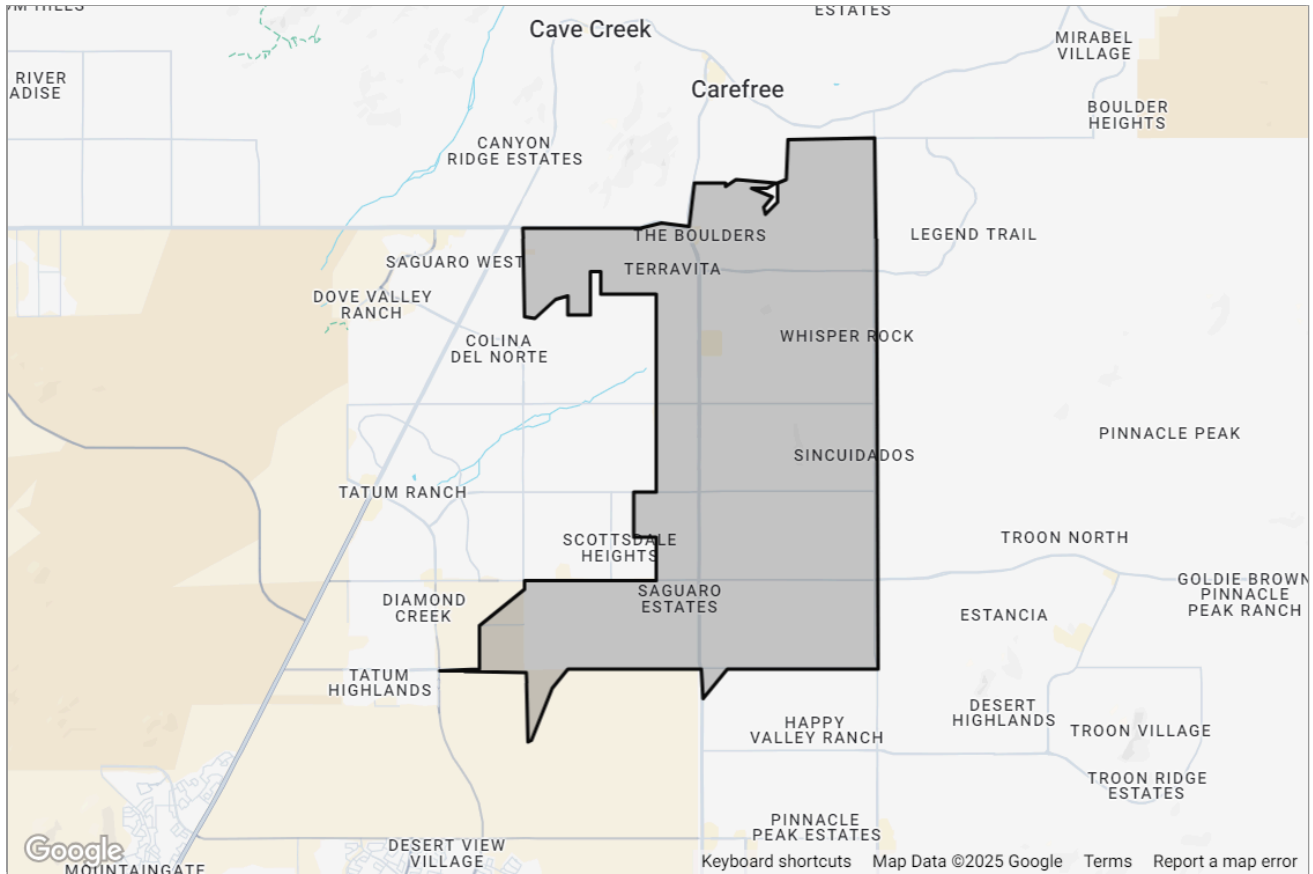




MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

Heather Tawes Nelson | ABR, CRS

Arizona Real Estate License: BR565091000





Work: (602) 751-1675

Main: heather@scottsdaleagent.net

eXp Realty
6991 E. Camelback Road
Scottsdale, AZ 85251




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
\$1.39M Updated: 5/31/2025	 0.35%	 1.09%	 4.17%	 16.15%

