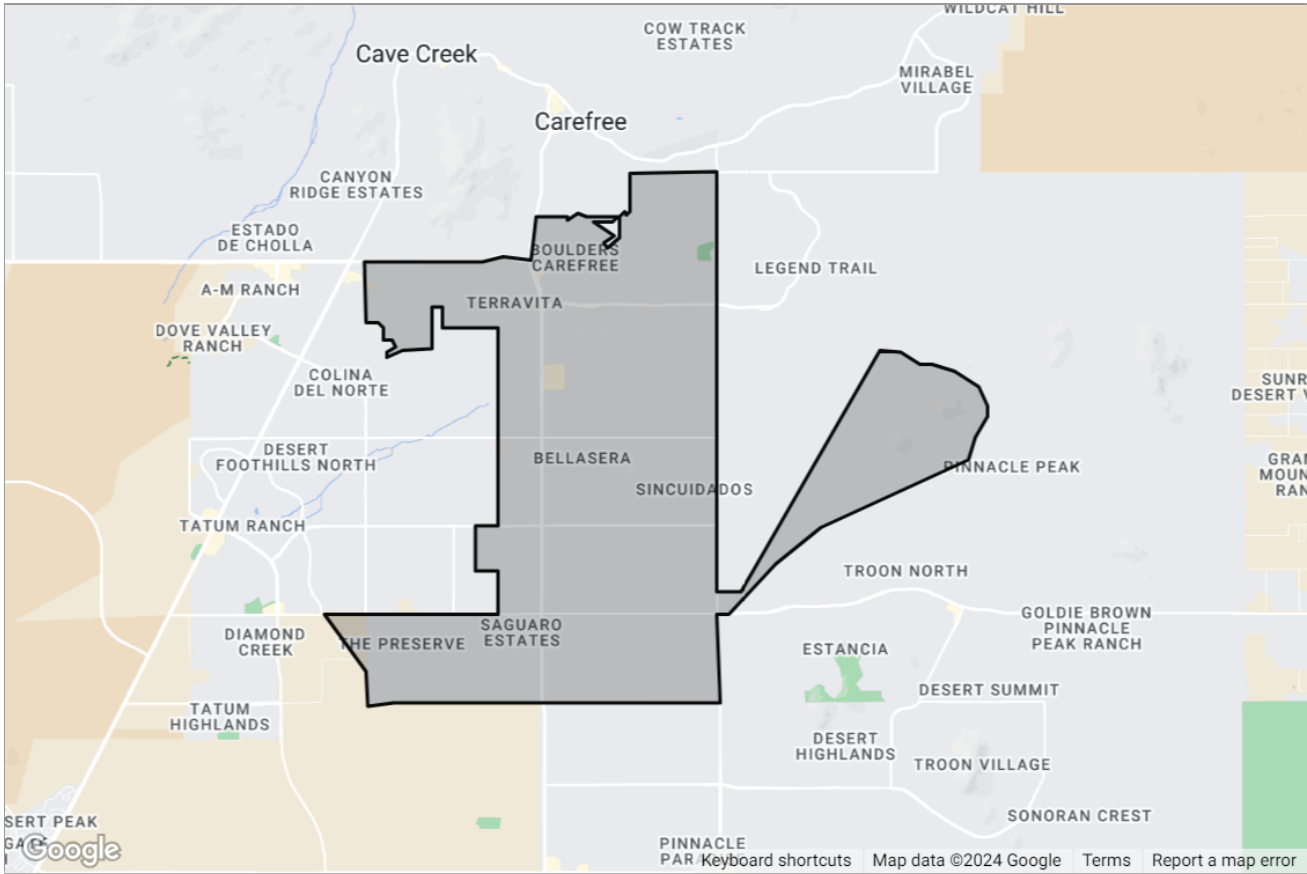


MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

Heather Tawes Nelson | ABR, CRS

Arizona Real Estate License: BR565091000

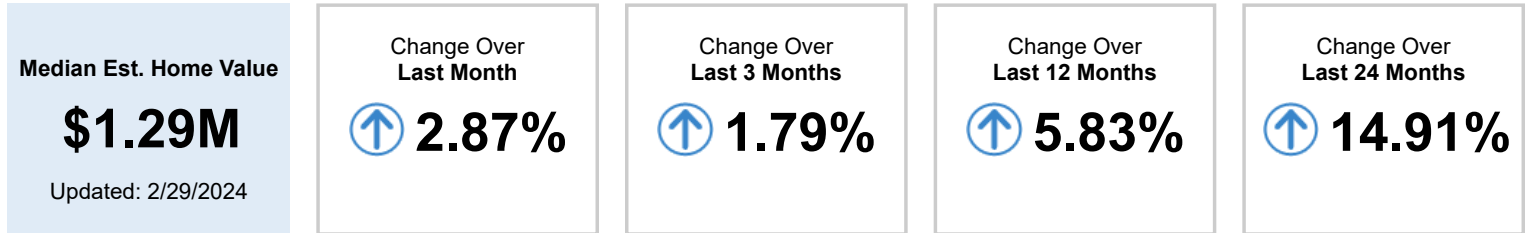
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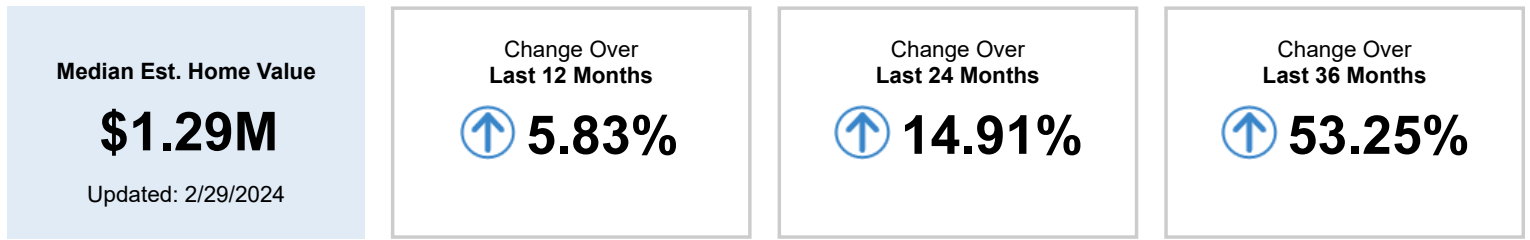
Scottsdale, AZ 85266

