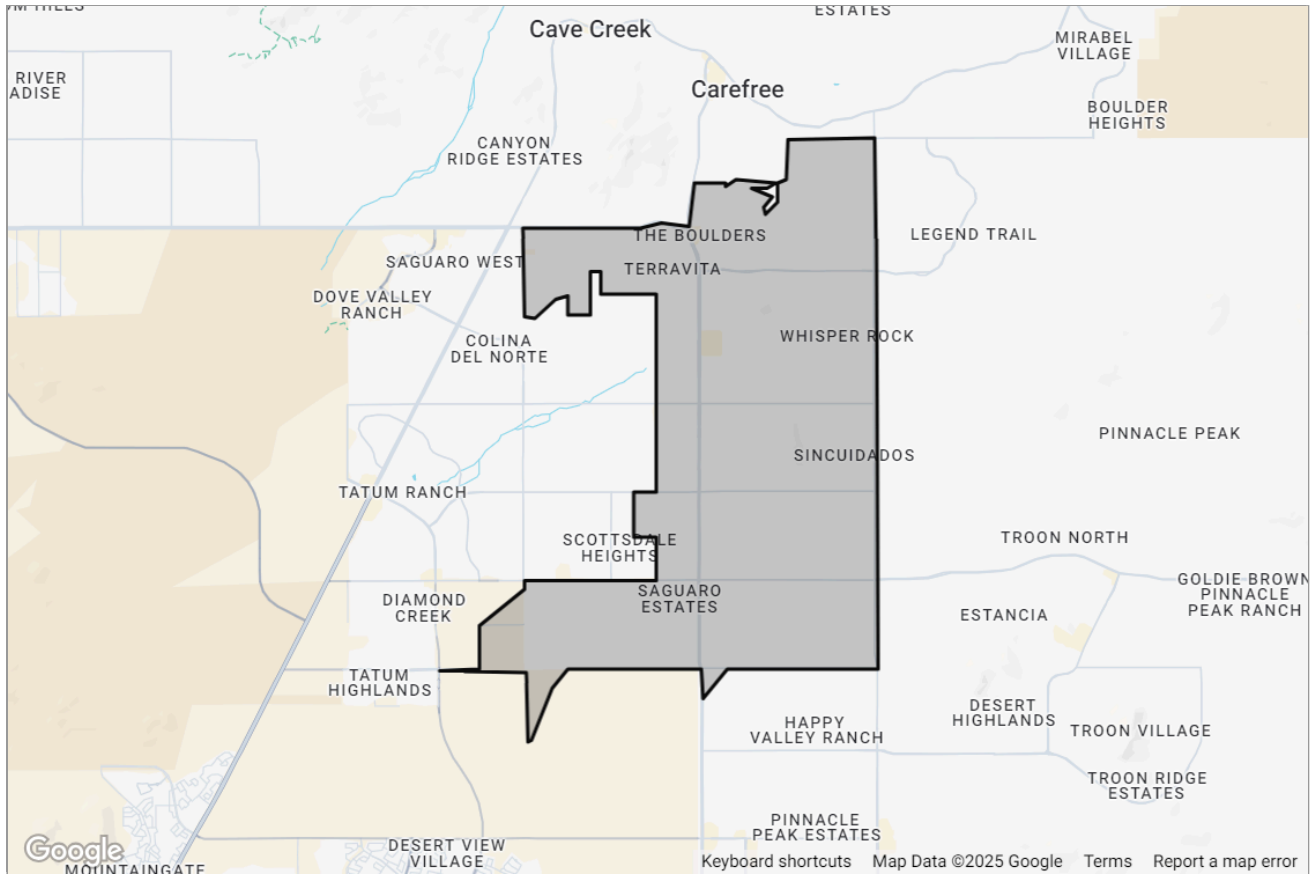




MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

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Scottsdale, AZ 85266

Market Snapshot: Estimated Home Values

| Median Est. Home Value | Change Over Last Month | Change Over Last 3 Months | Change Over Last 12 Months | Change Over Last 24 Months |
|-------------------------------------|--|--|---|---|
| \$1.4M Updated: 4/30/2025 |  1.28% |  4.23% |  5.8% |  14.63% |

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

Market Snapshot: 12-Month Change in Estimated Value

| Median Est. Home Value | Change Over Last 12 Months | Change Over Last 24 Months | Change Over Last 36 Months |
|-------------------------------------|---|---|---|
| \$1.4M Updated: 4/30/2025 |  5.8% |  14.63% |  17.23% |





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

Market Snapshot: Concentration of Distressed Properties

| Total # of Distressed Properties | # of Pre-Foreclosures | # of Foreclosures | # of Foreclosed |
|----------------------------------|-----------------------|-------------------|-----------------|
| 2 Updated: 5/28/2025 | 0 | 2 | 0 |





About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/28/2025.

Market Snapshot: Sales Price

| | | | | |
|---|---|---|---|---|
| Median Sales Price \$1.15M Updated: 4/30/2025 | Change Over Last Month  4.55% | Change Over Last 3 Months  17.53% | Change Over Last 12 Months  25.2% | Change Over Last 24 Months  4.17% |
|---|---|---|---|---|