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
\$1.39M Updated: 5/31/2025	 4.17%	 16.15%	 13.12%





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: 6/11/2025	0	2	0





About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/11/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.31M Updated: 5/31/2025	Change Over Last Month  14.35%	Change Over Last 3 Months  4.36%	Change Over Last 12 Months  3.14%	Change Over Last 24 Months  8.68%
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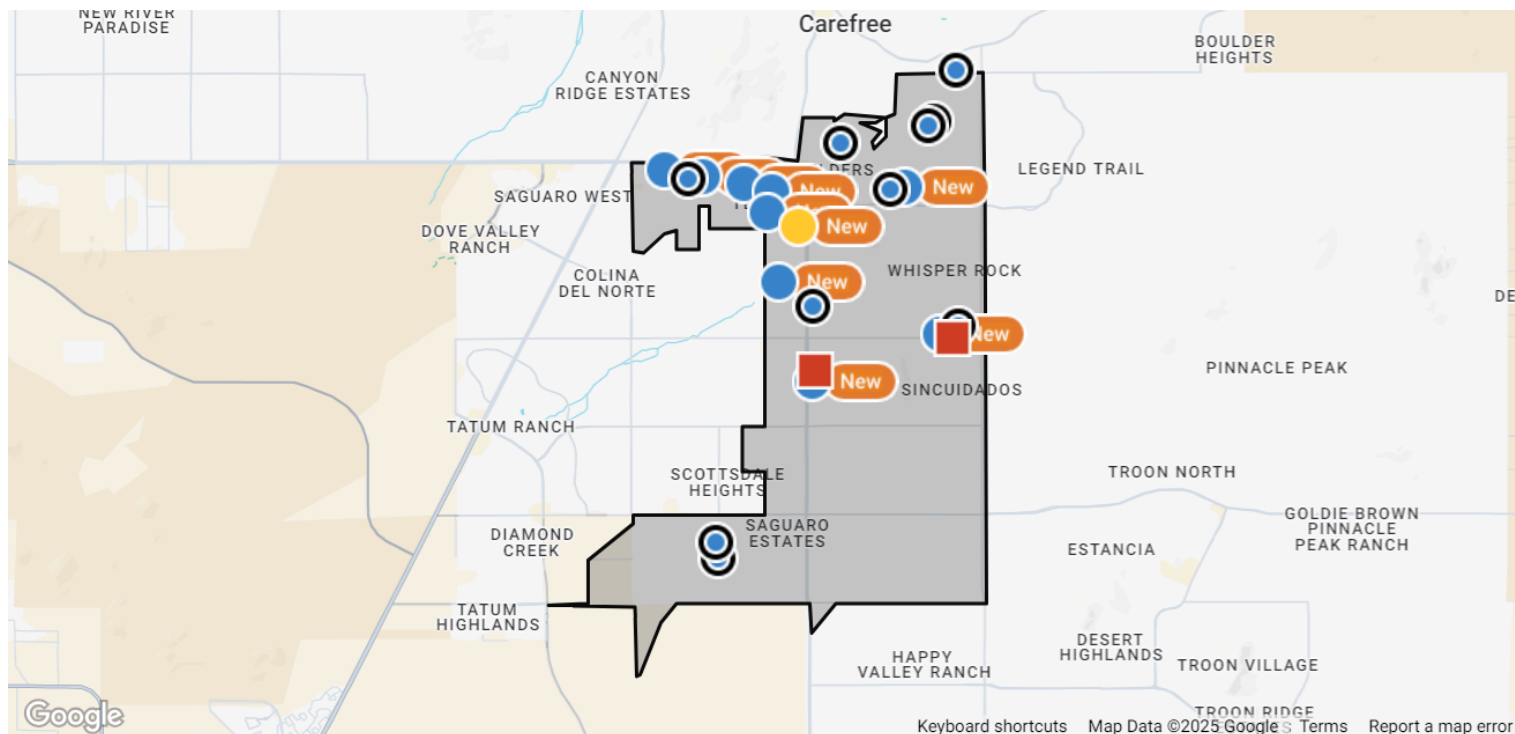
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