Market Snapshot: Estimated Home Values



*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



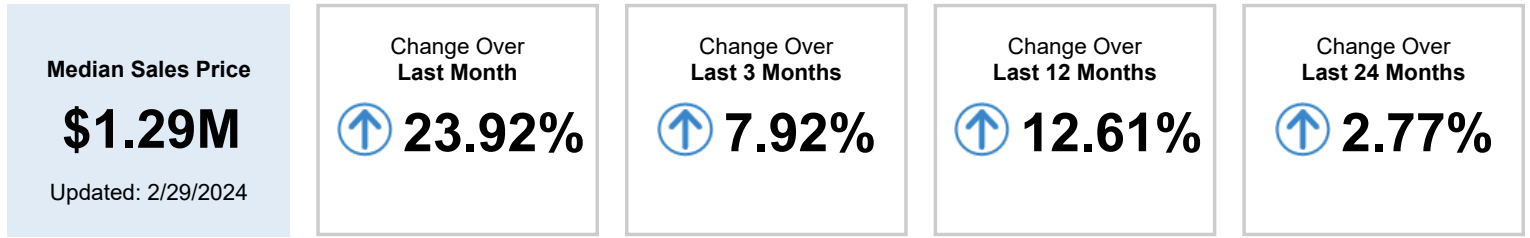
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties



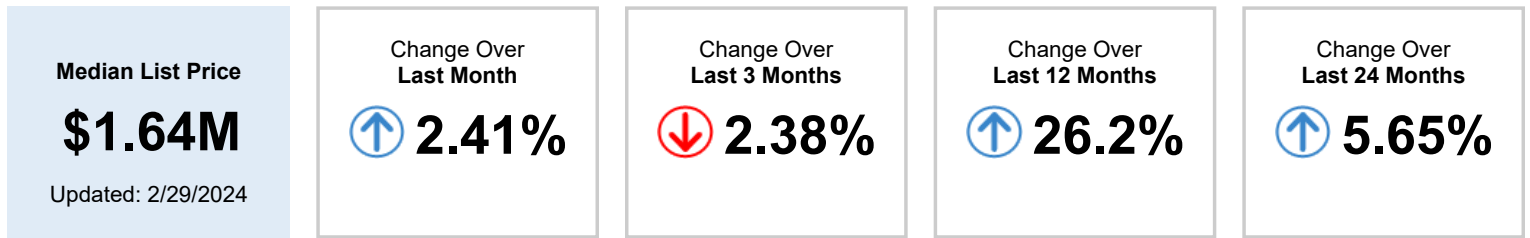
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/20/2024.*

Market Snapshot: Sales Price



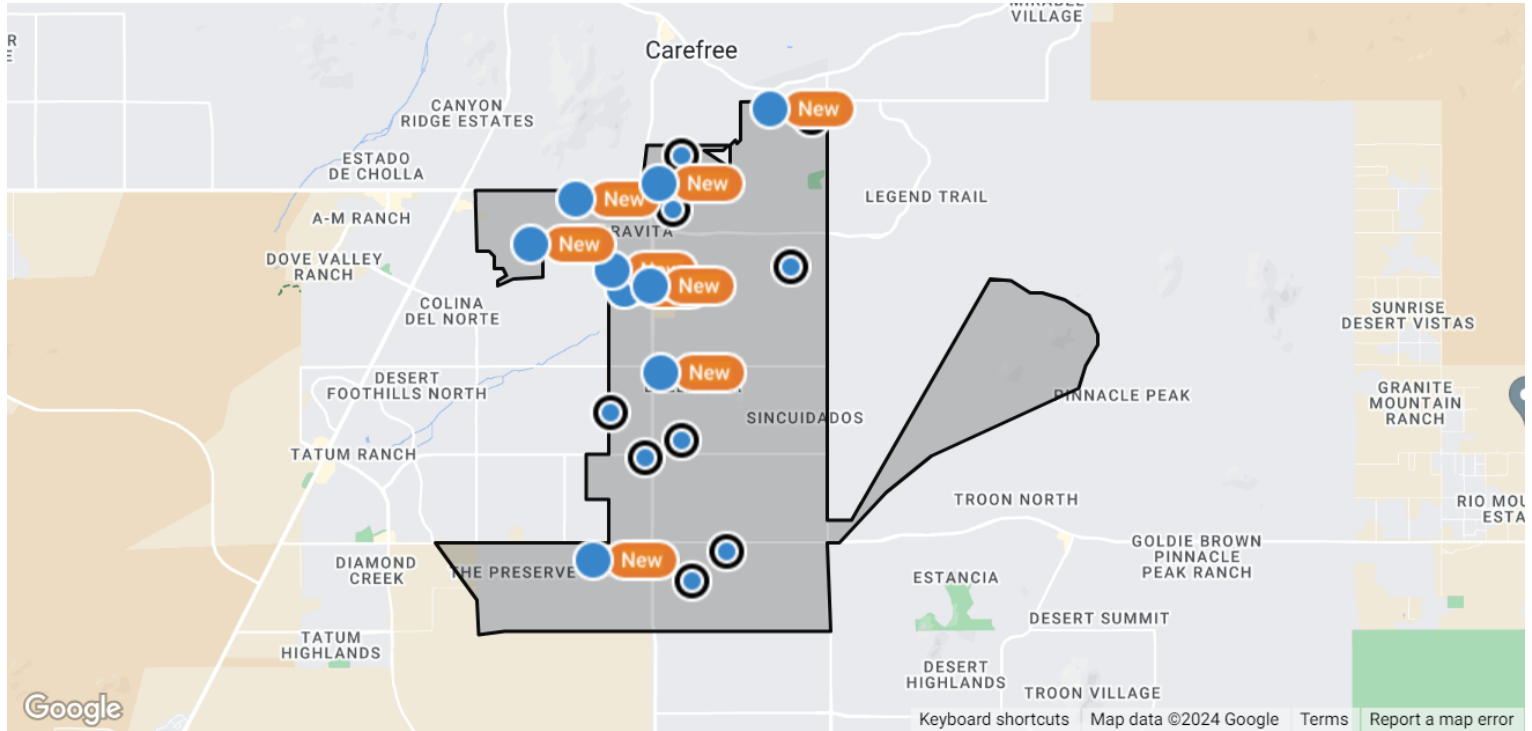
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





