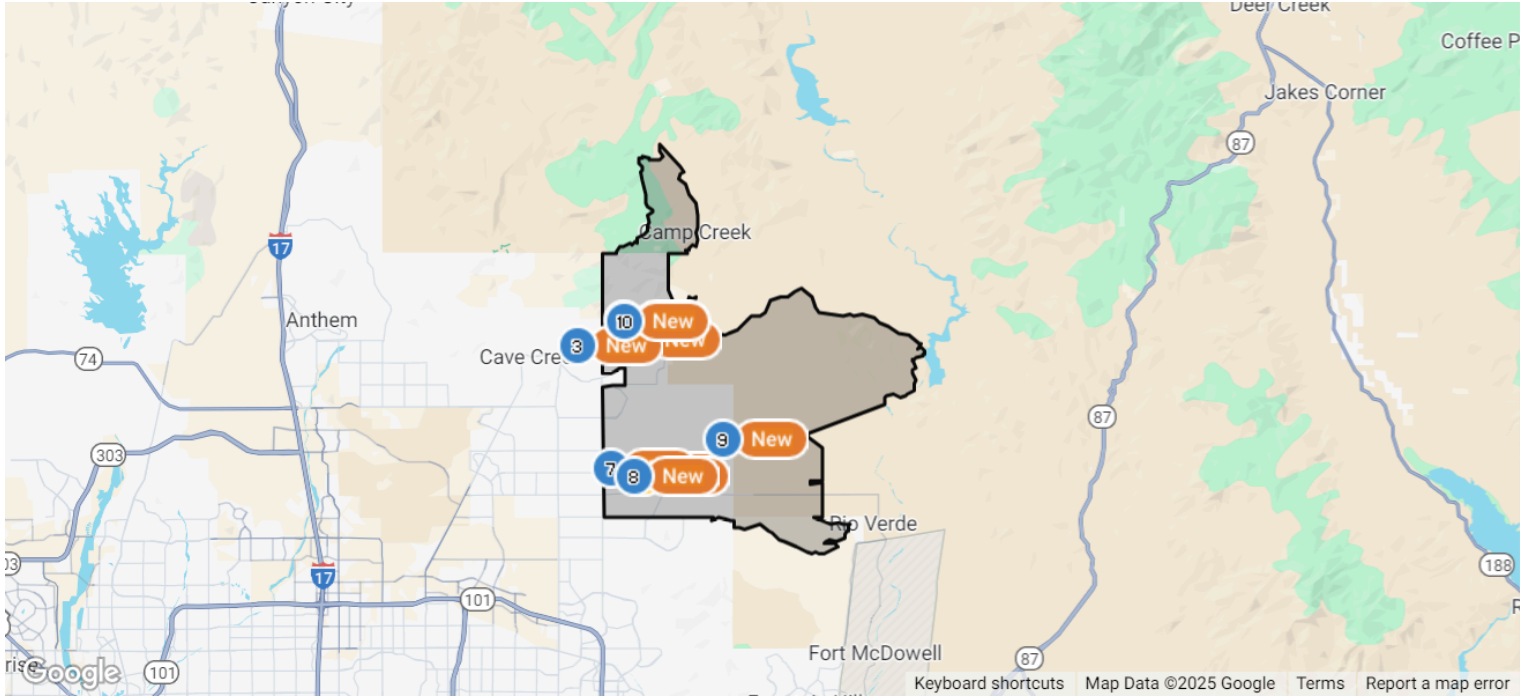
Market Activity Summary Stats




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

	 New	 Pending	 Distressed
	New Listings		
Number of Properties	10	10	2
Low Price / Value	\$12,000	\$4,500	\$536,680
Median Price / Value	\$2,197,500	\$2,149,500	\$1,162,820
High Price / Value	\$8,250,000	\$7,150,000	\$1,788,960
Average Price / Sq. Ft.	\$576	\$594	\$435
Median Price / Sq. Ft.	\$575	\$494	\$435
Average Days in RPR	37	134	—
Median Days in RPR	38	110	—
Total Volume	\$26,790,000	\$26,758,400	\$2,325,640