Median List Price \$1.75M Updated: 5/31/2025	Change Over Last Month  3.34%	Change Over Last 3 Months  22.67%	Change Over Last 12 Months  5.91%	Change Over Last 24 Months  16.54%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

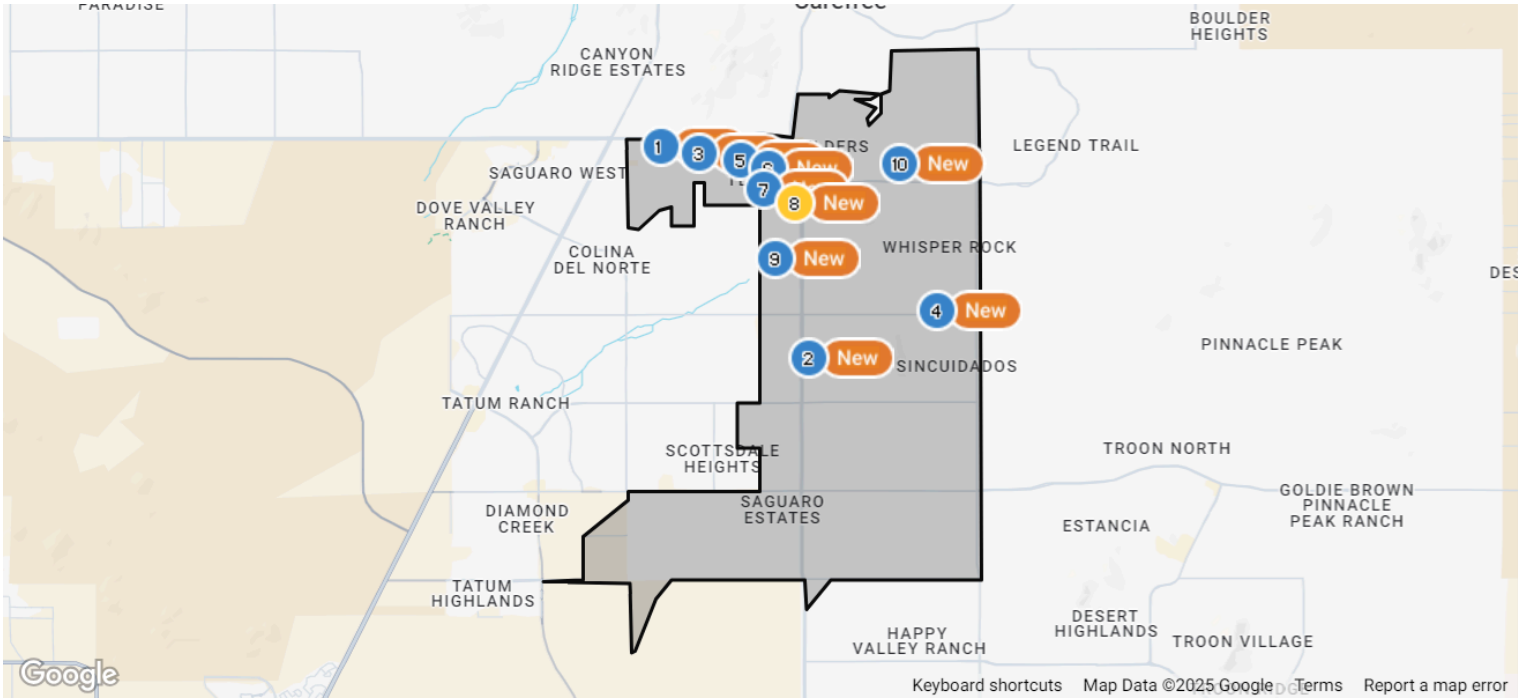
Market Activity Summary Stats





Search Criteria | **Location:** Scottsdale, AZ 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	\$2,900	\$268,000	\$1,294,440
Median Price / Value	\$1,400,000	\$1,446,500	\$1,687,850
High Price / Value	\$2,399,000	\$3,695,000	\$2,081,260
Average Price / Sq. Ft.	\$488	\$511	\$420
Median Price / Sq. Ft.	\$544	\$534	\$420
Average Days in RPR	28	150	—
Median Days in RPR	23	139	—
Total Volume	\$13,725,600	\$18,389,990	\$3,375,700




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: 5/14/2025 MLS ID: 6866260						
6184 E Dusty Coyote Cir	Single Family	4/3	4,095 sq ft	11,737	1997	5/14/2025	\$2,399,000	\$586
THE NEW GOLD STANDARD IN TERRAVITA! Perfectly situated in a private Cul-de-Sac; boasting golf + mountain views, this fully renovated dream home is the pinnacle of elegant desert living. This property exudes charm + style from the moment you enter. The soaring vaulted ceilings, natural light + warm tones give effortlessly positive vibes. An open-modern floorplan flows seamlessly through the living, entertaining + dining spaces. From relaxing in the spa like master suite to hosting in the state-of-the-art kitchen, this property is special in so many ways, you'll have to see to believe!								