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

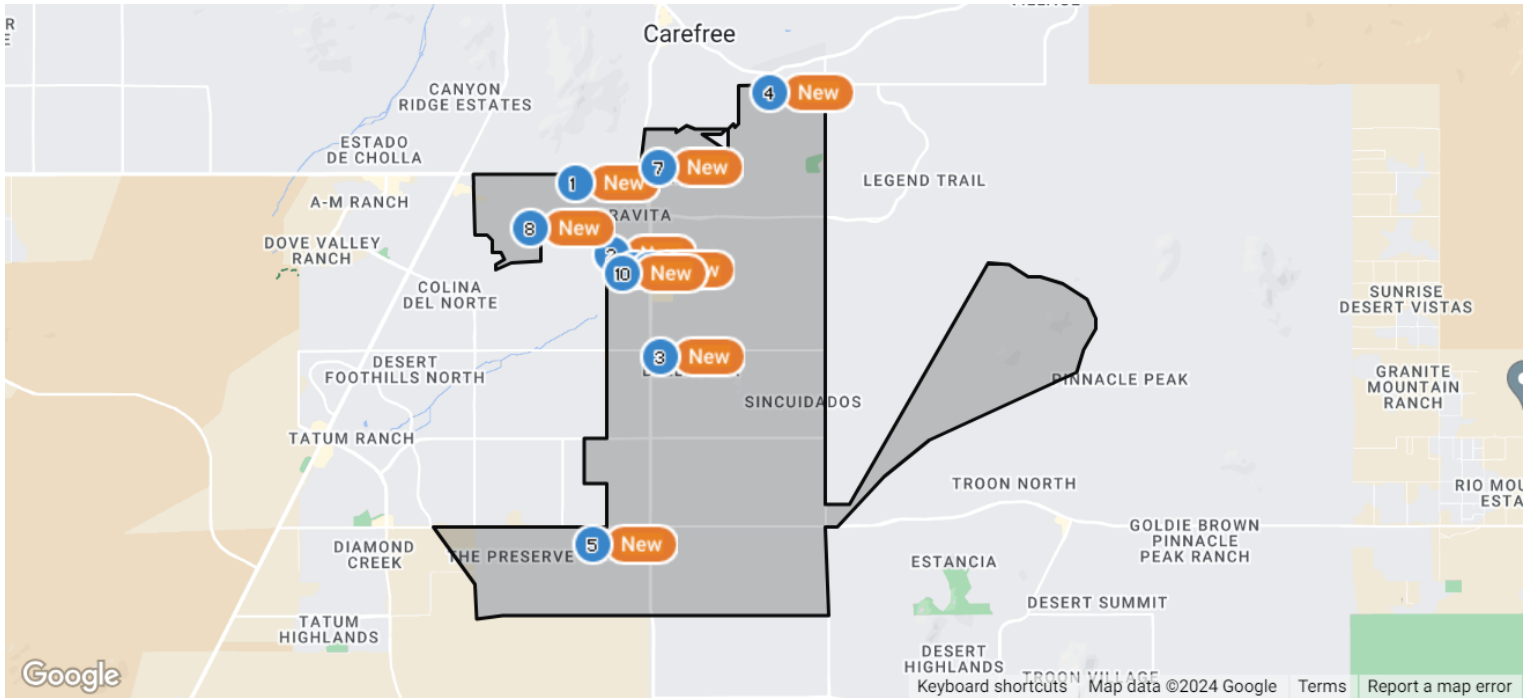
Market Activity Summary Stats



Search Criteria | **Location:** Scottsdale, AZ 85266; **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
Number of Properties	10	10
Low Price / Value	\$775,000	\$919,990
Median Price / Value	\$1,622,500	\$1,837,000
High Price / Value	\$2,975,000	\$2,900,000
Average Price / Sq. Ft.	\$499	\$491
Median Price / Sq. Ft.	\$471	\$482
Average Days in RPR	20	71
Median Days in RPR	7	46
Total Volume	\$16,213,000	\$19,388,990

Scottsdale, AZ 85266



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.
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1 ● Active • New, Active: 3/18/2024 MLS ID: 6679070

6818 E Whispering Mesquite Trl Single Family 2/2 1,686 sq ft 6,371 1996 3/18/2024 \$775,000 \$460



Enter a meticulously maintained home offering the most sought-after Terravita floorplan, framed by impressive BACKYARD MOUNTAIN VIEWS and located in a quiet cul du sac. Key features include a NEW ROOF AND HVAC SYSTEM UNDER WARRANTY, delivering peace of mind and comfort. Positioned conveniently close to all Terravita's amazing clubhouse and amenities and its shopping center, this property boasts an oversized PRIVATE backyard designed for entertainment, with a stuccoed fence, large paver patio seating area, kiva fireplace, banco seating, and a natural gas Stainless steel BBQ setup. Inside, the remodeled master suite includes a stone walk-in shower, with the kitchen showcasing slab granite countertops, Travertine backsplash, and newer dark stainless appliances. The home is enhanced with wood flooring, ribbed cabinet doors, and thoughtful upgrades throughout. Bathrooms are equipped with raised vanities and slab granite tops. Additional benefits include an epoxied garage floor with storage, a new washer and these features: North South exposure, Bright front courtyard with room for casita, New roof with 5-year warranty, Oversized back yard, Remodeled primary with bath Stone walk-in shower, Ribbed cabinet doors, Wood flooring, Slab granite counters with beveled edge and Travertine backsplash and integrated stainless sink, Newer black stainless steel appliances, New Washer and dryer, Raised Vanities and Slab Granite tops in baths, & 5 burner natural gas range.