Scottsdale, AZ 85262



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active	• New, Active: 8/13/2025 MLS ID: 6905483						
37887 N Boulder View Dr	Single Family	4/4	4,002 sq ft	32,407	2012	8/13/2025	\$1,800,000	\$450
<p>Perched at 3,000 feet in the prestigious community of Boulder Heights, this one-owner custom-built residence blends timeless sophistication with the serene beauty of North Scottsdale's high desert. Offering over 4,000 sq ft of living space, the home features a desirable great room floor plan with three bedrooms and three full bathrooms in the main house, plus a detached casita complete with its own kitchenette—ideal for guests or extended stays. A private gated courtyard with a gas fireplace and tranquil water feature welcomes you into the grand foyer. Inside, entertain in style with a wet bar and an impressive 526-bottle wine humidor wall, perfect for hosting memorable gatherings. The chef's kitchen is equipped with a Viking Professional appliance package, double ovens, granite and quartz countertops, a large walk-in pantry, and solid wood cabinetry. The primary retreat offers a peaceful sitting area, oversized walk-in closet, and a spa-inspired bath with a jetted tub and luxurious walk-in shower. Elegant details include 14-foot ceilings in main living areas, 18-foot barrel-vault ceilings in the hallway, 24-inch travertine flooring, and refined lighting fixtures throughout. Step outside to a resort-style backyard with a heated saltwater pool and spa, over 1,200 sq ft of covered patio space with misters and 3 built in heaters, a built-in BBQ with pre-plumbed gas, and lush landscaping ideal for year-round enjoyment. Additional features include an oversized three-car garage with epoxy floors and built-in cabinetry, ensuring ample storage and workspace. Beyond your front door, enjoy the very best of North Scottsdale living—upscale shopping, gourmet dining, world-class golf, and endless outdoor adventures, all just minutes away. This is more than a home; it's a lifestyle—where luxury meets tranquility against the backdrop of Arizona's stunning natural beauty.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	2	Active • New, 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	\$1,995,000	\$644
<p>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.</p> <p><i>Listing Courtesy of Homesmart</i></p>									
	3	Active • New, Coming Soon: 8/12/2025 MLS ID: 6907826							
	37200 N Cave Creek Rd, Unit 1009	Single Family	3/4	4,556 sq ft	11,794	2021	8/12/2025	\$3,689,000	\$810
<p>Desert Mountain Golf Membership Available Experience the pinnacle of luxury living in the prestigious Desert Mountain community. This stunning residence overlooking the 13th hole of Renegade ,SEVEN Desert Mountain features a light-filled, open great room floor plan with three en-suite bedrooms, a separate family room, and a powder room, offering both comfort and flexibility for everyday living or hosting guests. The expansive chef's kitchen showcases a large center island and is appointed with Subzero, Wolf, and Cove appliances, creating the perfect space for culinary enthusiasts. A sleek modern fireplace anchors the great room, while expansive multi-slide glass doors seamlessly connect the indoors to the spacious covered patio, ideal for Arizona's indoor-outdoor lifestyle. The oversized primary suite offers a serene retreat with its own fireplace, fully appointed walk-in closet, double vanity with a separate makeup station, linen storage, walk-in shower, and a soaking tub. An impressive climate-controlled wine room and bar, accented with designer tile and custom lighting, enhances the great room perfect for entertaining or unwinding after a round of golf. Additional highlights include: Designer tile and wall treatments throughout Remotely operated window shades on every window, including great room sliders Generous storage with a walk-in pantry Fully finished laundry room This home blends thoughtful design with modern elegance, making it the perfect retreat in Desert Mountain.</p> <p><i>Listing Courtesy of Serhant.</i></p>									

New Listings: 10 (cont.)



