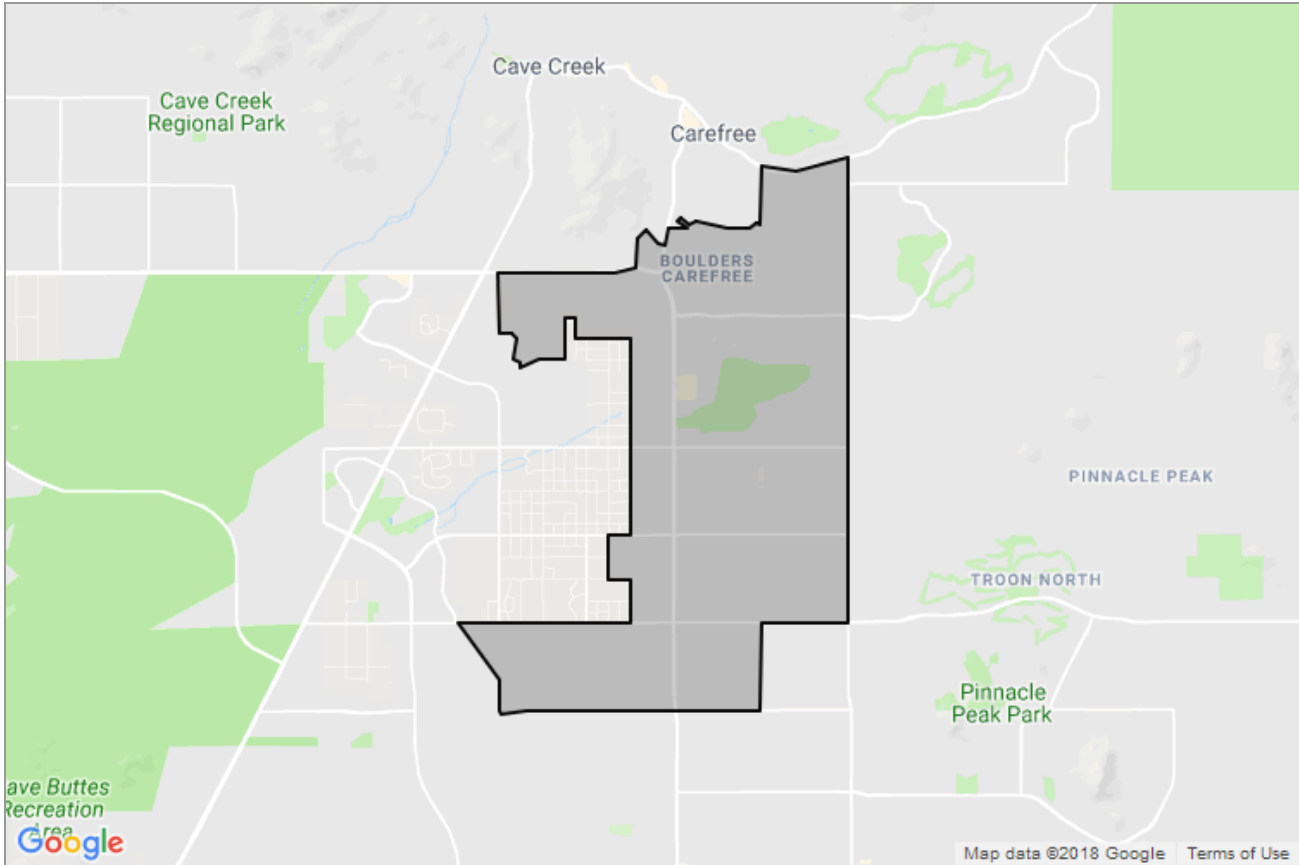


MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

Heather Tawes Nelson

REALTOR® | Arizona Real Estate License: BR565091000

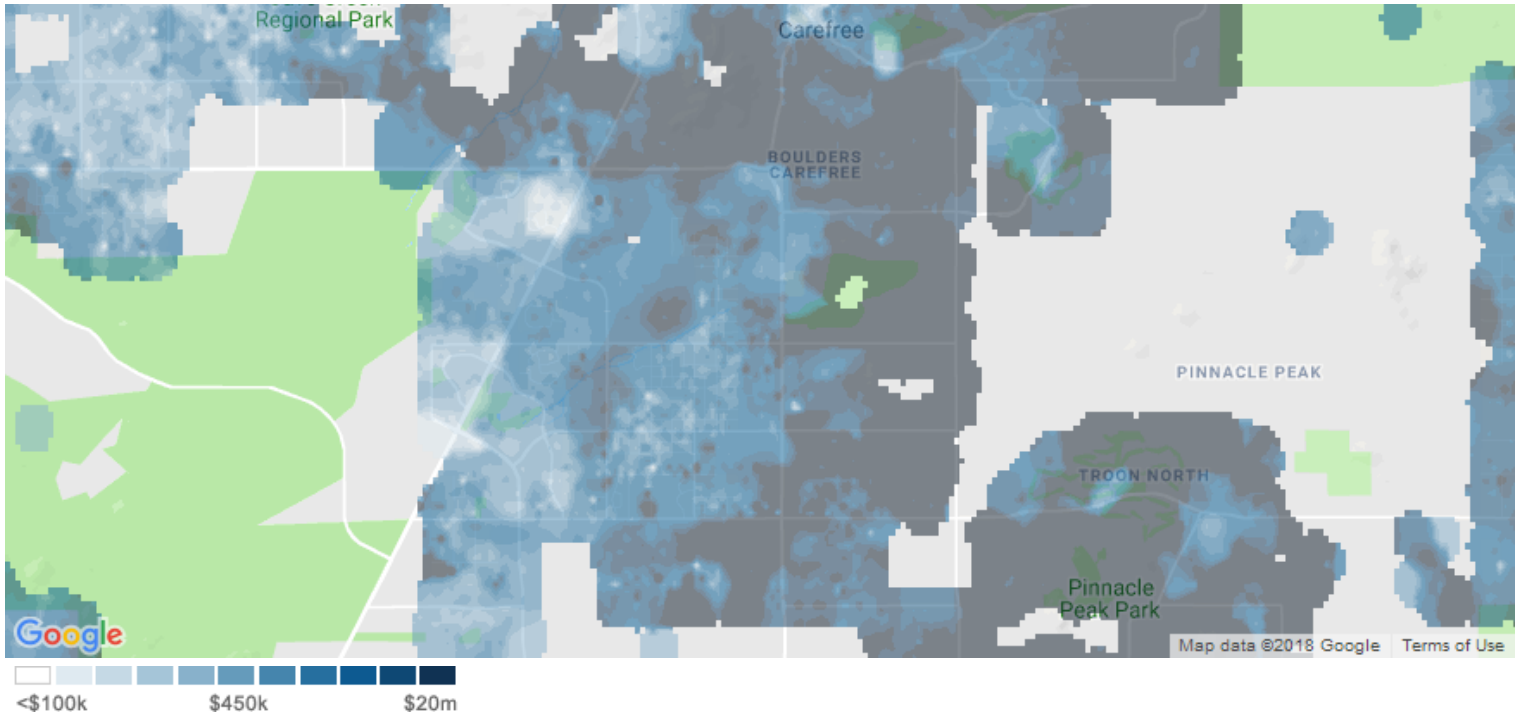
Work: (602) 751-1675 | Fax: (877) 800-1028

Main: heather@scottsdaleagent.net

Realty ONE Group
7975 N. Hayden Road, Suite A-101
Scottsdale, AZ 85258

Scottsdale, AZ 85266

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: August 09, 2017 vs. August 09, 2018