Listing Courtesy of Keller Williams Arizona Realty





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: 2/26/2024 MLS ID: 6669215						
33101 N 71st St	Single Family	3/3	2,518 sq ft	10,067	1995	2/26/2024	\$1,075,000	\$427
<p>Ever popular Stella model, ranked third in popularity out of 21, with no neighbor to the south for added privacy. This home features 3 bedrooms, 2.5 baths, a den, and A FLEX ROOM AND 3 CAR GARAGE. Enjoy the PRIVATE outdoor living space with a large heated pool, spa, and natural rock water feature, complemented by an extensive Kool Deck patio area. Benefit from an HVAC SYSTEM REPLACED IN 2018 (Under Warranty), A NEW ROOF IN 2019 (Under Warranty), and a solar lease through 2025, ensuring your APS bill never exceeds \$140. The New Aqualink pool equipment, controlled via app and recently redone pool edging in 2024, enhances your outdoor experience. Inside, find black appliances that match the lower cabinets, granite countertops, a gas range, Subway Tile with Blac Glass Insets and a stainless single basin sink. The kitchen boasts soft-close cabinets with pullouts, paintable real wood cabinets, and a butler's pantry. Storage is abundant with raised garage storage and custom closets in secondary bedrooms. Other features include a full 3-car garage, a front courtyard, Saltillo tile flooring, a completely private backyard with a raised garden bed and drip system, a cozy gas fireplace, and French doors leading from the family and primary suite to the outdoors. The stuccoed backyard fence ensures total privacy, making this home a perfect blend of comfort and convenience. Welcome to Terravita - Where Lifestyle is the True Luxury Dear Prospective Homebuyer, If you're considering making Terravita your home, know that you're not just buying a property; you're embracing a lifestyle that's rich, engaging, and brimming with opportunities. Terravita stands as a testament to a community that values experiences, relationships, and personal growth over mere bricks and mortar. Here, the house you buy is simply a gateway to the life you desire. A visit to Terravita's clubhouse and a brief tour of the amenities is essential - it's not just recommended; it's crucial. It is literally what you are buying. If you are just looking for a house, this is likely not the place for you. Dialing 480-488-3456 can set you on a path to discovering a world where every day is a new adventure. This initial tour is more than just a walkthrough; it's an eye-opener to the vibrant, active lifestyle that awaits you. Many have said that understanding the depth and breadth of Terravita's amenities was a pivotal moment in their decision to join our community. We invite you to take the first step towards discovering if Terravita is the right fit for you. It's not just about finding a home but finding a place where you can live your life to the fullest. The lifestyle you've dreamed of is here, waiting for you to embrace it. Remember, exploring Terravita starts with a tour of our clubhouse and amenities - make that call today and open the door to a world where life is rich, full, and wonderfully yours. Terravita is a guard-gated 823-acre planned community with many resort-style amenities, including an 18-hole championship golf course, a 39,000 square foot newly remodeled clubhouse with two dining areas, a heated Olympic-sized pool and hot tub, six tennis courts and a full-time tennis pro, a 13,000 square foot health and fitness center, community-wide 6-mile long walking and jogging trails, and extensive event calendar with fun-filled events held by dozens of social organizations. Terravita Golf and Country Club has been voted "Best Master Planned Community" and "Best Private Golf Club" numerous times by Ranking Arizona. Terravita was created by Del Webb and was its first non-age-restricted community. The golf course was created by PGA Hall of Fame member Billy Casper and designer Greg Nash. Terravita golf amenities include a pro shop, a large driving range, and four separate areas to practice chipping and putting.</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>								
	3 ● Active	*New, Active: 3/12/2024 MLS ID: 6676300						
7571 E Visao Dr	Single Family	4/4	3,306 sq ft	13,495	1999	3/12/2024	\$1,950,000	\$590
<p>This home is set to be featured on an upcoming episode of HGTV! Look no further for a contemporary residence with a resort-style backyard - your dream home awaits! Jewel box designer home. TURN KEY! Situated in the exclusive guard-gated community of Bellasera, this impeccably renovated estate, crafted by the esteemed Designs by Alexandra based in California, presents a sophisticated living experience. Boasting 4 bedrooms, including a GUEST HOUSE with a private exterior entrance, 3.5 bathrooms, a 2-car epoxy garage, and more, this residence is a true gem. Upon entering, you'll be captivated by the sun-drenched living room featuring a wall of glass that seamlessly opens to the beautifully landscaped resort-style backyard with a desert oasis vibe.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								


New Listings: 10 (cont.)