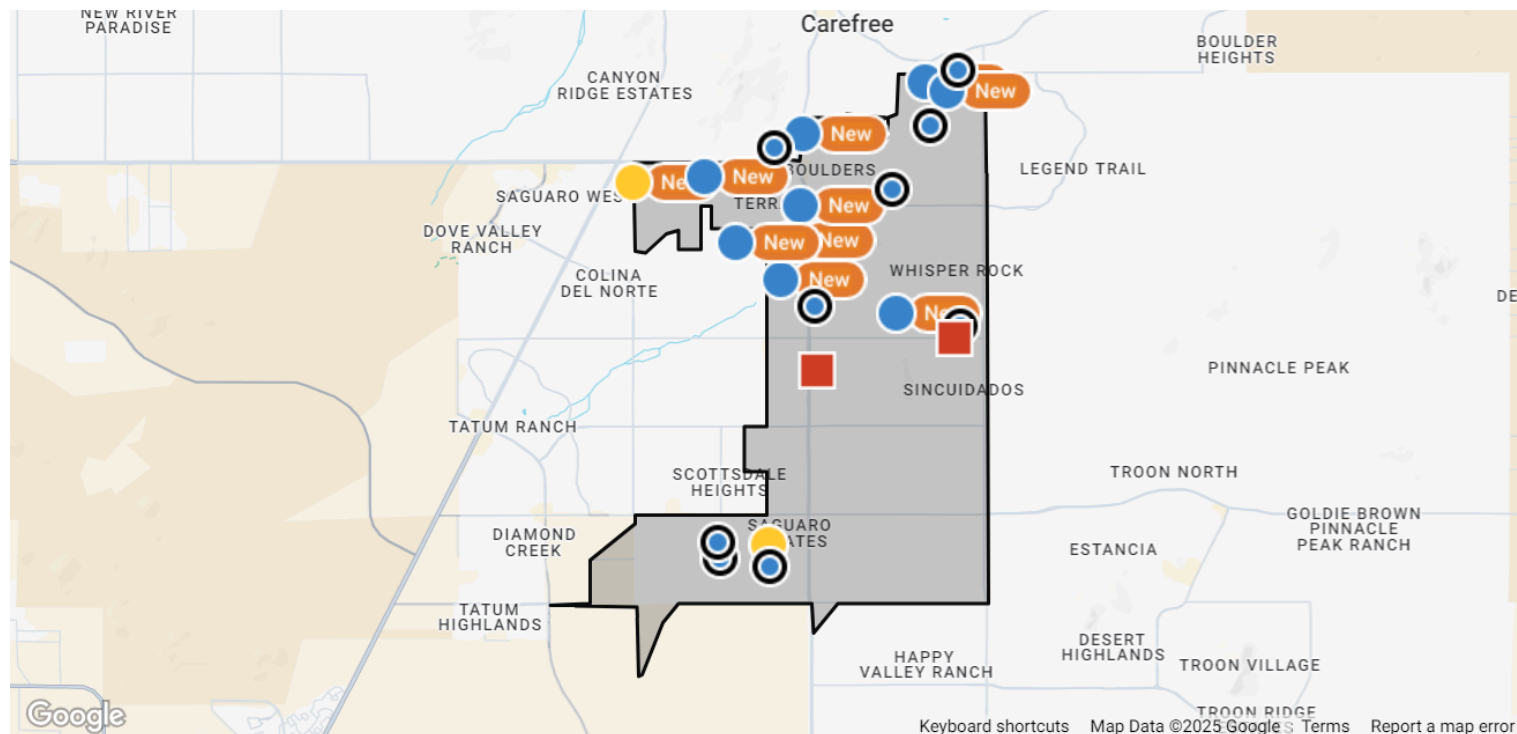
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




| | | | | |
|---|--|---|---|--|
| Median List Price \$1.7M Updated: 4/30/2025 | Change Over Last Month  11.18% | Change Over Last 3 Months  21.69% | Change Over Last 12 Months  4.65% | Change Over Last 24 Months  13.41% |
|---|--|---|---|--|