Median Est. Home Value

\$683K

Down -0.6%

Median Listing Price

\$792K

Down -1%

Median Days in RPR

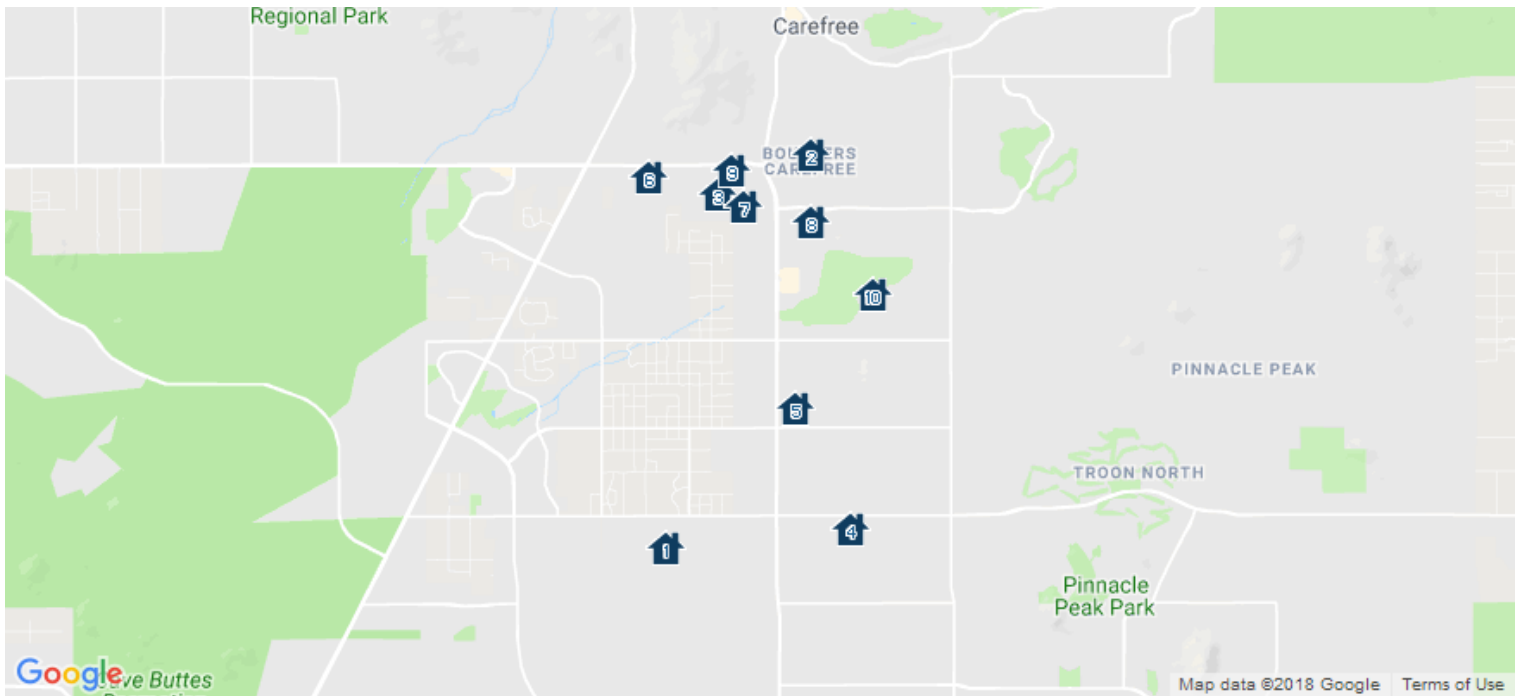
106

Down -7%



Sales Volume

50











Up 19%






Pending Listings: 10

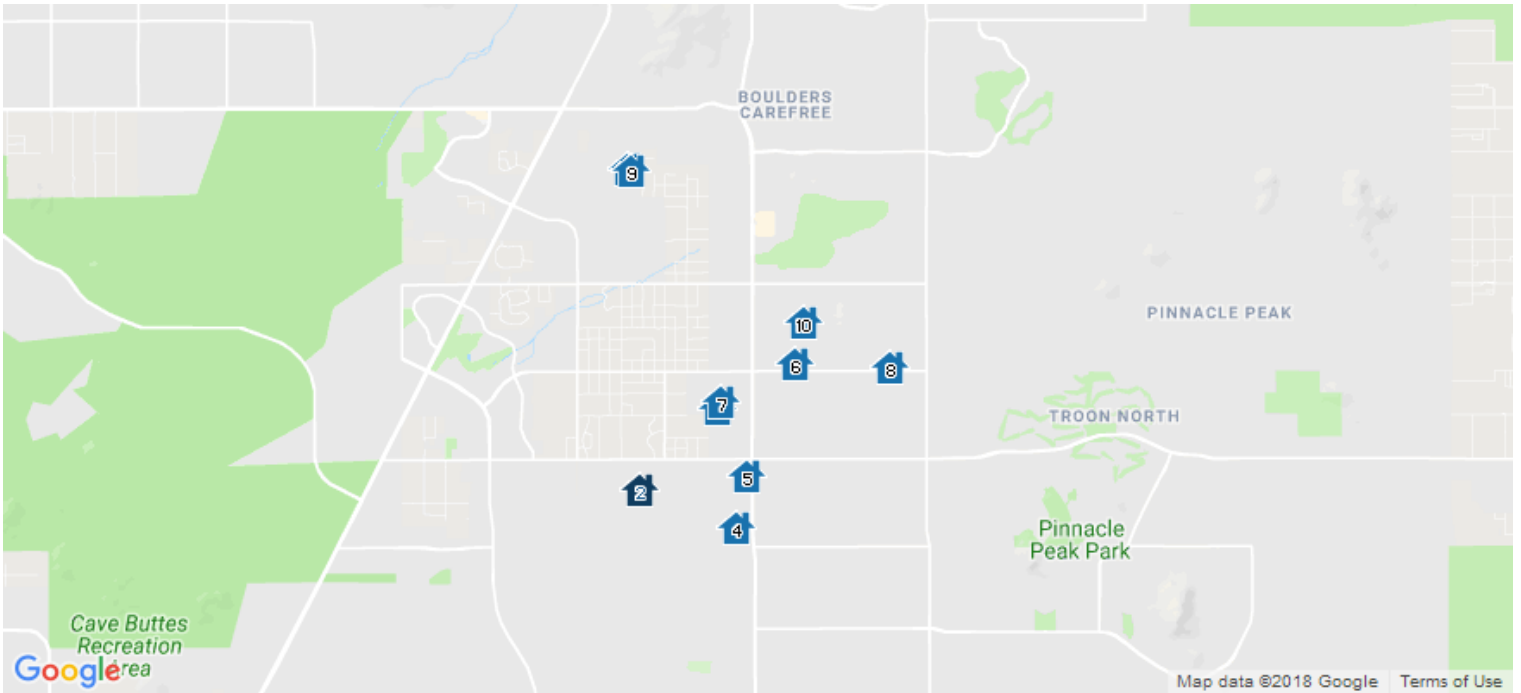
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 13 PENDING - UCB (Under Contract-Backups) as of 8/8/2018 <i>MLS ID: 5761565</i></p> <p>27637 N 61st Pl</p> <p>Single Family Detached</p> <p>5/4 4,294 sq ft 37,652</p> <p>5/4/2018 \$759,000 8/8/2018 \$177</p> <p>A Private courtyard entry leads to this spacious 4,294 sq ft home. Soaring ceilings, a 2 story stone fireplace, media niches, wet bar and a chef's kitchen with beautiful Top-of-The-Line Stainless Steel appliances invite you in. The private Master Retreat features 2 large walk-in closets, his and her sinks, soaking tub and shower. 2 secondary bedrooms are down stairs with a full bath. 2 bedrooms up and an over sized loft provide a great hide-a-way for teens or guests. The over sized pebble tec diving pool, covered veranda and BBQ are perfect for entertaining family and friends. All of this on a 37,652 square foot lot backing to natural desert.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
 <p>2 13 PENDING - UCB (Under Contract-Backups) as of 8/3/2018 <i>MLS ID: 5730629</i></p> <p>7514 E Club Villa Cir</p> <p>Single Family Detached</p> <p>3/4 3,045 sq ft 18,111</p> <p>2/27/2018 \$899,000 8/3/2018 \$295</p> <p>Don't miss this very special home, located perfectly near the Boulders clubhouse and golf course. Beautifully upgraded, with stunning Boulders, Black Mt. and sunset views and open, lush desert landscape. This charming home features dual master suites, open floorplan and powder room. Detached spacious guest casita will house visitors comfortably. Bright kitchen with granite, stainless steel appliances, and large center island. Dramatic stone 2-way fireplace accents the family room. A large, wrap-around patio features lush landscaping, built-in BBQ, and seating areas. A private patio includes a heated in-ground spa. This home is beautifully appointed and will not disappoint. Perfect for a lock and leave, winter visitor. No steps throughout.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								