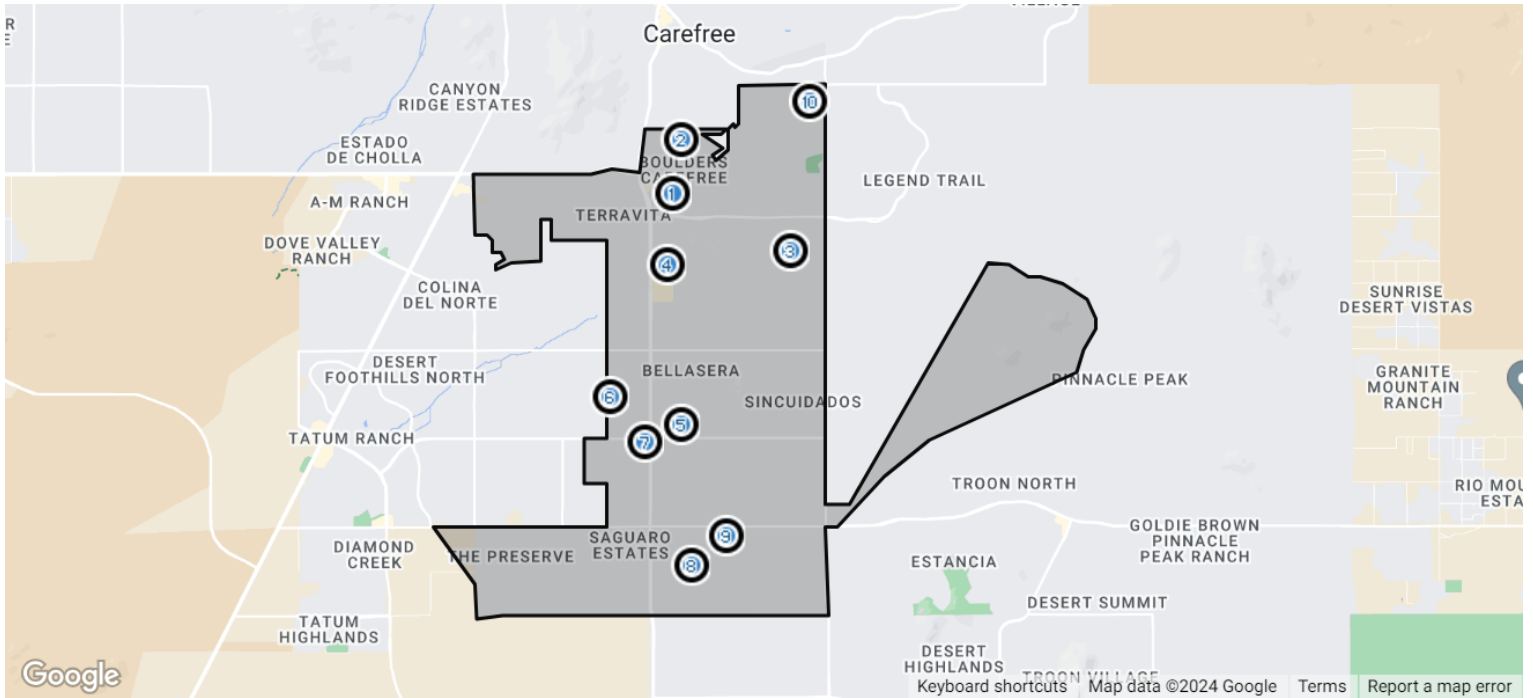
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 4 ● Active • <i>New, Active: 3/19/2024</i> <i>MLS ID: 6679504</i> 36061 N 85th Pl Single Family 4/3 3,562 sq ft 40,967 2006 3/19/2024 \$1,650,000 \$463	<p>This stunning custom home was the original builders primary residence so you know it was built with care and pride of ownership. A+ curb appeal w/paver driveway, courtyard entrance, sand finish stucco & natural stone accents. Interior of the home has custom touches throughout such as tall coffered ceilings, butt glass windows, two-tone paint, custom light fixtures, & art lights throughout. Owner's have done tons of upgrades since purchasing such as new Wolf, Subzero, & Viking kitchen appliances, Classy Closets in master bedroom, new carpeting & flooring throughout(stone is original), interior/exterior paint, Toto toilets, 2 new AC units, garage door motors, owned 19+ megawatt solar, external spa, "smart things" home additions for exterior lights, front door lock, & cameras, + more (Feature sheet in Documents tab of listing). The floor plan is excellent w/formal living & dining rooms adjacent to large kitchen & family room, split master, 3 more bedrooms, an office, and 3 full baths. The back yard is ideal for both our warm summers & chilly winter nights w/p-tec pool, b-in bbq, pergola w/remote lighting, 2 restaurant grade patio heaters, hot tub, flat screen tv, & speakers. All of this on a serene southeast facing lot backing to tons of natural open space & gorgeous desert views w/virtually no neighbors in site. This home is in perfect condition and shows extremely well so won't last long.</p> <p style="text-align: right;"><i>Listing Courtesy of Exp Realty</i></p>							
 5 ● Active • <i>New, Active: 3/14/2024</i> <i>MLS ID: 6677382</i> 27720 N 70th St Single Family 5/6 6,651 sq ft 53,157 2006 3/14/2024 \$2,975,000 \$447	<p>Presenting an unparalleled opportunity to own a masterpiece of luxury living, meticulously crafted by the renowned Toll Brothers in 2006. Nestled on a sprawling 1.22-acres, this exquisite Tereno model home is a testament to architectural elegance and sophisticated lifestyle. With an expansive 6,651 square feet of living space, this property is designed to cater to the most discerning tastes, offering 5 bedrooms, 5.5 bathrooms, and an array of opulent amenities. At the heart of this magnificent residence are two front courtyards that are ideal for entertaining or for enjoying the serene Arizona nights by the gas fireplace. The split floor plan ensures privacy and comfort. Each bedroom is ensuite, with the exception of one, providing the ultimate retreat click "More" for residents and guests alike. The primary suite elevates luxury to new heights with a sitting area with doors out to a private covered patio, gas fireplace, and the primary bathroom has dual water closets, a jetted tub, shower, and two generously sized closets. Beyond the bedrooms, this home is an entertainer's dream, featuring a chef's kitchen complete with a SubZero refrigerator, gas 6 burner range, additional wall oven, two dishwashers, and a large walk-in pantry for unparalleled culinary experiences. The family room, great room, dining room and stunning 360 bottle wine room offer diverse settings for relaxation and social gatherings. Enjoy the gas fireplaces in both the family room and great room. This property is all about indoor/outdoor living with sliders and French doors opening to a private resort-style backyard that backs to a lush desert wash with a putting green, outdoor barbecue kitchen, cozy fireplace, and spectacular pool and spa. The detached casita, with its full bedroom, mini kitchen, family room, and full bath, offers additional luxury and privacy. The property's four-car garage, split with two-car detached configuration, adds convenience and ample storage. Located in a gated community, this home has a prime location that combines privacy with accessibility. The meticulous attention to detail, high-end finishes, and expansive, well-appointed spaces make this property a rare find. Whether you're hosting lavish parties or seeking a peaceful retreat, this home caters to both. Seize the opportunity to own a slice of paradise, where you will experience both luxury and comfort.</p> <p style="text-align: right;"><i>Listing Courtesy of The Agency</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.
 <p>6 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 6655426</i></p> <p>7287 E Calle Primera Vis</p>	Condo/Townhouse/Apt.	3/2	2,150 sq ft	4,655	2023	1/24/2024	\$949,000	\$441
<p>Welcome to this gorgeous home in Scottsdale Heights, an amenity-rich 55+ community. The Capstone model is a well-designed floorplan with 3 bedrooms, an open den/office, 2 bathrooms, and beautiful upgrades throughout. The gourmet kitchen is stunning with beautiful cabinetry, Quartz countertops, stainless steel Monogram wall appliances, a walk-in pantry, and a herringbone tile backsplash that goes to the ceiling. The kitchen island is expansive with waterfall edges and a breakfast bar! The great room is spacious with a cozy fireplace and an extended-length sliding glass door. Relax in the beautiful primary suite with tray ceilings, gorgeous floors, and a luxurious spa-like ensuite featuring a dual sink vanity with vessel sinks, framed mirrors, a walk-in closet, and a separate soaking bathtub and shower that are fully surrounded by tile. With the home facing N/S you'll love the shade on the covered patio that is finished with pavers! The rest of the backyard is a fresh canvas to create your perfect space! Do not miss out on this stunning home! Scottsdale Heights is a 55+ age-restricted community where residents will indulge in a wealth of amenities, from a sparkling pool and rejuvenating spa to a dedicated dog park, Pickleball court, and bocce ball court. Nestled near scenic hiking trails and top-rated golf courses, Scottsdale Heights offers a serene yet exciting retreat for those seeking a fulfilling and dynamic lifestyle. Whether you are looking for a winter getaway or a permanent AZ residence this home is perfect!</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>								