4 ● **Active** • New, Active: 7/23/2025 MLS ID: 6897431

39397 N 107th Way

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	3/4	3,350 sq ft	14,510	1998	7/23/2025	\$3,295,000	\$984

Welcome to Desert Greens 47 - A Fully Reimagined Masterpiece on the Apache Golf Course Meticulously rebuilt from the ground up by the acclaimed Black Stone Development, this extraordinary 3,530 sq ft residence is a rare offering on the lush fairways of the Apache Golf Course in Desert Mountain. Boasting 3 spacious bedrooms and 3.5 spa-inspired baths, this home has been completely transformed—down to the studs—to deliver an entirely new and elevated living experience. From the moment you step inside, you're welcomed by soaring ceilings—made possible by the strategic removal of dated soffits—creating a sense of volume and sophistication throughout. Sunlight floods the open-concept floor plan, which has been thoughtfully redesigned to maximize indoor-outdoor life. Ideal for both quiet enjoyment and effortless entertaining. The expanded gourmet kitchen is the true heart of the home: featuring brand-new custom cabinetry, top-tier appliances, and sleek granite countertops all framed by newly installed kitchen windows that perfectly capture the serene desert views. Every surface, system, and finish has been either replaced or upgraded with an uncompromising commitment to quality, including: Custom cabinetry and high-end appliances (including outdoor BBQ) Granite countertops, interior doors & hardware, wide-plank wood flooring, and designer tilework All new HVAC ducting, registers, plumbing, electrical wiring, switches, and A/V infrastructure Brand-new light fixtures, sinks, faucets, and plumbing hardware Fresh insulation, drywall, and interior/exterior paint Stunning Pebble Tec pool refinish, redesigned hardscape, and complete exterior landscaping New garage doors, epoxy-coated garage floor, and Tesla charger And yes even the front door and kitchen windows have been replaced If it could be upgraded, it was meticulously and masterfully. And here's the icing on the cake: this home includes a FULL GOLF MEMBERSHIP to Desert Mountain included in the purchase price. All that's required is the standard membership transfer fee no waiting list, no initiation delay. Bring your clubs and you'll be teeing off at one of Arizona's most prestigious clubs from Day One. This is not a remodel it's a rebuild with purpose and precision, offering the rare opportunity to own what feels like a brand-new home in one of the Southwest's most exclusive golf communities. No compromises. Just perfection.

Listing Courtesy of Homesmart



5 ● **Active** • New, Active: 6/16/2025 MLS ID: 6880838

11299 E Greythorn Dr

Single Family	3/3	2,785 sq ft	15,473	2001	6/16/2025	\$1,249,000	\$448
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North Scottsdale Golf Lifestyle at Its Best! Best value in 85262 for a single-level home with pool + 3-car garage in a gated community! Tucked inside the prestigious Desert Diamond enclave, this beautifully maintained 3 bedroom, 2.5 bath residence offers the perfect blend of luxury, privacy, and convenience...all just minutes from North Scottsdale's most celebrated golf courses. Step inside and you'll be greeted by soaring ceilings, plantation shutters, and an open floor plan designed for both everyday comfort and entertaining. The great room features a stylish wet bar, cozy gas fireplace, and formal dining area, making gatherings effortless. The rare extended 3-car garage is a golfer's dream with plenty of space for vehicles, gear, and hobbies. Outdoors, your private retreat awaits... Sparkling pool with water feature, spacious covered patio with Kool-decking, and multiple areas to lounge or dine al fresco...perfect after a morning round of golf. Highlights you'll love: Gated community of all single-story homes, resort-style pool + entertaining spaces, quiet cul-de-sac corner lot, minutes from Troon North, Desert Mountain, and other world-class courses. Enjoy the best of Scottsdale living with easy access to golf, upscale dining, and luxury shopping. Whether as a full-time residence or seasonal retreat, this home delivers the resort lifestyle North Scottsdale is known for!