Pending Listings: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING • Pending as of 8/8/2018 <i>MLS ID: 5797491</i>							
34043 N 66th Pl	Single Family Detached	2/3	2,444 sq ft	11,623	7/20/2018	\$715,000	8/8/2018	\$293
<p>Very special Terreus great room home beautifully remodeled. MOVE RIGHT IN! The is like a new home - with a new roof, new windows and doors, new A/C & furnaces, new hot water heater, new water softener & RO system, plus remodeled kitchen and baths and more! Even the closets are all done over - and the landscaped yard has new lighting and irrigation. This stunning home has 2 master suites, plus a built in office and a fantastic remodeled kitchen plus 2 1/2 lovely bathrooms. The yard is exquisitely done with boulders, saguaros, plantings and accent pots to make it a desert dream landscape. The patio boasts a kiva fireplace and a fountain that's a bonus play pool, plus plenty of room for entertaining. There is also a huge side yard! This is truly a must see. DONT WAIT!!</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
	 PENDING • Pending as of 8/8/2018 <i>MLS ID: 5790492</i>							
27852 N 79th St	Single Family Detached	3/2	2,180 sq ft	93,044	7/7/2018	\$345,000	8/8/2018	\$158
<p>QUIET DESERT HIDEAWAY. COZY A-FRAME WITH VAULTED CEILINGS. GREAT VIEWS OF CITY LIGHTS FROM UPPER DECK. PLENTY OF ROOM FOR HORSES, TOYS, TRAILERS AND MORE.</p> <p><i>Listing Courtesy of Wise Realty Az</i></p>								
	 PENDING • UCB (Under Contract-Backups) as of 7/6/2018 <i>MLS ID: 5786348</i>							
7304 E Alta Sierra Dr	Single Family Detached	4/4	3,691 sq ft	30,349	6/28/2018	\$795,900	7/6/2018	\$216
<p>Gorgeous home sweet home in North Scottsdale! Gated community with private roads! Open floor plan with a warm and welcoming color palette. Cozy stacked stone fireplace in great room. Eat in kitchen is complete with a plethora of custom cabinets, granite counters, grey subway tile backsplash, and stainless steel appliances. Large bonus room has wetbar, and access to backyard. Master suite has wood floors, ceiling fan, and plantation shutters. Full spa ensuite with his + her vanities and separate soaking tub + shower. Spacious walk in closet! Huge resort style backyard features a sparkling pool + spa, desert landscaping, built in BBQ, and a covered patio with plenty of room for dining alfresco! This home is sure to go fast, so come see it today!</p> <p><i>Listing Courtesy of Redefy</i></p>								
	 PENDING • Pending as of 8/7/2018 <i>MLS ID: 5763123</i>							
6016 E Hassayampa Cir	Single Family Detached	3/3	2,551 sq ft	6,875	5/8/2018	\$509,000	8/7/2018	\$200
<p>Beautiful and barely lived in home in Gated community. Spacious open Kitchen and Great Room with coffered ceilings. Highly upgraded kitchen with all stainless appliances and large center island. Walk in pantry. Breakfast Bar & Eat-in Kitchen area that opens to covered Patio. Recessed lighting T/O. Large master with great bathroom & his and hers closets. Desirable split floor plan. Walk in closets T/O. Jack n Jill bathroom. Cozy patio with Gas Fireplace. Laundry room is plumbed for a sink. Loads of Storage. Energy Saving features T/O. Mountain views from the Back yard. Ready to move in now. Any sellers furniture that the buyer chooses can be included for free.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
	 PENDING • Pending as of 8/6/2018 <i>MLS ID: 5799674</i>							
33832 N 69th St	Single Family Detached	2/3	2,529 sq ft	9,590	7/28/2018	\$799,999	8/6/2018	\$316
<p>Arguably the most stunning view of Black Mountain in Terravita located right off of the 18th green and within walking distance to the clubhouse and community center facilities, which are currently undergoing a full remodel. This is a resort style home that is made for easy and luxurious living; featuring a pool, hot tub, fire pit, built in BBQ, drop down awning and motorized patio sun shades, phenomenal sound system and beautiful granite counter tops complimented by a marble fireplace display in the kitchen/living area. This home has stayed current with the times. It is prewired for IPAD sound system and TV control. Don't wait! Come see this property today and invest in the lifestyle you have always wanted!</p> <p><i>Listing Courtesy of Occasio Realty</i></p>								