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

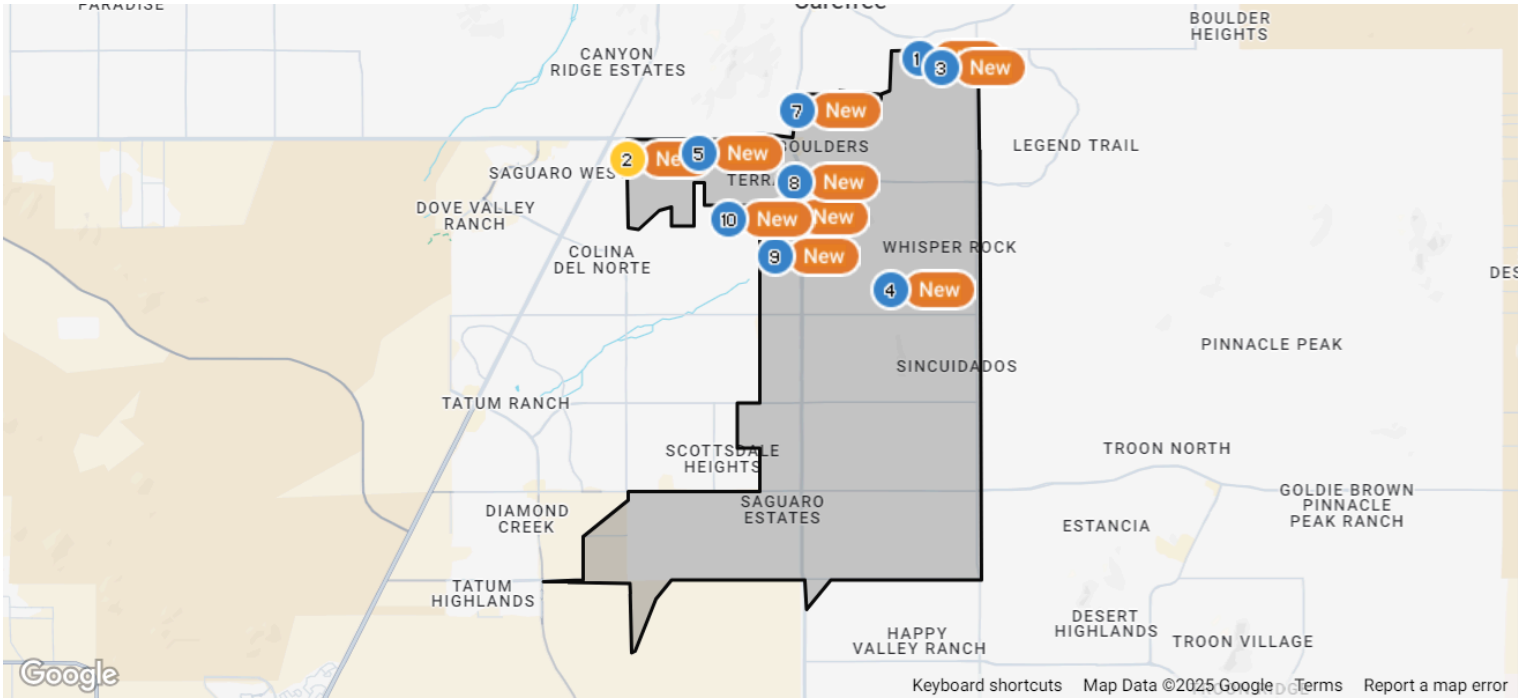
Market Activity Summary Stats





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 |  Distressed |
|--------------------------------|--|---|---|
| Number of Properties | 10 | 10 | 2 |
| Low Price / Value | \$5,000 | \$14,000 | \$1,316,870 |
| Median Price / Value | \$1,122,500 | \$1,339,000 | \$1,691,375 |
| High Price / Value | \$2,850,000 | \$3,695,000 | \$2,065,880 |
| Average Price / Sq. Ft. | \$456 | \$431 | \$422 |
| Median Price / Sq. Ft. | \$499 | \$432 | \$422 |
| Average Days in RPR | 29 | 187 | — |
| Median Days in RPR | 22 | 143 | — |
| Total Volume | \$13,512,899 | \$16,138,999 | \$3,382,750 |



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. |
|---|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  1 ● Active • New, Active: 4/17/2025 <i>MLS ID: 6853432</i> 35669 N 85th St Single Family 3/4 4,805 sq ft 37,879 2019 4/17/2025 \$2,850,000 \$593 Luxury Living, Reimagined in North Scottsdale. Opportunities like this in Rosewood Ranch Estates don't come around often. Tucked inside this exclusive gated enclave, this 4,805 sq ft single-level home blends form and function with 3 bedrooms, 3.5 bathrooms, and a flexible den or media room. Tucked inside the gated enclave of Rosewood Ranch Estates, this 4,805 sq ft single-level home blends form and function with 3 bedrooms, 3.5 bathrooms, and a flexible den or media room. Built by Rosewood Homes in 2019, it features soaring 12 to 20 ft ceilings, custom fireplaces, and oversized windows that bring the outdoors in. The chef's kitchen checks every box: Wolf gas range, 72" Sub-Zero fridge/freezer, ASKO dishwasher, custom cabinetry, and an oversized island made for gathering. A butler's pan Designed for seamless indoor-outdoor living, the home includes an interior courtyard with two disappearing glass walls and an outdoor fireplace. In the backyard, you'll find a resort-style yard with a custom pool, oversized Baja shelf, designer ramada, outdoor kitchen, and bocce ball court. The 0.87-acre lot has space to add a guest house or pickleball court plus the four-car garage offers plenty of room for vehicles, gear, or toys! Enjoy the best of both worlds, with the rustic charm of downtown Cave Creek nearby plus all of the world class golf, shopping and dining North Scottsdale has to offer. Don't miss this one! <i>Listing Courtesy of Real Broker</i> | | | | | | | | |
|  2 ● Active • New, Active: 5/27/2025 <i>MLS ID: 6871942</i> 5892 E Evening Glow Dr Single Family 4/3 3,026 sq ft 12,330 2002 5/27/2025 \$5,000 mo. \$2 12 MONTHS MINIMUM - Move in ready w/fresh white wood cabinetry throughout - chefs kitchen/granite counters & upper cabinets w/glass doors/soft close-hinges/rollers, premium appliances, new window coverings & more. Mountain views and N/S lot, 3-car garage - sparkling pool & grassy play yard. The perfect split floor plan, high ceilings - light and bright, kitchen opens to family room with covered patios/outdoor patio heaters/ low maintenance lush landscaping in this private lot with stunning mountain views. New washer/dryer - stays with home. Large primary suite/bath/dual vanities/3-way dressing mirror/and huge wi-closet. Resort backyard. Entertainers delight with BBQ and more! Newer roof - BEST VALUE IN the NEIGHBORHOOD/GATED! <i>Courtesy of The Brokery</i> | | | | | | | | |

New Listings: 10 (cont.)

| | | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|--------------------------------|---|------------|---------------------------|------------------------|---------------|--------------|--------------------------|-------------------------|
|  | 3 ● Active | • New, Active: 5/27/2025 MLS ID: 6871783 | | | | | | | |
| | 35443 N 87th Pl | Single Family | 6/6 | 4,134 sq ft | 48,794 | 2013 | 5/27/2025 | \$1,900,000 | \$460 |