Listing Courtesy of Crossroads Brokerage								
	2 ● Active	• New, AUC: 5/2/2025 MLS ID: 6860698						
7547 E Mary Sharon Dr	Single Family	4/4	2,589 sq ft	35,777	1989	5/2/2025	\$1,500,000	\$579
Welcome to a captivating blend of character, desert charm, and contemporary luxury. From the moment you step through the private gated courtyard into this desert modern desert oasis, you'll be embraced by a sense of serene elegance. Meticulously updated with top-tier finishes, this charming North Scottsdale residence features wood-beamed ceilings, sleek marble flooring, and expansive retractable patio doors that offer indoor comfort and outdoor beauty—ideal for effortless entertaining or quiet relaxation. The thoughtfully designed floor plan includes a spacious primary suite with a secluded patio and an open-air shower for a true spa-like experience. Guests will enjoy the comfort of an en suite bedroom, while two additional bedrooms share a Jack-and-Jill bath, each with its own vanity for added privacy and convenience. Step outside to your personal resort-style sanctuary. The backyard is an entertainer's dream, boasting a private pool and spa, built-in barbecue, fireplace, and multiple lounge areas surrounded by lush landscaping. A separate putting green completes the ultimate outdoor living experience. Nestled within the exclusive gated community of Lone Mountain Vistas, this luxurious home offers privacy, sophistication, and the true essence of desert living.								
Listing Courtesy of Compass								


New Listings: 10 (cont.)