Pending Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING · Pending as of 8/5/2018 <i>MLS ID: 5781317</i>							
7488 E Crested Saguaro Ln	Single Family Detached	2/2	2,001 sq ft	6,870	6/15/2018	\$438,500	8/5/2018	\$219
<p>Comer lot with awesome Wnfield Mtn views. Great room open floor plan. New paint and carpet. Close to resort clubhouse that features heated pool with beach entry and lap lanes, Standing Rock Cafe, fitness facility, 8 tennis courts (2 day), hiking and biking, community social events, many activities planned monthly.</p> <p><i>Listing Courtesy of Re/Max Excalibur</i></p>								
	 PENDING · Pending as of 7/14/2018 <i>MLS ID: 5784511</i>							
6776 E Nightingale Star Cir	Single Family Detached	2/2	1,974 sq ft	6,097	6/22/2018	\$600,000	7/14/2018	\$304
<p>TOTALLY RENOVATED AND UPDATED TO HGTV STANDARDS located on oversized backyard with UNOBSTRUCTED BACKYARD BLACK MOUNTAIN, BOULDERS AND LUSH DESERT VIEWS. The Crista model is loved for its open feel, split master and second bedroom, large den, and fantastic family room/kitchen combo. And this home has all that and more. Just steps from the Terravita clubhouse & Marketplace this home has been lovingly updated, opened up, and improved: New Roof, New HVAC, Gorgeous new cabinets, Countertops, and porcelain flooring, High End Stainless Appliances, Stainless & glass range hood, Pot filler, expanded Kitchen Island with Sink, Top of The Line Hardware & Fixtures thruout, plantations shutters, whole house water filtration, epoxied garage floor, Den built-ins. MUCH MORE. Move in ready, Must see to appreciate.</p> <p><i>Listing Courtesy of Keller Williams Northeast Realty</i></p>								
	 PENDING · Pending as of 8/6/2018 <i>MLS ID: 5651486</i>							
8104 E Tortuga View Ln	Single Family Detached	3/4	3,769 sq ft	15,965	8/25/2017	\$1,725,000	8/6/2018	\$458
<p>Patterned after Arizona's early estate homes, The Ranch model provides graceful and refined living space that complements its natural surroundings. The spacious front courtyard features both open and covered spaces, al fresco dining with fireplace and views of Pinnacle Peak. The master suite offers golf course & mountain views and includes fireplace, over sized tub and walk in shower. The gourmet kitchen is finished with designer appliances, custom cabinetry, walk in pantry and wine room. This three bedroom suite, office and great room floor plan offers unparalleled views of mountains, golf course and sunsets.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								









Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  Active: 3/13/2018 MLS ID: 5736148  33220 N 60th Way Single Family Detached 5/3 3,661 sq ft 3/13/2018 \$529,900 \$525,900 5/14/2018 -0.75% This impeccably customized home with 5 bdms+game room sits on a premium private view lot with front courtyard, beautiful landscape, sparkling pebble-tec pool with rock waterfall and iron view fencing. Custom paint t/o with vaulted ceiling & stacked stone entertainment wall with fireplace in family room. The spacious kitchen features 42" Cherry Merillat cabinets, SS appliances w/gas range and lg island. Luxurious master suite with private bath, double sinks and Jacuzzi tub. Huge balcony off upstairs game room has fabulous views of the AZ sunsets. Epoxy coated 3 car garage has plenty of storage, with an extended concrete parking slab, 7' RV gate and 17' gated concrete slab for all of your toys! Close to A+ schools, PVCC Blk Mtn Campus and YMCA. Seller is a licensed AZ real estate agent. <i>Listing Courtesy of Homesmart</i>								
  UCB (Under Contract-Backups) as of 8/8/2018 MLS ID: 5761565  27637 N 61st Pl Single Family Detached 5/4 4,294 sq ft 5/4/2018 \$760,000 \$759,000 7/12/2018 -0.13% A Private courtyard entry leads to this spacious 4,294 sq ft home. Soaring ceilings, a 2 story stone fireplace, media niches, wet bar and a chef's kitchen with beautiful Top-of-The-Line Stainless Steel appliances invite you in. The private Master Retreat features 2 large walk-in closets, his and her sinks, soaking tub and shower. 2 secondary bedrooms are down stairs with a full bath. 2 bedrooms up and an over sized loft provide a great hide-a-way for teens or guests. The over sized pebble tec diving pool, covered veranda and BBQ are perfect for entertaining family and friends. All of this on a 37,652 square foot lot backing to natural desert. <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								