Listing Courtesy of Compass



6 ● **Active** • New, Active: 6/5/2025 MLS ID: 6876550

27961 N 114th Way

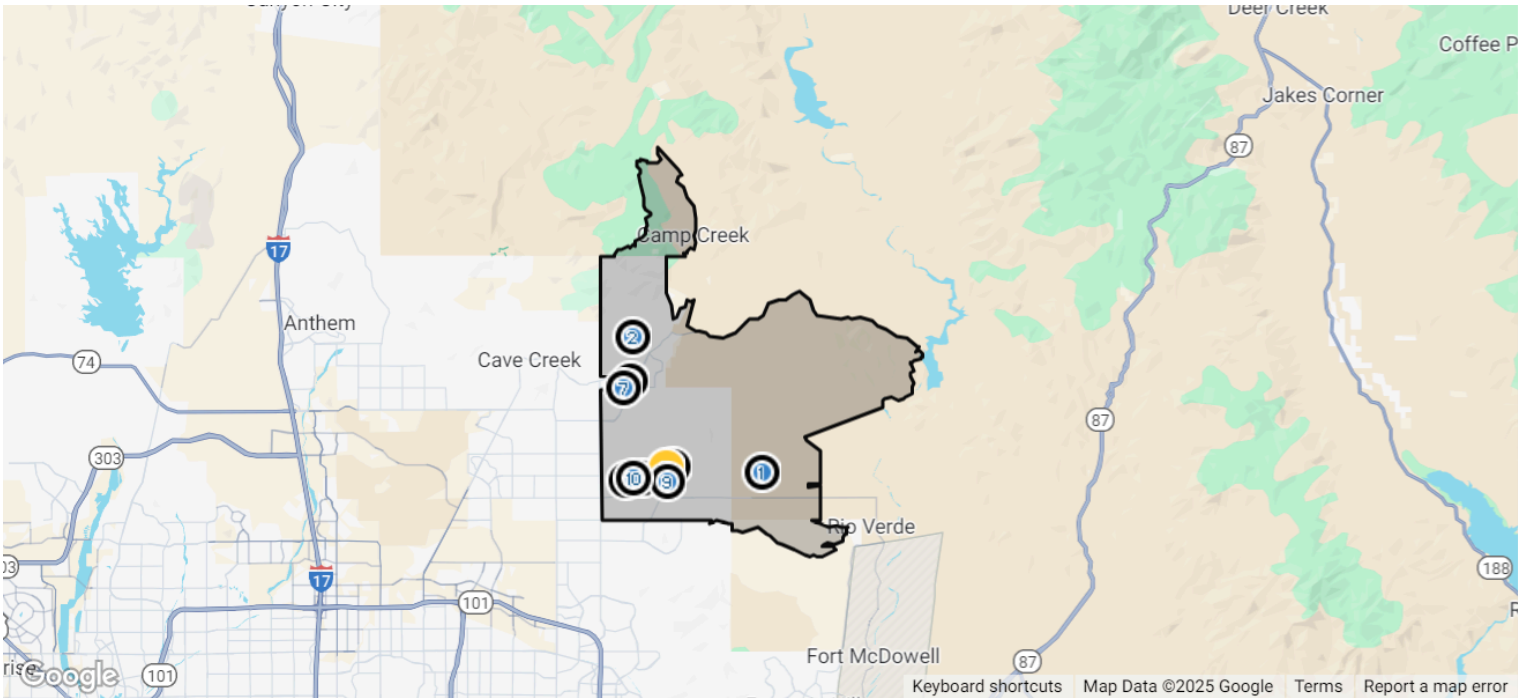
Single Family	4/4	3,156 sq ft	10,199	2002	6/5/2025	\$12,000 mo.	\$4
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Available seasonally and long-term. Professionally designed and luxuriously furnished, this updated 4-bedroom home, including a private casita, offers over 3,100 square feet of inviting 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