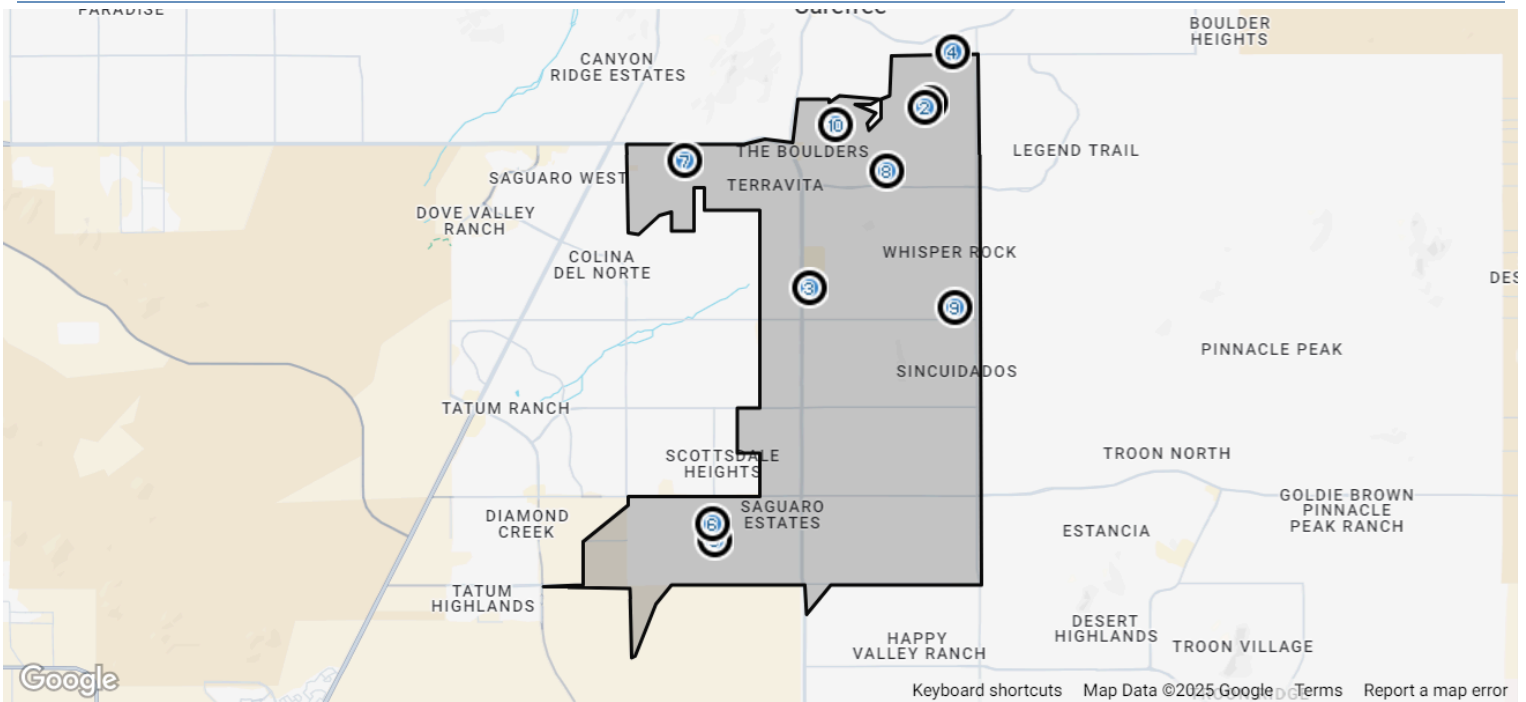
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	•New, Active: 4/3/2025 MLS ID: 6845488							
	6522 E Night Glow Cir	Single Family	2/2	1,397 sq ft	5,555	1997	4/3/2025	\$949,900	\$680
<p>What do you get when an end user takes 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.</p> <p><i>Listing Courtesy of Exp Realty</i></p>									
	4 ● Active	•New, Active: 5/19/2025 MLS ID: 6868275							
	30600 N Pima Rd, Unit 81	Single Family	5/5	4,517 sq ft	51,018	1996	5/19/2025	\$2,300,000	\$509
<p>Stunning Home w/ Beautiful Renovations on Private, Interior Acre-Lot in Sincuidados, Guard-Gated Subdivision of North Scottsdale. Long Driveway Leads to a Grand Entrance w/ Stacked Stone Covered Entry. Iron & Glass Doors that Open to a Light Filled Foyer, High Ceilings, Porcelain Tile & Hardwood Flooring Throughout. Chef's Kitchen w/ All New Cabinetry, Huge Quartz Island & Countertops, Sub-Zero & Wolf Appliances, Open to Great Room w/ Gas Fireplace & Built-ins. The Primary Suite has Two Large Walk-in Closets, Huge Steam Shower, Double Vanities & Soaking Tub. All Bedrooms are En-Suite. The 3rd & 4th Bedrooms currently used for Work-out & Office. The Guest Casita has Spacious Living Area, Bedroom & Bath. Enjoy Sunset Mountain & Desert Views from Heated Pool/Spa. See Amenities List</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>									
	5 ● Active	•New, Active: 5/31/2025 MLS ID: 6876443							
	6917 E Night Glow Cir	Single Family	3/3	2,750 sq ft	11,229	1995	5/31/2025	\$1,300,000	\$473
<p>Ready for your personal touch, this spacious home features the highly desired Aurora plan with 3 bedrooms, a den, and a well-designed split layout offering 2.5 baths. Set on a private north/south corner lot in the heart of this guard gated amenity-rich community and located just a 3-iron away from the clubhouse, fitness center, pool and pickleball. Enjoy the convenience of a three-car garage with built in-cabinets, a workbench, and an attractive aggregate driveway and walkway which add nicely to the curb appeal. Backyard features a large, heated play pool - perfect for year -round enjoyment.</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</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.
	6 ● Active	• New, Active: 6/3/2025 MLS ID: 6874883							
	33667 N 71st Way	Single Family	4/3	2,626 sq ft	7,745	1997	6/3/2025	\$1,549,000	\$590
<p>The most coveted floor plan in all of Terravita, the expanded "Stella". A home where timeless sophistication meets exceptional design, every inch of this home exudes curated luxury and sophistication. Step through a 10' Arcadia pivot door into a home filled with rich textures and architectural brilliance, accented by walls of windows and sliding glass patio doors. Knotty alder wood accents, modern light fixtures and wood-look flooring accentuate the seamless flow between living areas, bedrooms, and the remarkable backyard entertaining paradise. Designed by a multi-award-winning ALCA landscape architect, the outdoor living space is a showstopper! Crystal-clear waterfalls