| <p>Sophisticated luxury meets resort living in this meticulously upgraded estate. Gated courtyard, Cantera iron door, and paver drive set the tone. Designer kitchen features SubZero fridge, Monogram 6-burner gas cooktop, Advantium oven, wine fridge, and floor-to-ceiling cabinetry. Great room opens to a private oasis with heated PebbleTec pool/spa, fire bowls, outdoor kitchen, and pergola. Lavish primary suite offers dual closets, jetted tub, and spa-style shower. Private casita with full bath and kitchenette. 4-car garage, Nest system, and refined finishes throughout. There are too many features to list. Furniture, decor, and furnishings are available as well! This exceptional home offers unmatched curb appeal with an extended paver driveway, private front courtyard, and a striking Cantera iron front door. The chef's eat-in kitchen features granite countertops, floor-to-ceiling espresso cabinetry, a large island with breakfast bar, and top-of-the-line stainless appliances—including a GE Monogram 6-burner gas cooktop, GE hood, 60-inch SubZero side-by-side refrigerator, Advantium speed oven/microwave, and a bar area with built-in wine fridge. Additional interior highlights include a Nest home automation system, dedicated office/den, surround sound speakers, window treatments with blackout shades, fresh interior paint, and a spacious great room with sliding patio doors, a cozy fireplace, and a custom built-in entertainment center. The luxurious primary suite boasts a private patio exit, blackout shades, dual walk-in closets, and a spa-like bath complete with dual vanities, granite counters, jetted tub, and a large walk-in shower with dual shower heads. Ideal for guests, the private casita includes upgraded carpet, a full bedroom and bath, plus a kitchenette with sink, wine fridge, and microwave. The oversized 4-car garage includes a water softener and 50-gallon hot water heater. Step into a resort-style backyard featuring low-maintenance turf, pergola with built-in BBQ, gas firepit with seating, fruit trees, and an extended covered patio with ceiling fans, speaker system, and TV mount. Enjoy year-round relaxation in the sparkling heated PebbleTec pool and spa, complete with water scuppers, fire bowls, basketball hoop, and brand-new equipment.</p> <p><i>Listing Courtesy of Exp Realty</i></p> | | | | | | | | | |
|  | 4 ● Active | • New, Active: 5/1/2025 MLS ID: 6859617 | | | | | | | |
| | 8300 E Lone Mountain Rd | Single Family | 4/4 | 4,317 sq ft | 95,274 | 2008 | 5/1/2025 | \$2,300,000 | \$533 |
| <p>Featured twice in Phoenix Home & Garden Magazine, located in the coveted North Scottsdale enclave of Pinnacle Peak Ranchos, this spacious and elegantly designed southwestern contemporary home combines modern sophistication with timeless desert charm. Clean architectural lines & an open great-room layout create a warm & welcoming space, while expansive windows frame breathtaking 360° mountain views. At the heart of the home lies a chef's dream kitchen—ideal for both intimate dinners and grand entertaining. Step outside into a, Masters of the Southwest, professionally landscaped backyard oasis. This outdoor haven features a sparkling lap pool, massive covered patio with cozy fireplace, tranquil Zen Garden, outdoor shower, a rooftop deck, plus a top-of-the-line Wolf grill, prep sink, with a concrete counter. Artfully integrated stone and metal sculptures, a striking gabion wall, a hanging succulent garden, and a custom-designed fountain lend a gallery-like ambiance to the grounds. This exceptional home offers the most discerning buyer privacy, luxury, and serenity. Come home to Pinnacle Peak Ranchos -where sunsets and solitude meet stunning design.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p> | | | | | | | | | |