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: 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									
	8 ● Active	*New, 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 above ground spa under Arizona sky. Oversized 3 car 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									
	9 ● Active	*New, Active: 8/13/2025 MLS ID: 6905323							
	14317 E Lowden Ct	Single Family	6/5	4,733 sq ft	137,461	2008	8/13/2025	\$2,400,000	\$507
VIEWS, 3.15 acres lot, this house is located in Granite Mountain Ranch , one of the finest equestrian subdivision in the valley. With 6 bedrooms, 4.5 baths, 4 cars garage, this is the perfect place to entertain friends and family. One of the bedroom has her own entrance and can be consider as a mini casita. The outdoor kitchen has a lot to offer , Forno Bravo wood fired oven , grill, bar, fridge, TV. RV accessible, plenty of space to park many toys or build your dream RV garage, work shop, sport court or barn. Situated in a private cul de sac this is a great opportunity to own a property in the prestige 85262 zip code. Gated community, firewise approved, paved road , NO water issues. The equestrian center offers 3 big arenas, 1 soon to be covered, endless fun and relaxing time ahead.									
Listing Courtesy of Russ Lyon Sotheby's International Realty									
	10 ● Active	*New, Active: 8/18/2025 MLS ID: 6907319							
	10791 E Graythorn Dr	Single Family	4/5	4,050 sq ft	26,068	1997	8/18/2025	\$3,225,000	\$796
Awaken to sweeping desert vistas where Pinnacle Peak, sparkling city lights, and Apache's 4th fairway come together in a private, turnkey sanctuary—uniquely positioned with open space on both sides for ultimate serenity. Step into a completely reimagined farmhouse-contemporary retreat, thoughtfully designed for seamless entertaining and everyday comfort. At the heart of the home, a striking wood-and-granite island anchors the gourmet kitchen, surrounded by dove-gray cabinetry and a soft, cloud-hued backsplash—creating a refined yet tranquil ambiance. All guest suites are smartly separated to ensure privacy, while the open-concept living spaces flow effortlessly to a south- and southwest-facing patio—ideal for enjoying sunsets, city lights, and the ultimate indoor-outdoor lifestyle. The backyard oasis features a sparkling pool and spa, fireplace, built-in BBQ, and brand-new travertine pavers. Please refer to the documents section for a complete list of recent updates. This is truly a must-see property!									
Listing Courtesy of Russ Lyon Sotheby's International Realty									