 <p>7 ● Active • <i>New, Active: 3/19/2024</i> <i>MLS ID: 6679337</i></p> <p>7538 E Club Villa Cir</p>	Single Family	3/4	3,737 sq ft	14,929	1994	3/19/2024	\$2,395,000	\$641
<p>Rare opportunity to own a home with timeless style and quality in the heart of the Boulders on the 18th hole. Exquisite, mature landscaping surrounds this property to create your own private oasis. The front courtyard welcomes you with a charming outdoor fireplace, water feature and welcoming entrance into great room with large sliders to let the backyard in. 3 plus bedroom, 3 1/2 baths, office or 4th bedroom and hearth room with fireplace to relax located just beyond the gourmet kitchen and breakfast room. All interior recently painted, newer HVAC units, new flooring and primary bedroom and bath renovated, 3 fireplaces, office or 4th bedroom. The back yard space will have you outside enjoying the sun, listening to the water cascading over the pool, relaxing in the new spa or cooking in the new, outdoor kitchen. No waiting lists on memberships. Call for more details.</p> <p><i>Listing Courtesy of Launch Powered By Compass</i></p>								
 <p>8 ● Active • <i>New, Active: 3/14/2024</i> <i>MLS ID: 6677210</i></p> <p>33601 N 64th St</p>	Single Family	4/3	3,067 sq ft	9,605	1995	3/14/2024	\$1,595,000	\$520
<p>Welcome to your dream oasis in the exclusive Terravita community of Scottsdale! This meticulously crafted luxury home offers an unparalleled blend of sophistication and comfort. Step inside the heart of this residence, where culinary excellence meets modern design in the state-of-the-art kitchen. Boasting top-of-the-line stainless steel appliances, custom cabinetry, and exquisite quartz countertops, this chef's haven is perfect for creating culinary masterpieces or entertaining guests in style. The kitchen seamlessly flows into the living and dining areas, creating an inviting space for gatherings. During update and remodel, no part of this home has been left untouched, especially the well-appointed primary bath. This splendid Ventus model is converted to have a rare and very large great room, expanding entertainment possibilities, as well as offering flexibility and options to the floor plan. This Terravita gem is not just a home; it's a lifestyle. With its prime location in one of Scottsdale's most prestigious communities, you'll enjoy access to world-class amenities, including a championship golf course, fitness center, and a vibrant social scene. Welcome home to a life of opulence in the heart of Scottsdale's finest.</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
 <p>9 ● Active • <i>New, AUC: 1/4/2024</i> <i>MLS ID: 6645898</i></p> <p>32785 N 74th Way</p>	Single Family	4/5	3,659 sq ft	9,686	2004	1/4/2024	\$1,750,000	\$478
<p>Indulge in luxury at 32785 N 74th Way in Las Piedras, North Scottsdale, a 3,659 sq ft residence nestled near Whisper Rock and The Boulders. This single-level home showcases desert views, a gated courtyard, a casita, and a heated pool & spa. The well-appointed kitchen, great room with glass walls, and four ensuite bedrooms plus an office redefine sophistication. The primary suite, with tall ceilings and natural light, creates a serene sanctuary. Three additional ensuite guest rooms, including a private casita, offer lavish accommodations. Outdoor bliss awaits with three private patios, a heated pool, spa, water features, a BBQ complete with bar seating, and a fire pit—perfect for entertaining amidst breathtaking Arizona sunsets.</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.
	10 ● Active	*New, Active: 3/2/2024 MLS ID: 6671601						
	7216 E Camino Salida Del Sol	Condo/Townhouse/Apt. 3/3	2,113 sq ft	4,655	2021	3/2/2024	\$1,099,000	\$520
<p>North Scottsdale luxury living! Modern Spanish single-level (no steps) featuring an open concept great room with a highly desirable split floor plan, with tons of upgrades. Showcasing 12' tall soaring ceilings, an expansive gourmet kitchen including a 12-foot-long social island and wine captain, wall ovens, and multi-sliding glass doors which deliver smooth indoor to outdoor living transitions. Luxe Primary Suite offers a spa inspired bath with lounge tub, large walk-in shower, dual vanity sinks and spacious dressing room. All three ensuite bedrooms are split (3rd is shown as an office). Boutique gated community includes: Pickleball, pool, spa, dog park, bocce ball and hiking paths. Walk to nearby Ashler Hills Shopping Center along with several dining options. Located in North Scottsdale conveniently close to Carefree and Cave Creek along with a multitude of shopping, dining and outdoor recreation such as Bartlett Lake, Tonto National Forest and several golf courses. Special Features: - Built 2021 - 3 Bedrooms 3 Baths 2 Car Garage - Outdoor Fireplace -Water Feature - Tankless Hot Water Heater - Gas Cooktop Wall Ovens - Walk-in Pantry -EV Charger in Garage Community Amenities: Gated, Pool, Spa, Bocce Ball, Pickleball, Dog Park and Walking Paths. See Ascent Floor Plan under Documents Tab</p> <p style="text-align: right;"><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								