New Listings: 10 (cont.)



5 ● **Active** • New, Active: 4/3/2025 MLS ID: 6845488

6522 E Night Glow Cir

| 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 | 2/2 | 1,397 sq ft | 5,555 | 1997 | 4/3/2025 | \$949,900 | \$680 |

What do you get when an end user takes an average Terravita home and pours their heart and soul into it to create their forever home? You get the showstopper that is 6522 E. Night Glow. These past clients basically took this one down to the studs and rebuilt it with top-of-the-line upgrades throughout. Everything has been replaced, from the floors to the cabinets, to the roof and HVAC system, to the windows, so this is like buying new construction within an established premium community. This Novus floor plan features 2 bedrooms and 2 baths with a large great room on an interior, north-facing lot with fabulous views of Black Mountain. The interior features gorgeous custom cabinets, granite counters with stainless steel undermount sink, SubZero & Wolf appliances, custom lighting, large-format tile floors, huge pocket door, wine fridge, and LED can lights. The primary suite is spacious with built-in cabinets to enhance the storage space and a reimagined bath with a vessel tub, walk-in shower, full-length mirrors, and custom fixtures. The secondary bedroom and bath have the same level of fit and finish as the primary and feel like a custom home. The backyard has a covered patio, tons of cool decking, a spa, picture-perfect landscaping, and fantastic mountain views. An unreal water softening system, a new HVAC system with all new vents, and a garage with epoxy floors and cabinets complete this 10+ offering. The owner even has permit-ready plans to add a casita in front, so every detail has been thoughtfully planned out. A change of plans makes this an opportunity for some lucky buyer to buy it now and take advantage of all of their work.

Listing Courtesy of Exp Realty



6 ● **Active** • New, Active: 5/12/2025 MLS ID: 6865243

7278 E Camino Salida Del Sol

| 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 | 2/3 | 2,195 sq ft | 4,548 | 2023 | 5/12/2025 | \$1,049,999 | \$478 |

Welcome to this GATED 55+ upscale community of Scottsdale Heights. This pristine home is ideal for a full-or-part time residence and offers 2 bedrooms (each with en-suite baths) plus a den/flex room with double doors and 2.5 baths in 2195 SqFt. Designed for entertaining and hosting family and friends, this floor plan features a large great room and split bedrooms. The kitchen is beautifully designed with maple cabinetry featuring undercabinet lighting, wine refrigerator in island, granite countertops, subway tile backsplash, stainless GE Profile appliances including a gas cooktop and wall ovens, a walk-in pantry, and an extra-large island with waterfall edge, breakfast bar seating for five, and pendant lighting. Multi-panel sliding glass doors open up to the covered patio with ceiling fan and paver floor, and an easy-care backyard with artificial turf, mountain views, and no immediate backyard neighbors, as this home borders desert wash. The primary suite has a private bath with extended dual sink vanity, tiled two-person double-entry spa-shower with rain, wall-mounted, and hand-held showerheads, and a spacious walk-in closet. Other features include a mudroom with cabinets & built-ins, roomy laundry room with cabinets, upgraded lighting fixtures and fans, a water softener, and a 2-car side-entry garage with epoxy floors, a 220V electric car charger, and paver driveway. Amenities in this gated North Scottsdale community include a heated pool and spa with picnic/BBQ ramadas, pickleball and bocce ball courts, and a fenced dog park. Plus enjoy the newly built, desert-inspired park at Ashler Hills, a 17-acre retreat featuring open turf areas, a shaded playground, lighted pickleball and basketball courts, and scenic walking trails. Located at Ashler Hills Drive and 74th Way, this beautifully designed park adds everyday recreation and natural beauty just steps from home. You will love being within walking distance to Safeway, Target, and local restaurants, offering easy access to everyday essentials and dining options.