Pending: 10

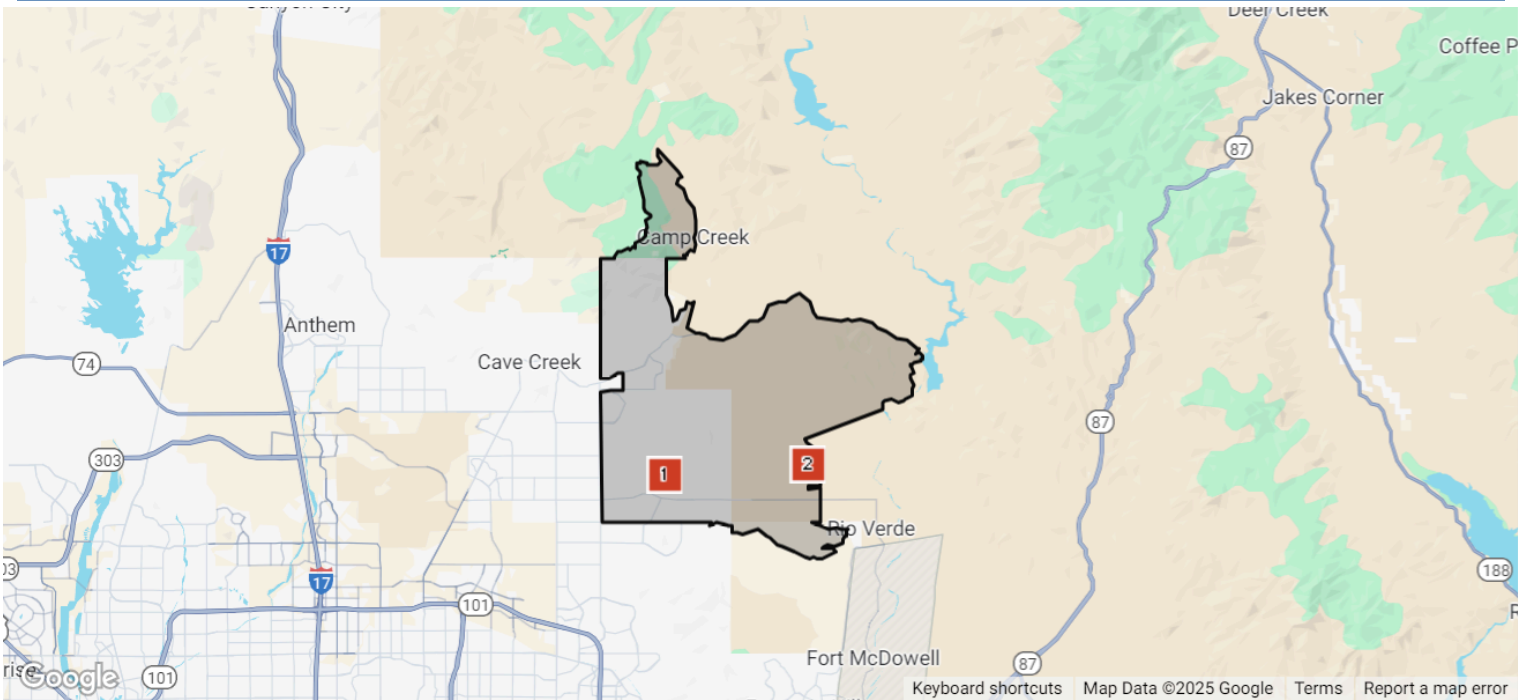
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	1 Pending • Pending as of 8/20/2025 <i>MLS ID: 6859434</i>							
	Single Family	4/2	2,709 sq ft	54,450	4/30/2025	\$850,000	8/20/2025	\$314
<p>This is a rare find! Fresh new look on this desert sanctuary sitting on just over an acre in North Scottsdale. This property was designed for the equestrian lifestyle with everything you need — a full arena, covered stalls with water, a large tack room, and an easy pull-through layout so you can drive your trailer or RV straight through the property without any tight turns or stress. Inside the custom home, everything feels updated and clean. The roof was recently upgraded, and there are new cabinets throughout the home. You'll also find fresh paint, new appliances, countertops, sinks, tile backsplash, plumbing fixtures, carpet, and lighting. The bedrooms are oversized with plenty of closet space, and the layout has a nice flow that makes it feel spacious but cozy. Step out back and you'll see what makes this place really special. The backyard feels like a retreat with a heated pool and spa, built-in BBQ, outdoor shower, cozy firepit, and beautiful character pavers throughout. Head up to the upper deck and take in some of the best views around — perfect for sunrise coffee or sunset wine. There's also a private well shared with just one neighbor, and an oversized garage with extra length for all the toys. This spot is private, peaceful, and perfect for anyone who wants space to breathe and live the Arizona lifestyle right.</p> <p><i>Listing Courtesy of Exp Realty</i></p>								
	2 Pending • Pending as of 8/4/2025 <i>MLS ID: 6769058</i>							
	Single Family	4/5	4,638 sq ft	36,464	10/10/2024	\$3,985,000	8/4/2025	\$859
<p>Brand new Mortensen Signature Home. Outstanding Mountain and Sunset Views. Easy access to the main gate. Cul-de-sac location. Dual Primary Suites, 2 other en-suite bedrooms plus an office, den or 5th bedroom, take your pick. 4 Sliding door exits to your view patio with pool, spa, oversize fireplace and bbq ready for relaxation and entertainment. Desert Mountain builder golf membership is available with Desert Mountain club approval. Whole Home Furniture packages available.</p> <p><i>Listing Courtesy of Homesmart</i></p>								