Price Changes: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>8 FOR SALE • Active: 6/1/2018 MLS ID: 5773967</p> <p>29091 N 68th Way</p> <p>Single Family Detached</p> <p>4/3 3,430 sq ft</p> <p>6/1/2018 \$725,000 \$700,000 6/29/2018 -3.45%</p> <p>Private travertine-paved courtyard welcomes you to this expanded Ironwood model nestled on an interior cul-de-sac lot. Window-filled great room features dramatic stacked stone gas fireplace & opens to kitchen w/stainless appliances, slab granite counters & custom backplash. Enormous split master suite w/luxurious walk-in shower & jetted tub. Oversized 4th bedroom/study perfect for his & her office, kids playroom or home gym. Expansive covered patio w/built-in BBQ overlooking sparkling Pebbletec pool & mature desert landscaping w/view fence to NAOS. Upgrades inc light cabinets, central vac, rustic vegas, custom closet organization t/o & much more. Interior & exterior just repainted in pleasing neutral colors.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>4 FOR SALE • Active: 6/27/2018 MLS ID: 5785884</p> <p>26829 N 70th PI</p> <p>Single Family Detached</p> <p>4/4 2,983 sq ft</p> <p>6/27/2018 \$597,500 \$550,000 8/8/2018 -7.95%</p> <p>\$50K off OLP for you to update however you like! Unique Spanish Hacienda welcomes you Home to your own natural desert retreat, a peaceful 1.08 Acres beautiful natural landscape w/mountain views. Courtyard guides you to your beautiful front door. A modern floor plan effectively opens up a continuum of space flowing throughout. Voluminous living room with vaulted ceilings adjacent to patios surrounded by nature's serene desert. Owner's suite offers a full wing of privacy while other bedrooms balance the house for an even scale. 2 Full Baths + 2 half baths. Side-entry 2 car garage attached PLUS a 688 Square Foot 2 car garage/workshop. No HOA fees and low Scottsdale taxes. 5 miles North of 101 in a convenient yet quiet and peaceful location just off the Desert Foothills Scenic Scottsdale</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
 <p>5 FOR SALE • Active: 5/30/2018 MLS ID: 5772718</p> <p>27981 N 71st St</p> <p>Single Family Detached</p> <p>5/5 5,366 sq ft</p> <p>5/30/2018 \$1,349,000 \$1,299,000 7/14/2018 -3.71%</p> <p>Fantastic North Scottsdale location, just north of the Loop 101 in prestigious Saguaro Estates. This gorgeous 5 Bedroom, 5.5 Bathroom, 5366 sqft Mediterranean Estate sitting on a 1.8 acre view lot is just what you've been looking for. Features include a functional split floor plan, an elegant living room, wet bar, formal dining room, large open chef kitchen, family room, spacious master bedroom and bathroom with his & her vanities and toilet rooms, and a Control 4 system. Interior finishes and custom window treatments were selected by Vallone Design. While in the backyard, you will enjoy a large covered back patio, soothing water features, heated pool & spa, outdoor fireplace with sitting area, and a grassy play area. Must see to appreciate, call us today to schedule a private showing.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
 <p>6 FOR SALE • Active: 7/9/2018 MLS ID: 5791005</p> <p>29834 N 77th PI</p> <p>Single Family Detached</p> <p>4/3 2,879 sq ft</p> <p>7/9/2018 \$679,900 \$675,000 8/8/2018 -0.72%</p> <p>You'll love watching the famous Arizona sunsets from this private backyard complete with a pool/spa, waterfalls and fire pit. View fencing backing to the desert open space preventing any road noise, or visible traffic - all the quiet you are looking for, right in your own backyard. This house sits on a 2/3 acre corner lot with a circular drive and a three car garage. Both front and backyard are lushly landscaped just adding to the privacy feel. This 2,897 sq ft. floorplan offers 4 bedrooms, 2.5 baths with a split that will work beautifully for family/visitors. The kitchen, with its updated Stainless Steel appliances (including a convec oven), looks over its double islands into the family/great room, with firepl, and into the gorgeous backyard, making entertaining what it should be.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>7 FOR SALE • Active: 7/7/2018 MLS ID: 5790401</p> <p>6915 E Bobwhite Way</p> <p>Single Family Detached</p> <p>4/3 3,236 sq ft</p> <p>7/7/2018 \$899,900 \$889,900 7/26/2018 -1.11%</p> <p>Absolutely stunning home and backyard in North Scottsdale. Beautifully remodeled with contemporary flair. Chef's gourmet kitchen recently installed quartz countertops with lovely cabinetry throughout. Gas cooktop, Thermadore double ovens, single basin sink and generous island. Wood flooring compliments the travertine tile, and carpeting in bedrooms. Floor to ceiling fireplace in family room. Grand master suite with luxurious bath. Secondary bedrooms are generously sized with updated designer bath. Perfect entertainer's resort backyard oasis paradise. Private and beautiful backing to large wash. Huge negative edge pool and elevated spa, pool has an expansive first step perfect for lounging or kids play area. Amazing at night with lighting a fire accents. Lower level with fireplace and bb</p> <p><i>Listing Courtesy of Homesmart</i></p>								

Price Changes: 10 (cont.)










	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 FOR SALE · Active: 12/23/2017 MLS ID: 5712634								
8400 E Dixileta Dr, Unit 138	Single Family Detached	4/3	3,206 sq ft	12/23/2017	\$785,000	\$699,999	8/9/2018	-10.83%	
<p>Huge price reduction!! Professionally Staged & easy to show! John Kane design in highly desired Sincuidados. Concrete insulated walls, high ceilings, clerestory lighting, Translucent Glass Partitioning, Suspended Glass Shelving, Concrete floors, Fiber Optic Reveal, Soji Wall Door. View Mountain Peaks thru North front door AND south facing pool. Master w/jetted tub, walk in shower. Jack & Jill bedrms adjoined by full bathroom, and 'secret' day-lit loft. 4th bedroom split w/ext door overlooking pool. Window placement to accentuate N/S Orientation and natural vegetation. Wall insulation R-30 to R-55. Solar Owned, energy bills averaged just \$65/mo. Pool privately fenced with covered patio for lock & leave living. Bonus room easily converted to wine or additional closet space!</p> <p><i>Listing Courtesy of Realty Executives</i></p>									
	 FOR SALE · Active: 2/19/2018 MLS ID: 5725581								
6021 E Long Shadow Trl	Single Family Detached	5/3	3,424 sq ft	2/19/2018	\$535,000	\$500,000	8/9/2018	-6.54%	
<p>Very rare opportunity for the "La Fiesta" model with expansive bonus room! Formal living and dining rooms, large extended family room with cozy gas fireplace plus den/office. Nicely appointed kitchen complete with beautiful granite counter tops, glass tile backsplash and all new appliances. 5th bedroom and full bath downstairs make perfect private guest quarters. Large master suite with vaulted ceilings plus 3 additional bedrooms upstairs, complete with walk in closets. The open loft area and HUGE BONUS ROOM are perfect for work or play. Walk out deck off the loft for relaxing mountain views. Extended covered patio, diving pool & grassy play area are an entertainer's dream. Great location! Bonus 615 sq ft as per builder. PLEASE SEE COMPLETE LIST OF UPGRADES & FEATURES IN THE DOCUMENT TAB</p> <p><i>Listing Courtesy of West Usa Realty</i></p>									
	 FOR SALE · Active: 7/5/2018 MLS ID: 5789468								
7687 E Moura Dr	Single Family Detached	4/4	3,676 sq ft	7/5/2018	\$950,000	\$907,000	7/31/2018	-4.53%	
<p>A spacious and sophisticated one-owner residence awaits you in the privacy of beautiful Bellasera. This delightful 3,676 sq ft home is situated on a 15,000 sq ft lot with breath-taking, unobstructed views of the stunning Sonoran Desert, up against the panorama of Lone Mountain. Step through the grand front door, across a hand-crafted mosaic entryway, and you are welcomed into this freshly painted, light-filled home with soaring ceilings. Just inside is the handsome library with perfectly appointed custom bookcases and cabinets. To your left, is the lounge, complete with custom built-in bar and wall mounted flat-screen TV (included). Just beyond, the interior courtyard provides a peaceful retreat. Traveling further into the home you will discover the elegance of the large, formal dining room</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>									





Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 7/9/2018, MLS Listing 5752626: 4/15/2018 MLS ID: 5752626</p> <p>34537 N 61st St</p> <p>Single Family Detached</p> <p>2/3 2,479 sq ft 7,277 2015 7/9/2018 \$635,000 \$256</p> <p>The finishes through-out the home are stunning!The unobstructed view of Black Mountain is spectacular! The fabulous greatroom opens to the marvelous chef's kitchen which flows into the morning room. The master bath is spa-like! The additional den is ideal for a media/office. The guest bedroom is ensuite. The covered patio & rear yard w/outdoor fireplace, pizza oven, a built-in bbq with prep area & seating, a fire pit & a tranquil fountain is fabulous for entertaining. All this with breathtaking views of Black Mountain, on a cul-de-sac lot with common area behind home. Wonderful location, perfect for primary or second home. Close to schools,restaurants,shopping and the upscale YMCA and Cafe' is just across 60th Street!</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 8/8/2018, MLS Listing 5766796: 5/15/2018 MLS ID: 5766796</p> <p>33263 N 72nd Pl</p> <p>Patio Home</p> <p>2/2 2,128 sq ft 7,157 2002 8/8/2018 \$500,000 \$235</p> <p>This stunning property enjoys upgrades normally only found in Mill\$ homes. Panoramic views of Black Mt and desert preserve, heated pebble-sheen pool w/ water feature & fog misting system. Stone decking, outdoor kitchen, gas fireplace with built in seating....all are perfect for outdoor entertaining. The inside sports travertine floors, slab granite counters, stainless appliances & a speaker system.This is a wonderful home in a great subdivision.</p> <p><i>Courtesy of Realty One Group</i></p>								
 <p>3 RECENTLY SOLD • Sold Date: 7/9/2018, MLS Listing 5758984: 4/30/2018 MLS ID: 5758984</p> <p>5782 E Bent Tree Dr</p> <p>Single Family Detached</p> <p>5/4 3,622 sq ft 37,465 2000 7/9/2018 \$673,500 \$186</p> <p>Fabulous gated North Scottsdale community The Preserve! Large open floor with view fence backing to natural preserve! Stacked stone gas fireplace, wood floors, wet bar with refrigerator, wine rack, granite countertops, gourmet kitchen, stainless steel Viking refrigerator, gas cooktop, bar stool seating in greatroom! Split master suite, sitting area, large custom built-in cabinet in master closet, garden tub, separate shower & dual vanities. Spacious living/dining room. Plantation shutters throughout. Perfect family home 5th bedroom currently den, 3.5 baths & oversized 3 car garage. Panoramic blue sky's to enjoy in your private resort backyard. Cool off in your sparkling pebble-tec pool, gas firepit, flagstone patio, built-in gas bbq & big grass area for play. A/C units replaced in 2012.</p> <p><i>Courtesy of Realty One Group</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 RECENTLY SOLD • Sold Date: 8/8/2018, MLS Listing 5658888: 9/11/2017 MLS ID: 5658888	Single Family Detached	2/2	1,409 sq ft	6,235	1996	8/8/2018	\$382,200	\$271
<p>6782 E Nightingale Star Cir</p> <p>VIEWS, VIEWS, VIEWS .. Owner had home APPRAISED so it is priced to SELL....Fantastic North Scottsdale home GORGEOUS ARBOR model. SOME OF THE BEST MOUNTIAN VIEWS IN TERRAVITA. 2 bed ,2 bath With a Stunning wood beam ceiling and apointed with honey maple cabinates and a soltillo tile floor (except in bedrooms that have carpet) House has a gas fireplace and gas gourmet stove and microwave that convey with the house and are awesome. Rooms come with ceiling fans and all windows have plantation shutters. PLUS, an UNDERGROUND SAFE..Beautiful backyard has STUNNING mounitian views and a built in gas grill and mature landscape.. Also no homes behind you... VERY PRIVATE...HURRY, THIS WONT LAST... Come see today!</p> <p><i>Courtesy of Homesmart</i></p>									
	 RECENTLY SOLD • Sold Date: 8/8/2018, MLS Listing 5650729: 8/23/2017 MLS ID: 5650729	Single Family Detached	4/4	3,700 sq ft	10,000	1999	8/8/2018	\$680,000	\$184
<p>7670 E Shooting Star Way</p> <p>Beautiful Winfield home with private backyard Registered Wildlife habitat by National Wildlife Federation. Owners have lovingly crafted a Sonoran Retreat with numerous water features, landscaping, fire pit, and welcoming gated front courtyard. Nicely set back from Westland with large buffer, you are looking at natural Sonoran Desert and Black Mountain instead of neighbor's yard. New gas stovetop installed in kitchen. Flooring throughout updated with Travertine that sets off the granite, hickory cabinets and solid alder doors. Fourth bedroom is a separate entry Casita with bathroom and closet and kitchenette. Solar panels reduce electric bills to almost nothing (see document attachment). Winfield has wonderful social community center, with Tennis, Workout Facility, Pool and trail</p> <p><i>Courtesy of Desert Dream Realty</i></p>									
	 RECENTLY SOLD • Sold Date: 8/6/2018, MLS Listing 5701773: 12/27/2017 MLS ID: 5701773	Single Family Detached	6/7	5,115 sq ft	37,412	2000	8/6/2018	\$1,020,000	\$199
<p>6966 E Buckhorn Trl</p> <p>Great home in North Scottsdale that has been tastefully upgraded. Main floor living offers kitchen with double island that overlooks family room, formal dining, butlers pantry, a separate office and a wall of windows for lots of natural light. Sprawling master suite with sitting area and fireplace, highly upgraded his/her closets and luxurious bath. Additional bedrooms on main floor all feature en suite baths. Basement offers theatre room, pool table, bedroom with ensuite bath, workout room and a fireplace. Very private resort style backyard with built in outdoor kitchen/BBQ is a great place to entertain. Oversized 3 car garage with built in storage.</p> <p><i>Courtesy of Coldwell Banker Residential</i></p>									
	 RECENTLY SOLD • Sold Date: 7/5/2018, MLS Listing 5773211: 5/31/2018 MLS ID: 5773211	Single Family Detached	5/4	3,757 sq ft	24,490	1998	7/5/2018	\$699,999	\$186
<p>6848 E Burnside Trl</p> <p>Breathe in all the style & charisma this spacious home offers. Situated on an oversized lot at the end of a cul-de-sac in the upscale gated community of Ironwood Retreat. Original owner, this gem is immaculate, light & bright and boasts 5 beds, 4 baths, 3 car garage, RV gate, heated diving, salt water pool, spa & rock water fall, w/Mountain Views. This relaxing home is perfect for entertaining and features an open floor plan, tile flooring throughout, granite counters, new SS wall oven, walk-in pantry, gas cook top, wet bar, newer gas hot water heater & HVAC unit. The luxurious master retreat features a cozy gas fireplace with a large master bath and large walk-in closet. Enjoy outdoor living with a large covered patio space. Ideally located to North Scottsdale's finest shopping & dining.</p> <p><i>Courtesy of PlatinumLiving Realty</i></p>									
	 RECENTLY SOLD • Sold Date: 8/3/2018, MLS Listing 5735159: 3/10/2018 MLS ID: 5735159	Single Family Detached	4/5	4,351 sq ft	32,580	1999	8/3/2018	\$880,000	\$202
<p>6368 E Ironwood Dr</p> <p>Highly desirable location in gated community with easy access to A+ schools, fine dining, championship golf courses and scenic hiking. Winner of the prestigious Pinnacle Peak Area 'Best of Tour' Award! This home offers the perfect blend of living space and entertaining space. Four bedrooms including a luxurious private master retreat. The three additional nice-sized bedrooms all come with en suite baths. Huge open kitchen/family room combo works great for large parties and casual dining. The formal living room and dining room are perfect for intimate gatherings. There is also an office with built in bookcases. The magnificent kitchen features world class appliances and a spacious island. Delightful backyard with pool/spa and full length covered patio. Amazing garage w/Swisstrax flooring.</p> <p><i>Courtesy of Lawyer Realty Group</i></p>									