Listing Courtesy of Keller Williams Arizona Realty



7 ● **Active** • New, Active: 3/12/2025 MLS ID: 6837873

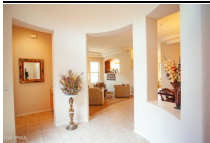


7373 E Clubhouse Dr, Unit 24

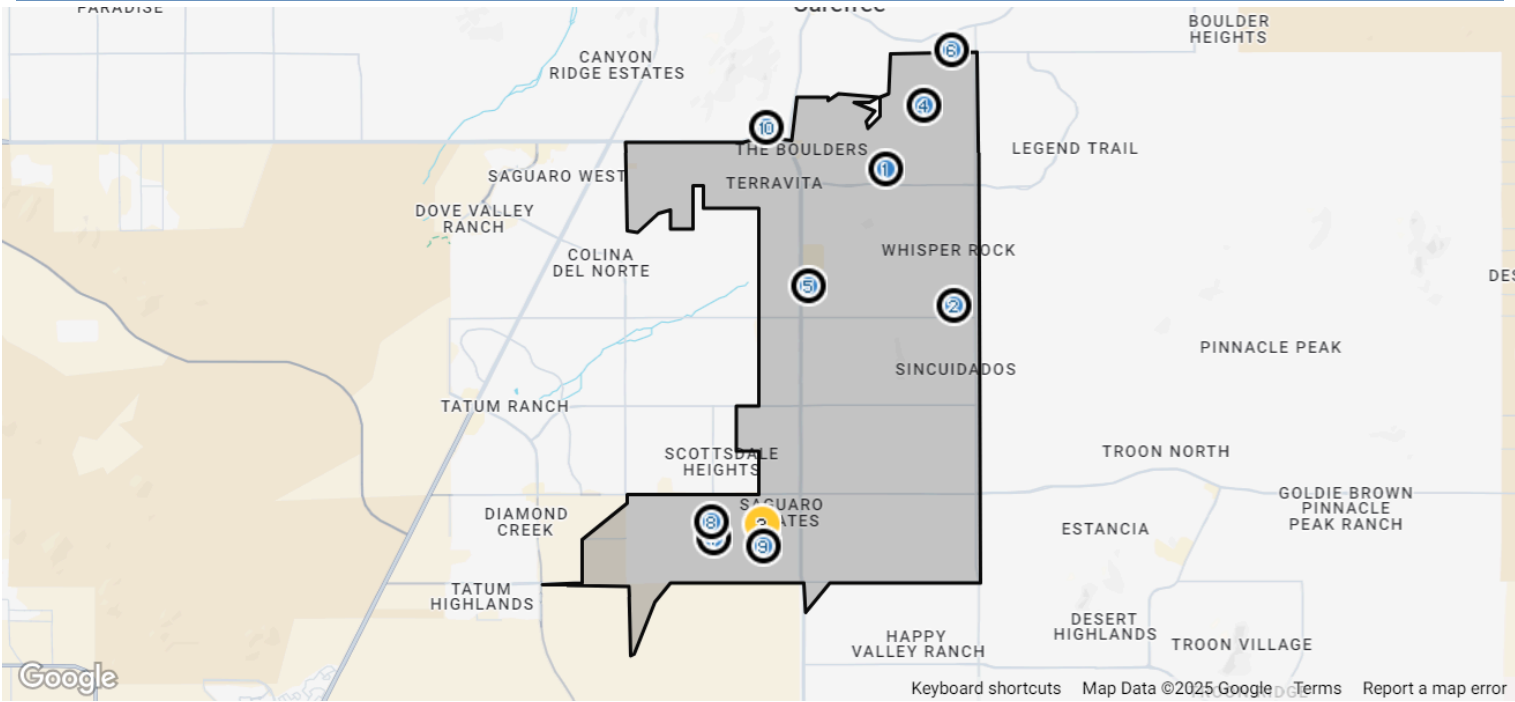
| Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
| Single Family | 3/3 | 3,059 sq ft | 7,446 | 2007 | 3/12/2025 | \$1,600,000 | \$523 |

Beautiful proposition: a charming, well-appointed home in the much-loved community of The Boulders that can be enjoyed as a proper residence or leveraged as a rental for added income. Thoughtfully updated w/handsome hardwood floors & meticulously cared for w/newer AC units, tankless water heater, newly recoated roof, new paint. Living spaces are open & grand, anchored by a stately fireplace. Kitchen offering Viking appliances throughout & home to a delightful brkfst nook. Large guest suite boasts kitchenette & exterior access. Impressive patio space w/outdoor fireplace & built in BBQ. Close to all of the dining options at the resort. This move-in ready home is a tremendous find.

Listing Courtesy of Russ Lyon Sotheby's International 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. |
|--|----------------------|----------------------|---|---------------------------|------------------------|---------------|--------------|--------------------------|-------------------------|
|  | 8 | ● Active | • New, Active: 5/12/2025 MLS ID: 6865269 | | | | | | |
| | 7413 E Russet Sky Dr | Single Family | 3/2 | 2,443 sq ft | 7,015 | 2000 | 5/12/2025 | \$939,000 | \$384 |
| A fabulous opportunity awaits in Guard-Gated Winfield North Scottsdale. This 3 Bedroom plus Den, 2 Bathroom boasts the largest and most desirable floor plan on the west side of the community. Large open separate formal dining, living, and family rooms greet you at the entrance. The split floor plan offers ultimate privacy and highlights the largesse of the layout. The spacious and bright master suite, with direct access to the backyard, boasts a very sizable en-suite bathroom, a huge shower space, an impressive walk-in closet. A separate wing on the opposite side of the home accommodates the additional guest bedrooms with bathroom. Pride of ownership is evident. Roof is 4 years old. Split AC's run strong. Views of Winfield Mountain from the coveted South facing backyard finish off this rare opportunity. Terrific pro-active complex with amenities including community heated pool and spa, tennis facility with on-site Pro and outside members, and pickleball courts, large clubhouse with impressive gym, lively social calendar, activities. Potential here is off the charts. Next door just sold for a record. Perfect for the investor or family looking to make their own mark. Priced to sell. Motivated Seller. Hurry! | | | | | | | | | |
| Listing Courtesy of Russ Lyon Sotheby's International Realty | | | | | | | | | |
|  | 9 | ● Active | • New, Active: 5/14/2025 MLS ID: 6866015 | | | | | | |
| | 7221 E Eclipse Dr | Condo/Townhouse/Apt. | 3/2 | 1,856 sq ft | 4,904 | 2005 | 5/14/2025 | \$724,000 | \$390 |
| Luxury living in this desired, gated North Scottsdale community & resort of Solstice at Sevano! Offering a community heated pool & spa, BBQ area, covered ramada with fireplace and patio space for relaxing & entertaining. Experience resort style living with nearby amenities and surrounding mountain views. This updated, single level, redesigned home has an open floor plan with natural light. Recent upgrades include new appliances (March 25) fresh interior paint ('24), luxury vinyl plank floors ('20), HVAC (17/18) and water heater ('19). The outdoor area is a private sanctuary for tranquil enjoyment and relaxation. The detailed landscaped backyard retreat offers a covered patio, extended patio pavers, seating areas, landscape lighting details and oversized beautiful, water feature. Located in the heart of N. Scottsdale, within minutes to The Boulders Resort, world class golfing, Barrett-Jackson Auto Show, Phoenix Open & Scottsdale Arabian Horse Show. Other nearby attractions include Scottsdale Quarter, Kierland Commons, Market Street at DC Ranch, hiking, biking trails and so much more! Ask listing agent about furnishings that can stay & be purchased by separate bill of sale. | | | | | | | | | |
| Listing Courtesy of Coldwell Banker Realty | | | | | | | | | |
|  | 10 | ● Active | • New, Active: 4/15/2025 MLS ID: 6851930 | | | | | | |
| | 32764 N 68th Pl | Single Family | 3/2 | 2,302 sq ft | 7,939 | 1995 | 4/15/2025 | \$1,195,000 | \$519 |
| Experience elevated desert living in this impeccably designed residence featuring a sought-after great room floor plan, a spacious 3-car garage, and a resort-style backyard oasis. Offered fully turnkey with elegant Thomasville furnishings, this home is the epitome of comfort and sophistication. Bask in breathtaking sunset vistas and sweeping desert views! | | | | | | | | | |
| Listing Courtesy of Keller Williams Realty Sonoran Living | | | | | | | | | |