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
3 Pending • Pending as of 7/31/2025 <i>MLS ID: 6847805</i>								
	10283 E Running Deer Trl	Single Family	5/6	5,240 sq ft	27,704	4/7/2025	\$5,795,000	7/31/2025 \$1,106
<p>Crafted by renowned Tate Studios and featuring sophisticated interiors by Ownby Design, this residence is an architectural gem, blending glass, steel, and natural stone to create timeless elegance. Open floor plan with seamless kitchen/great room, primary bedroom and 3 guest suites on the main level with no interior steps. A 5th bedroom or office is situated upstairs, offering flexibility and sweeping views. Set on a south-facing lot to provide winter sun on the pool and outdoor living area plus Pinnacle Peak views. Outdoor living includes a large covered patio, outdoor kitchen and bar area, fire place, heated pool/spa and detailed landscaping. A spacious 4-car garage complements the residence, and as a rare bonus, the property includes half-ownership of the adjacent lot to the south, ensuring complete privacy.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
4 Pending • Pending as of 7/30/2025 <i>MLS ID: 6842002</i>								
	11366 E Southwind Ln	Single Family	4/6	4,215 sq ft	92,000	3/5/2025	\$3,000,000	7/30/2025 \$712
<p>Welcome to luxury living in the prestigious gated community of Troon Verde in North Scottsdale. Situated on a sprawling 2.12-acre corner lot, this immaculate custom estate offers unparalleled privacy and stunning panoramic views. The property features a 4-car garage equipped with high-end car lifts, allowing you to store up to 8 vehicles. Additional highlights include a new roof, a fully owned solar system, new HVACs, a newly renovated pool and pool equipment, and an outdoor bathroom. Entertain in style with a dedicated movie theater room, perfect for family movie nights or hosting friends. Enjoy your favorite vintages in the elegant wine room, designed for the connoisseur. Plus, there's convenient side RV parking for your adventurous getaways. This estate truly encompasses the ultimate in luxury living, with exceptional features that cater to all your desires. This one-of-a-kind, perfectly sized custom home with a eight-car garage on this acreage is hard to find and even harder to duplicate. Do not miss out on the chance to own this unique property!</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
5 Pending • Pending as of 5/26/2025 <i>MLS ID: 6816348</i>								
	27951 N 96th Pl	Single Family	4/5	6,252 sq ft	38,376	2/6/2025	\$7,150,000	5/26/2025 \$1,144
<p>The award winning team of Salcito Custom Homes and Dale Gardon Design collaborated to create a modern masterpiece in Estancia * This architectural gem is sited on a dramatic lot with unique boulder outcroppings and has commanding views of Pinnacle Peak, creating a true desert oasis * Only the finest materials and finishes were chosen: Bulthaup cabinetry, white oak wood floors, marble slab surfaces, custom lighting, a multitude of Wolf & Sub Zero appliances, home automation system, and natural stone accents throughout * The modern floor plan is light and bright with a massive, open great room and floor-to-ceiling windows and pocket doors * Design details include a dedicated office, media room, elevator to the 2nd level suite, private/separate entrance casita, and an indoor/outdoor bar * The back patio is a seamless extension of the home with living and dining spaces, in-ceiling heaters, multiple fire features and TV * 3-car Garage with lift opportunities *</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
6 Pending • Pending as of 6/26/2025 <i>MLS ID: 6873594</i>								
	35195 N 98th St	Single Family	3/4	3,270 sq ft	20,247	5/30/2025	\$1,399,000	6/26/2025 \$428
<p>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.</p> <p><i>Listing Courtesy of Dpr Realty Llc</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	7		Pending *Pending as of 7/18/2025 MLS ID: 6890324					
9560 E Raintance Trl	Single Family	2/2	1,560 sq ft	4,949	7/9/2025	\$599,900	7/18/2025	\$385