cascade over a custom Crema Blanca stacked limestone backdrop... The BBQ island, wrapped in Taj Mahal quartzite, is perfect for hosting, while a powder-coated steel fire pit sets the scene for unforgettable evenings under the neon moon. This is more than a home—it's an invitation to experience something remarkable! Every detail whispers luxury, and every space inspires awe - from sunrise coffee by the waterfalls to moonlit moments by the fire, this is your sanctuary, your showpiece, your dream realized!</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>									
	7 ● Active	• New, Active: 6/10/2025 MLS ID: 6878202							
	33317 N 71st St	Single Family	3/2	2,303 sq ft	9,749	1997	6/10/2025	\$1,050,000	\$456
<p>Enjoy the Terravita Lifestyle in this gorgeous three Bedroom Caelum Model. The Great Room shows a Stone Fireplace and Wood Plank Tile Flooring. Master Bath and Junior Bath are remodeled as well as the Kitchen with high Quality Cabinets, Granite Countertops and built-in Wine Bar. The spacious Office has Alderwood built-in Bookcase and Desk and new Vinyl Tiles. Watch the Sun and the Moon rise in your Resort Like Back Yard with View of Winfield Mountain, heated Pool, Putting Green, built-in Barbeque and Fireplace.</p> <p><i>Listing Courtesy of Homesmart</i></p>									
	8 ● Active	• New, Active: 6/9/2025 MLS ID: 6877891							
	7411 E Quien Sabe Way	Condo/Townhouse/Apt.	2/2	1,520 sq ft	6,870	1999	6/9/2025	\$2,900 mo.	\$2
<p>Charming, cozy Winfield Villa backing to a deep expansive natural area desert wash. Newer wood tile plank floors, upgraded appliances, HVAC, water heater, & super CLEAN! This corner lot provides tons of privacy. Relax on the southerly private patio & enjoy the Arizona sunsets. An easy walk to the clubhouse & close to the Summit, shopping, restaurants and outdoor recreation. The home features a great room, updated galley kitchen, 2 large bedrooms, fabulous covered patio and views. The large laundry room has a laundry sink, folding counter, and custom shelving. Epoxy garage floors and Kinetico water purifier. Winfield offers 8 tennis courts (2 clay), pickleball courts, fitness center in the Winfield clubhouse, community heated pool, many social activities all available to the tenants use.</p> <p><i>Courtesy of Realty Executives</i></p>									
	9 ● Active	• New, Active: 4/1/2025 MLS ID: 6844026							
	7216 E Aurora	Single Family	3/2	1,856 sq ft	4,494	2005	4/1/2025	\$724,900	\$391
<p>Nestled in a private, sought after gated community, this beautifully maintained 3-bedroom, 2-bath home offers comfort, convenience, and resort-style amenities. Ideally located just minutes from shopping, dining, and within walking distance to Ashler Hills Park—featuring lighted basketball and pickleball courts, walking paths, and scenic trails. The spacious eat-in kitchen with a breakfast bar opens to a cozy living room highlighted by a gas stone-front fireplace, perfect for relaxing evenings. Step outside to your private backyard oasis, complete with a covered patio ideal for outdoor entertaining. Additional features include a 2-car garage and access to the community's heated swimming pool, spa, and clubhouse. This home combines peaceful living with easy access to everything you need!</p> <p><i>Listing Courtesy of West Usa 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: 5/20/2025 MLS ID: 6869109					