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 5/27/2025 MLS ID: 6798978 | | | | | | | |
| 7979 E Evening Glow Dr | Single Family | 3/4 | 2,734 sq ft | 13,769 | 1/1/2025 | \$1,080,000 | 5/27/2025 | \$395 |
| <p>TWO NEW HVAC UNITS INSTALLED 04/25! Original owners have impeccably maintained & renovated this 3 EN SUITE bedroom semi custom home located on an oversized N/S corner lot in guard gated Winfield-a premier TENNIS & PICKLEBALL community. Kitchen and bath renovations 2021, Double layer roof underlayment 2022, newer water heater- home is move-in ready! Gourmet kitchen is equipped with 6 burner Wolf cooktop and hood, 2 ovens, warming drawer, wine fridge, large island & quartz counters. The backyard offers expansive travertine patios, an inviting gas fireplace & an outdoor kitchen/grill. The primary suite features wood floors, quartz counters, roll in shower & a custom built-in closet system. Solar w/grandfathered metering! Average APS bill in 2024 was \$8.31. NO CARPET! The en suite bedrooms offer wood floors and comfort and privacy for guests and family members. Please see documents tab for complete Features and Updates list. Winfield is located close to shopping, dining and golf courses set amid unique boulder outcroppings with Winfield Mountain as its centerpiece. The community features a 13,000 sq ft clubhouse with workout facility, aerobics/dance room, therapy spa and steam rooms, meeting rooms and a plethora of social clubs. Winfield also offers a robust tennis program with 8 courts (2 clay), dedicated pickleball courts, heated pool, and private hiking trails. Plenty of opportunities to meet and socialize with neighbors!</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. |
|---|--|---------------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  | 2 Pending • Pending as of 5/26/2025 <i>MLS ID: 6807350</i> | | | | | | | |
| | 30600 N Pima Rd, Unit 63 | Single Family | 4/4 | 3,911 sq ft | 53,919 | 1/18/2025 | \$1,598,000 | 5/26/2025 \$409 |
| <p>Now offering a \$10,000 buyer concession and where affordable luxury meets serene desert living - welcome to a magnificent custom estate that truly offers one of the best values in the 24-hour guard gated community of Sincuidados. Situated on an interior 1.25-acre view lot, the Santa Fe and Territorial inspired home is tucked into the private community and offers luxurious amenities, a long list of recent renovations and an ideal split floor plan. Boasting a new paved circular driveway entrance with new stonework, the home offers new furnaces and AC units, a new foam roof, new hot water heaters, new garage doors, brand new eat-in Chef's kitchen that includes new cabinets, sinks, appliances, and granite countertops. (continue below) Plus enjoy a new barn door, new tile flooring throughout and new paint (interior and exterior) - you can move right in! Spanning almost 3,800-sqft inside, the home features vaulted ceilings, skylights, recessed lighting, intercom, fire sprinklers, two gas fireplaces, and beautiful peeled timber beams. A resort-style backyard awaits outdoors offering more entertaining space with several patios and a newly re-surfaced Pebble Tec pool and spa. There is also an outdoor shower, built in BBQ, and a unique two story ramada with its own observation deck that offers spectacular sunsets and city lights, including a great view of Lone Mountain, the community's own private mountain which is just a short walk away and can be used for hiking and recreation. The property also offers a rare expanded building envelope, that could allow for the approval of future additions, or a guest house that may not currently be available at other homes in Sincuidados. Enjoy nearby shopping, dining and some of the best golf courses North Scottsdale has to offer. Come tour this magnificent custom estate today!</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p> | | | | | | | | |
|  | 3 Pending • Pending: 5/8/2025 <i>MLS ID: 6811162</i> | | | | | | | |
| | 27207 N 68th St | Single Family | 5/6 | 5,104 sq ft | 55,246 | 1/27/2025 | \$14,000 mo. | 5/8/2025 \$3 |
| <p>As you enter the gated courtyard of this stunning home, you'll be greeted by an inviting pool and a resort-style backyard, setting the tone for the luxurious living ahead. This home features five spacious bedrooms, a dedicated games room complete with a golf simulator, and a versatile office that can easily serve as a sixth bedroom. The gourmet kitchen is a chef's dream, equipped with Jenn-Air appliances, an expansive island, and ample storage—perfect for entertaining. The large family room boasts a sleek linear fireplace, creating a cozy gathering space. The master retreat offers the ultimate in relaxation with a steam shower, soaking tub, dual closets, and a private spa just steps away. Outside, your personal resort awaits, complete with a play structure, a stunning pool a built-in BBQ. A Fantastic putting green. To top it off, the upper deck provides breathtaking 360-degree views, allowing you to fully immerse yourself in Arizona's mesmerizing sunsets.</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p> | | | | | | | | |
|  | 4 Pending • Pending as of 5/11/2025 <i>MLS ID: 6734396</i> | | | | | | | |
| | 8332 E Sand Flower Dr | Single Family | 4/4 | 4,297 sq ft | 32,306 | 7/22/2024 | \$3,300,000 | 5/11/2025 \$768 |
| <p>MOVE IN READY home with full landscape and pool. This beautiful pre-designed home with luxurious upgrades inside and out. The award winning Mayne Modern home design was made for entertaining. This single-level home showcases an open floor plan with elevated ceiling heights in the main living spaces. The Gourmet kitchen is a chef's delight with upgraded maple cabinets and designer stainless steel appliances included a Wolf 48" Rangetop w/Griddle, Pro Hood, Micro Drawer, Pro Double Ovens, and Cove Dish Washer. Spacious great room features a 60" primo fireplace and 20' multi-stacking door open to covered patio. Oversized bonus room with wet bar and direct access to large covered patio. Attached casita with living area and full bath. Price includes full landscape and pool.</p> <p><i>Listing Courtesy of Toll Brothers Real Estate</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. |
|---|---|--------------------------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  | 5  Pending • Pending as of 5/20/2025 MLS ID: 6789957 | | | | | | | |
| | 7262 E Lower Wash Pass | Single Family | 4/5 | 4,533 sq ft | 60,628 | 12/2/2024 | \$2,600,000 | 5/20/2025 \$574 |
| Indulge in luxury as this exquisite home welcomes you. The split floor plan blends entertainment spaces with private retreats. The primary suite offers a cozy fireplace, spacious shower, makeup vanity, and expansive closet. Two ensuite bedrooms and a versatile flex room provide comfort and flexibility. The open-concept kitchen, dining, and living areas, with a well-appointed pantry, are perfect for seamless entertaining. Two walls of pocket doors open to a stunning outdoor space, featuring water features, dual fireplaces, and an outdoor kitchen. A separate 300+ sqft casita with a kitchenette offers guests a serene getaway. Ready when you are, this home invites you to start living the dream today. Adjacent lot also available separately. <i>Listing Courtesy of Compass</i> | | | | | | | | |
|  | 6  Pending • Pending as of 4/1/2025 MLS ID: 6776719 | | | | | | | |
| | 8599 E Tecolote Cir | Single Family | 6/6 | 6,960 sq ft | 149,486 | 10/28/2024 | \$3,695,000 | 4/1/2025 \$531 |
| Car Collectors Dream with Southwest flair designed by award-winning designer Bob Bacon. Set on 3.4 acres within the prestigious gated Windmill neighborhood at the Scottsdale/Carefree border, this home offers the perfect blend of luxurious living , privacy, entertainment & views. The main house features 4 bedrooms, 4.5 baths, and a 5-car garage, including an RV bay. The 2 bedroom casita, family room, RV Garage were new additions as of 2023/2024. The gourmet kitchen was updated to include quartzite countertops, a Wolf dual-fuel range, dual Asko dishwashers, and dual Sub-Zero refrigerators. The home also includes a formal dining room, living room, and large pool/patio areas , providing ample space for small or large gatherings. The Upstairs is perfect for a game room or theater. This home showcases magnificent high Sonoran desert views. The outdoor living space is ideal for hosting. Not only does it offer a large pool patio for ultimate relaxation, but also a therapeutic spa, a grassy area, and 2 observation decks. Additionally, the 2-bedroom casita offers privacy and comfort for guests. This property is an entertainer's dream, blending luxury with the beauty of the desert. <i>Listing Courtesy of Compass</i> | | | | | | | | |
|  | 7  Pending • Pending as of 5/16/2025 MLS ID: 6831143 | | | | | | | |
| | 27002 N 64th St | Single Family | 3/2 | 1,991 sq ft | 22,216 | 3/6/2025 | \$684,000 | 5/16/2025 \$344 |
| Views, views, views! Wonderful split-floor-plan home surrounded by mature desert landscaping on a large half-acre lot. On the top level, you'll find a spacious living room with a fireplace, a bay window, and abundant natural light. The kitchen features plenty of cabinet space, travertine tile, stainless steel appliances, and access to a large covered balcony. The upstairs primary bedroom boasts a walk-in closet, a full bath, and balcony access—perfect for enjoying those mountain views. Downstairs, there's a large bonus room, two guest bedrooms, a full bath, and another fireplace. The extended three-car garage is wired for heavy equipment and includes built-in cabinets and a workbench. The solar panel system helps lower electrical bills, and the thoughtful desert landscaping keeps water usage low. Updates include a water softener (installed in 2015), septic tank pipes (replaced in 2017), a newer water heater (2022), an upgraded electrical panel (2024), recent HVAC maintenance (2025), a remodeled kitchen, remodeled downstairs bath (2017), dual-pane windows, and newer window coverings throughout. And best of all! NO HOA! <i>Listing Courtesy of My Home Group Real Estate</i> | | | | | | | | |
|  | 8  Pending • Pending as of 5/19/2025 MLS ID: 6864243 | | | | | | | |
| | 27250 N 64th St, Unit 16 | Condo/Townhouse/Apt. 1/1 | 706 sq ft | 77 | | 5/5/2025 | \$268,000 | 5/19/2025 \$380 |
| — <i>Listing Courtesy of The Firm Re</i> | | | | | | | | |