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.
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1 Pending **Pending as of 3/19/2024* MLS ID: 6673610

34245 N Boulders Pkwy Single Family 3/3 3,676 sq ft 14,653 3/6/2024 \$2,200,000 3/19/2024 \$598




Welcome to The Boulders- Fairway lot on # 9 South with no cart path. Gorgeous Mountain views front and back. Three bedrooms/3 bathrooms/den. Two car plus golf cart garage. South back yard for added brightness and light. Custom designs and attention to detail throughout. New Control 4 Smart Home and custom LED lighting throughout. Travertine paver walkway with iron gate to covered front entrance. Entry showcases the bright open space with spectacular N/S mountain views. Travertine and bleached barnwood flooring throughout. Den/study off entrance. Numerous built in cabinets. Great Room: Cantera fireplace, lighted floating shelves & custom powered sunshades. Dining room is open to patio and Chef's dream kitchen! Floor Plan Under Doc Tab and Click More for more info. Sub-zero side by side, double refrigerator drawers and wine refrigerator. Wolf steam oven, full oven, microwave and with induction cook top and downdraft in oversized island. Primary bedroom has powered shades over large window and doors to patio - VIEWS! Corner fireplace. Primary bathroom with double marble sink vanities, walk-in marble tiled shower and spacious closets with "dressing" vanity surrounded by lighted mirror. Second bedroom has doors to a private outside patio and separate bathroom with vessel sink, tub, and stacked tile walls. Third bedroom has large window to mountain views ensuite bathroom with walk-in stone shower and stone vanity with vessel sink. Laundry has large barn-door pantry, oversized sink, & multiple cabinets. Home has additional utility room off garage. New roof. Backyard paradise: Covered patio area off great room with auto sun awnings; multiple seating areas with conversational firepits; grill and seating area off dining room. Spool with decorative rock water feature. Walkway to side yard is spacious and private. Manicured and lovely landscaping frame this home. A true beauty inside and out!