<p>Welcome to Your Desert Dream — A Modern Santa Fe Oasis in Legend Trail Discover the epitome of luxury living at the coveted Legend Trail Golf Course with this stunningly remodeled Santa Fe Model. Thoughtfully transformed inside and out, this home effortlessly blends timeless Southwestern charm with today's modern comforts. Step inside to an airy, open-concept living space where walls have come down and style has gone up. The heart of the home — a fully reimagined kitchen — boasts brand-new cabinetry, a show-stopping marble island and countertops, and top-of-the-line appliances ready to inspire your inner chef. Beautiful new vinyl plank flooring flows throughout, while wood flooring in the office adds warmth and sophistication. The property does require some minor repairs, there is an opportunity to add your personal touch with the bathroom flooring. The primary suite continues the theme with upgraded cabinetry that echoes the kitchen's elegant design. Outside, your personal desert oasis awaits: newly added rock detailing graces the home's exterior, while the backyard is an entertainer's paradise. Imagine relaxing in your private hot tub, playing cornhole on your custom court, or enjoying the easy-care beauty of travertine patios and lush artificial turf. Every upgrade was chosen for comfort and peace of mind: a new garage door, Tesla charger, water softener, water heater (2023), Nest smart system, Arlo security cameras, and modern cellular blinds throughout. The roof was resealed in 2020, and the freshly painted exterior gives the home standout curb appeal. Best of all, you're just a short stroll from Legend Trail's exceptional amenities ¶ golf, tennis, a full fitness center, pools, spa, and vibrant community events. As the lowest-priced single-family home in Legend Trail, this rare gem won't last long.</p> <p><i>Listing Courtesy of My Home Group Real Estate</i></p>								
	8		Pending *Pending: 8/8/2025 MLS ID: 6873146					
28873 N 111th Pl	Single Family	3/3	2,421 sq ft	9,528	5/29/2025	\$4,500 mo.	8/8/2025	\$2
<p>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.</p> <p><i>Courtesy of Homesmart</i></p>								
	9		Pending *Pending as of 8/13/2025 MLS ID: 6861546					
27953 N 111th Way	Single Family	3/3	2,343 sq ft	7,682	5/5/2025	\$1,075,000	8/13/2025	\$459
<p>BEST VALUE IN TROON NORTH - SCOTTSDALE - Stunning & stylish home was completely remodeled with no detail overlooked. Interior walls were removed opening great living spaces from entry to living room, dining & kitchen. Beautiful wood plank flooring & designer window treatments. Kitchen was totally reimagined with custom cabinetry, crown molding, pull out shelves, center island with seating to gather with family & friends. Complete with double ovens & induction cooktop. Living room has vaulted ceilings & propane gas fireplace. Backyard is pure peace & tranquility. Extended covered patio - multiple access points - relaxing water feature - eastern exposure ensures year-round enjoyment. Split floor plan - master suite is spacious with luxurious bath & large closet. New HVAC 2021 - Roof 2016.</p> <p><i>Listing Courtesy of Success Property Brokers</i></p>								
	10		Pending *Pending as of 7/29/2025 MLS ID: 6866062					
10010 E Blue Sky Dr	Single Family	4/5	5,476 sq ft	32,104	5/14/2025	\$2,900,000	7/29/2025	\$530
<p>ACCESS TO GOLF MEMBERSHIP WITH PURCHASE, SUBJECT TO BOARD APPROVAL * La Scala Siena Model designed by Bob Bacon and built by Bob Byrd * Updated Chef's kitchen with adjoining TV room * Open floor plan with dual primary suites, den/office/game room and separate guest casita with 2 bedroom suites plus a breakfast area with kitchenette * Soaring ceilings, wood and travertine flooring, slab granite & stone countertops, alder wood doors & cabinets, and designer appliances * Outdoor living area includes a covered sitting area with gas fireplace, built-in heaters and resort-style landscaping * Private corner lot with elevated mountain views and sunsets * Walking distance to the clubhouse and amenities *</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								



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 Trustee Sale MLS ID: –						
		10966 E Sutherland Way	Single Family	–/5	3,295 sq ft	15,603	–	7/7/2025	Notice of Trustee Sale
	2	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

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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

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



Update Frequency

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

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