Pending: 10 (cont.)

Pending: 10 (cont.)



9

Pending

• Pending as of 5/17/2025

MLS ID: 6640376

26827 N 68th St

Single Family

5/5

4,383 sq
ft

47,219

12/13/2023


\$1,999,999

5/17/2025

\$456

Priced under \$2,300,000 appraisal~! ACRE+ CONTEMPORARY MASTERPIECE~! Paradise awaits you via the curved driveway framed by majestic shade trees/mature cacti . This custom was built to last with Integra Block/I-Beam/Post Tension Concrete. Unique upper level view skywalk connects the 2 sides of the home and overlooks the heart shaped pool & tennis court... Wood/tile/concrete flooring. All bedrooms have walk-in closets & upper deck access. Mini-kitchen & 3/4 bath in Guest House. Office with Library wall, Media Room, Home Gym w/shower, Huge Laundry Room Soaring wood ceilings in Great Room & Master. Dual Island Kitchen w/sleek gray quartz counters, induction cooktop, stainless appliances, tall wine cooler/dry bar, Dual patios/ 2 story metal fireplace, Pergola BBQ, Home Garden, NO HOA FEES!

Listing Courtesy of Realty Executives



10

Pending

• Pending as of 5/23/2025

MLS ID: 6803253

34476 N 68th Way

Single Family

2/2

1,974 sq
ft

5,539

1/10/2025

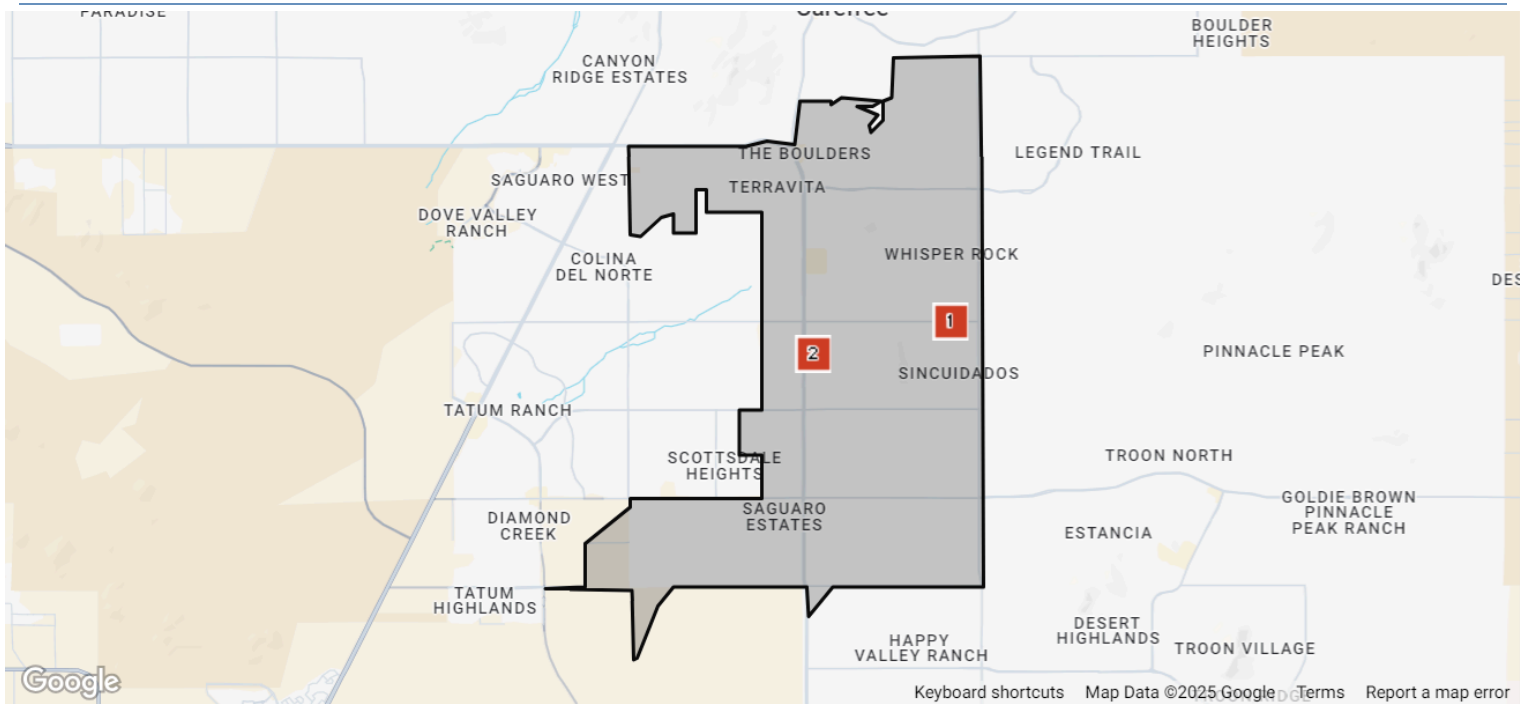
\$900,000

5/23/2025



\$456

Seller Financing Available! A truly rare find in guard gated Terrivita, this home is located on a corner lot with Natural Open Space on 3 sides and an incredible view of Black Mountain, specialty pricing under \$1M. Conveniently located within walking distance to Terrivita Clubhouse. Show off this desirable open floor plan complete with two entertainment areas, making it perfect for parties. Enjoy impressing family and friends alike when they see this brand new completely renovated Designer kitchen, stunning black cabinetry, stainless steel appliances and Luxurious waterfall island bar with granite countertops complemented by the massive slab backsplash. The captivating all new owners suite showcases a gigantic double headed fully glassed shower with beautiful black accents and a... super long double sink vanity that will have you in love. Additionally, the stunning renovations to the clubhouse, new gym, new pickleball courts, tennis, indulgent heated pool and spa in which to soak up the sun will give you the rich relaxing lifestyle you crave. Bonus features are: all new wood floors, New 2023 A/C and outdoor patio sanctuary. The amazing golf course and gorgeous landscaping throughout Terrivita will make you feel as if you're on vacation daily.

Listing Courtesy of Keller Williams Arizona Realty



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 Lis Pendens MLS ID: – | | | | | | |
| | | 30600 N Pima Rd, Unit 58 | Single Family | –/5 | 4,595 sq ft | 58,026 | – | 3/19/2025 | Notice of Lis Pendens |
| | | – | | | | | | | |
|  | 2 | Off Market | • Notice of Trustee Sale MLS ID: – | | | | | | |
| | | 7208 Jematell Ln | Single Family | –/4 | 3,337 sq ft | 11,104 | – | 3/13/2025 | Notice of Trustee Sale |
| | | – | | | | | | | |

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- 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.



About RPR's Data

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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