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	<p>9 RECENTLY SOLD • Sold Date: 8/3/2018, MLS Listing 5765784: 5/10/2018 MLS ID: 5765784</p>								
6821 E Whispering Mesquite Trl	Single Family Detached	2/2	1,974 sq ft	5,535	1996	8/3/2018	\$500,000	\$253	
<p>Lovely Christa in private setting in the heart of Terravita on quiet cul-de-sac. Extensively remodeled less than 2yrs ago, move-in ready. Next to an undeveloped corner lot, w/NAOS behind, yet steps from golf, clubhouse amenities and shopping/dining. Kitchen features updated cabinetry with "leather-finish" granite countertops w/extended 7+ft island & counter seating, tile backsplash, stainless steel Whirlpool appliances, & more. Updated tile floors in all living areas & carpet in bedrooms. Master bedroom w/walk-in closet and en-suite bathroom featuring updated vanity w/granite countertops. Hall bath also has updated cabinetry & granite countertops. Office/den/guest room could easily be finished as 3rd bedroom. Updated A/C unit, LED lighting fixtures, Nest (r) thermostat.</p> <p><i>Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>									
	<p>10 RECENTLY SOLD • Sold Date: 8/3/2018, MLS Listing 5792754: 7/6/2018 MLS ID: 5792754</p>								
6512 E Shooting Star Way	Single Family Detached	2/2	1,547 sq ft	5,961	1997	8/3/2018	\$417,500	\$270	
<p>Desert Living at it's finest. This Arbor model home is very well cared for and loved with a great layout. 2 bedrooms plus completely finished AZ room with cooling/heat and lots of plug ins for technology or a great studio. This 2 bedroom home has well appointed master bath with large spa styled shower. Great Kitchen with granite, gas cooking and nice view to a very pretty desert yard. Pretty slatted patio covers and view fence. This home resides in Terravita which is a vacation style subdivision with golf, tennis, pools, recently updated fitness area, restaurant, game rooms and even a community craft room. Lots of planned activities to participate in. The clubhouse is being remodeled currently and photos of improvements to be in docs tab.</p> <p><i>Courtesy of Century 21 Arizona Foothills</i></p>									