Listing Courtesy of Sonoran Properties Associates



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.
 <p>2 Pending *Pending as of 3/19/2024 <i>MLS ID: 6664161</i></p> <p>7453 E Arroyo Hondo Rd Single Family 4/6 5,474 sq ft 30,163 2/15/2024 \$2,900,000 3/19/2024 \$530</p> <p>This exceptional property boasts an impressive blend of privacy and breathtaking views of the golf course, sunsets, Black Mountain and boulders. The Southwest charm and character abound throughout with artistic touches and a unique ceiling in every room. Additional features include an expansive great room with floor to ceiling windows, bright eat-in kitchen with cozy sitting area and fireplace and a private primary suite with patio access and spacious walk-in closet. Additionally, there are two guest suites in a separate wing. Upstairs offers a spectacular deck to enjoy the expansive views and additional guest suite/office. A backyard oasis showcases the lush desert landscape, spa, pool with water feature, fireplace and built-in BBQ</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>3 Pending *Pending as of 3/16/2024 <i>MLS ID: 6601190</i></p> <p>8427 E Homestead Cir Single Family 4/5 6,052 sq ft 50,113 9/5/2023 \$2,750,000 3/16/2024 \$454</p> <p>Elegant ranch-inspired home located in the guard-gated community of Whisper Rock Estates*South-facing 1.2 acre lot bordering a large park, providing privacy and sunset views * A true open floor plan with impeccable finishes characterized by ideal spaces, both inside & out * The master wing features a massive bath and closet, sitting area and opens to the back patio, pool & spa * Open great room featuring floor-to-ceiling stone fireplace, media and game table spaces, as well as a full service wet bar * Formal dining area offering views of the wine room, conveniently located off the chef's kitchen & butler's pantry * Three additional guest suites, office, den/media room and dual, 2-car garages * True outdoor living with kitchen, covered patio, fireplace and heated pool & spa*</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
 <p>4 Pending *Pending as of 3/15/2024 <i>MLS ID: 6630057</i></p> <p>7289 E Camino Rayo De Luz Single Family 3/2 2,150 sq ft 4,655 11/13/2023 \$919,990 3/15/2024 \$428</p> <p>~~\$919,990 Cash Only Price ~~~~ Few areas offer such magnificent views with a winding trail to Summit Shopping Center. Buzz to Kierland in 20 min or Cave Creek in 10! Active Adult means lasting friendships and dramatic designs. This home includes airy 12' ceilings, Transoms galore, Epicurean Kitchens & 'Spa' Baths. Homes includes Blinds, All Appliances and full Landscaping! HOA covers Everything! Perfect lock and leave lifestyle. ****Prices subject to change, photos may be of a model home or virtually staged, actual home will vary.</p> <p><i>Listing Courtesy of K. Hovnanian Great Western Homes, LLC</i></p>								
 <p>5 Pending *Pending as of 3/15/2024 <i>MLS ID: 6675286</i></p> <p>7468 E Baker Dr Single Family 5/4 4,276 sq ft 38,201 3/10/2024 \$1,975,000 3/15/2024 \$462</p> <p>Welcome to your dream oasis in the heart of North Scottsdale! Discover modern luxury in Trovia! This 5-bed, 3.5-bath home boasts a fully updated kitchen with granite countertops and new appliances. Outside, enjoy a basketball court, putting green, raised garden beds, fruit trees, and a heated pool/spa. The split floorplan offers a spacious main suite. Perfectly located near schools, shopping, and outdoor activities, this property epitomizes Arizona living.</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</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.
 6 🕒 Pending <i>*Pending as of 3/14/2024</i> <i>MLS ID: 6669992</i> 6811 E Montgomery Rd	Single Family	4/4	3,934 sq ft	108,900	2/28/2024	\$2,200,000	3/14/2024	\$559
<p>Nestled on an expansive 2.5 acre parcel in highly sought-after North Scottsdale, this equestrian retreat exudes the timeless feel of Santa Barbara architecture. Boasting 4 bedrooms, 3.5 bathrooms, plus a dedicated office and den, this meticulously crafted estate has been thoughtfully redesigned to seamlessly blend luxurious entertainment with everyday comfort. Step inside to discover a reimagined great room floor plan, tailored for hosting gatherings and fostering a lifestyle of ease. The gourmet kitchen stands as the heart of the home, showcasing custom cabinetry, 48-inch Thermador gas range, built-in fridge/freezer, and the clever addition of a back kitchen for additional storage and prep space. Designed to prioritize privacy, the split floor plan gracefully divides the 3,900 square feet of living space, offering a serene retreat within the primary suite, complete with its own secluded courtyard patio and hot tub. The guest bedrooms boast charming reading nooks and recently remodeled bathrooms, ensuring both style and comfort for kids or guests. Practicality meets luxury in the expansive laundry room with a dual stackable washer/dryer setup and outdoor access perfect for leaving those muddy boots! Step outside to an oasis backyard while lounging beside the sparkling dive pool or staying cozy by the fire pit on chilly winter evenings. Catch an Arizona sunset from the rooftop view deck with a glass of wine in hand or by horseback, as this property allows direct access to trail riding right from your very doorstep. The full equestrian setup on this home is complete with a 4 stall, oversized barn and riding arena. Even your horses will find this property to be a luxury. Additional highlights include a greenhouse, equipped with a swamp cooler to temper the AZ summers and 3-car attached garage. Situated just minutes from the Loop 101, dining and shopping of both Scottsdale and downtown Cave Creek. This property epitomizes the pinnacle of AZ living, marrying the sophisticated luxury of Scottsdale with the rustic charm of Cave Creek.</p> <p style="text-align: right;"><i>Listing Courtesy of Real Broker Az, Llc</i></p>								
 7 🕒 Pending <i>*Pending as of 3/13/2024</i> <i>MLS ID: 6654285</i> 7130 E Carriage Trails Dr	Single Family	5/4	3,310 sq ft	31,421	1/22/2024	\$1,450,000	3/13/2024	\$438
<p>WOW! Quick move in! Best buy in N. Scottsdale! Rustic Modern Contemporary with finishes normally found in 2 million \$\$ luxury homes. Dramatic entry w/ custom iron doors to soaring 20 ft. ceilings. You'll love entertaining your friends and family with the gourmet eat-in island kitchen with custom floor to ceiling white shaker cabs and nat wood island and vent hood. Amazing flow from fam room to resort like yard. Phenomenal views and privacy from the oversized lot backing to protected NAOS feels like you're on a 3 acre lot . 2 Ramada areas surrounding your custom, remodeled, waterfall pool with baja step, kool-deck and new turf lawn. Master suite fit for a queen with upscale glass shower, sep. tub and Calif. Closets too. Murphy bed downstairs + private office w/ 2-sided desk. WOW!</p> <p style="text-align: right;"><i>Listing Courtesy of Hague Partners</i></p>								
 8 🕒 Pending <i>*Pending as of 3/12/2024</i> <i>MLS ID: 6626704</i> 27443 N 75th Way	Single Family	3/3	3,733 sq ft	26,273	11/4/2023	\$1,600,000	3/12/2024	\$429
<p>Stunning totally remodeled property on over 1/2 acre that backs and sides to large expansive open area. No neighbors to ruin your view. The TOTALLY NEWLY REMODELED KITCHEN has been improved by adding square footage to make it a more functional eat in kitchen. The custom cherry cabinets throughout with Euro Deco doors in kitchen and laundry room are functional as well as beautiful. New quartz countertops throughout including large kitchen island with waterfall edge make it a pleasure to cook. The primary bathroom spa includes newly tiled walk-in shower and infra-red 4 person sauna, extra large closet with his & hers built in dressers. The newly created second master suite is ADA qualified with extra wide doors, walk in shower with bench seat, grab bars, rain and hand held shower heads and large walk in closet containing Classy Closet built-ins. This room has it's own private patio which includesit self watering deco pots with overflow protection. It also has it's own a/c & heating zone. This home is a must see for your most discriminating clients. Priced below appraisal</p> <p style="text-align: right;"><i>Listing Courtesy of The Empowered Team, 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.
	9	Pending	*Pending as of 3/12/2024 MLS ID: 6675187					
7850 E Antioch Way	Single Family	3/4	3,390 sq ft	101,364	2/28/2024	\$1,699,000	3/12/2024	\$501
<p>Quintessential Sonoran Desert Living at this remarkable Hacienda-style custom home sitting on over 2.3 acres with a 1425sf DETACHED WORKSHOP & breathtaking Mtn and desert views. Feels like you are in secluded private retreat, but still just minutes to all that Scottsdale offers. Features include walled courtyard entry with Impressive double Iron doors, sparkling pool with attached spa that cascades over, Flagstone patio, Fire-pit, Built in BBQ & Bar, observation deck with spectacular 360 degree mountain & city views, Inside find stunning Hand Scraped Red Oak floors in main living area, Cherry & Hickory wood floors in secondary bedrms, Wood Beamed ceilings, split floorplan, 2 fireplaces, Pella windows & doors, large family/game room between bedrms 2 & 3, Billiard/Library with 1/2 bath, RV Attached RV garage +2 car garage. Detached 2400 sf building has been a wonderful wood shop for current owner but you can also fit about 6+ cars in there too for those car collectors. Bring your buyers who want to feel like they are away from it all but still want to be close to the action. Home is located between Scottsdale Rd and Hayden tucked back on a dead end street for ultimate privacy. New Exterior Paint, New AC's and New Hot water heater installed in 2023. A must see!</p> <p style="text-align: right;"><i>Listing Courtesy of West Usa Realty</i></p>								
	10	Pending	*Pending as of 3/12/2024 MLS ID: 6643177					
8649 E Tecolote Cir	Single Family	4/5	3,342 sq ft	36,774	12/22/2023	\$1,695,000	3/12/2024	\$507
<p>Custom home on private lot with no HOA and views of Black Mountain. Meticulously maintained, like new home built in 2016. Contemporary design with nice desert landscape and great curb appeal. Enter through the courtyard to the spacious open floorplan home. Chef's kitchen with high end appliances, quartzite island, 2 tone cabinetry and large pantry. Massive primary suite with fireplace and spa bath. Both Guest bedrooms and office all have private baths plus a powder room. Resort style backyard includes an elevated pool and spa, built-in BBQ, fireplace, roof top deck, expansive covered patio, paver decking and firepit area. Disappearing wall of glass makes this the perfect home for indoor outdoor living.</p> <p style="text-align: right;"><i>Listing Courtesy of Homesmart</i></p>								

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



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