8396 E Granite Pass Rd	Single Family	3/4	3,176 sq ft	37,100	2021	5/20/2025	\$1,949,900	\$614
<p>VIEWS!!...Experience the unparalleled elegance of this rare, custom-built luxury residence nestled on a sprawling ¾-acre lot. Thoughtfully designed with refined taste and superior craftsmanship, this home offers a true blend of sophistication, functionality, and comfort—making it a standout in today's market. The open-concept floor plan centers around an extraordinary chef's kitchen, curated with granite countertops, a designer backsplash, and premium stainless steel appliances. Custom features include a gas cooktop, 42" solid wood upper cabinets with soft-close drawers, double ovens, a built-in refrigerator, an oversized island ideal for entertaining, and a generously sized walk-in pantry. Every detail has been elevated, from the striking stone fireplace to the wood-look tile flooring that flows seamlessly throughout the living areas. The split floor plan ensures privacy, with each bedroom offering its own en-suite bath—perfect for hosting guests in style. The primary suite is a luxurious sanctuary, featuring a massive glass-enclosed tiled shower, deep soaking tub, dual vanities, and an expansive walk-in closet. Additional custom touches include a versatile flex room, an optional fourth bedroom or executive office/den, remote-controlled blinds, a private interior courtyard, a putting green, and a spacious three-car garage.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</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.
	1		Pending	*Pending as of 6/2/2025 MLS ID: 6811822				
35065 N 83rd Pl	Single Family	4/4	4,365 sq ft	37,799	1/28/2025	\$2,700,000	6/2/2025	\$619
This stunning BRAND NEW home is move-in ready with luxurious upgrades throughout. Located in a gated community on a north/south exposure lot in a quiet cul-de-sac, this single-level home offers seamless indoor-outdoor living. The open floor plan features elevated ceilings and expansive sliding doors, including a 20' sliding door in the great room, 16' sliding door in the bonus room, and a 12' sliding door in the primary bedroom. An attached guest casita with its own living room and full bath adds flexibility for guests, multi-gen living, or a private retreat. Gourmet kitchen includes SS Wolf Appliances, 48" SUBZERO Fridge & waterfall edge island. 3 Car Garage includes epoxy floors & tankless hot water heater. The oversized bonus room leads out to the backyard and covered patio.								
Listing Courtesy of Toll Brothers Real Estate								
	2		Pending	*Pending as of 5/11/2025 MLS ID: 6734396				
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
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.								
Listing Courtesy of Toll Brothers Real Estate								


Pending: 10 (cont.)

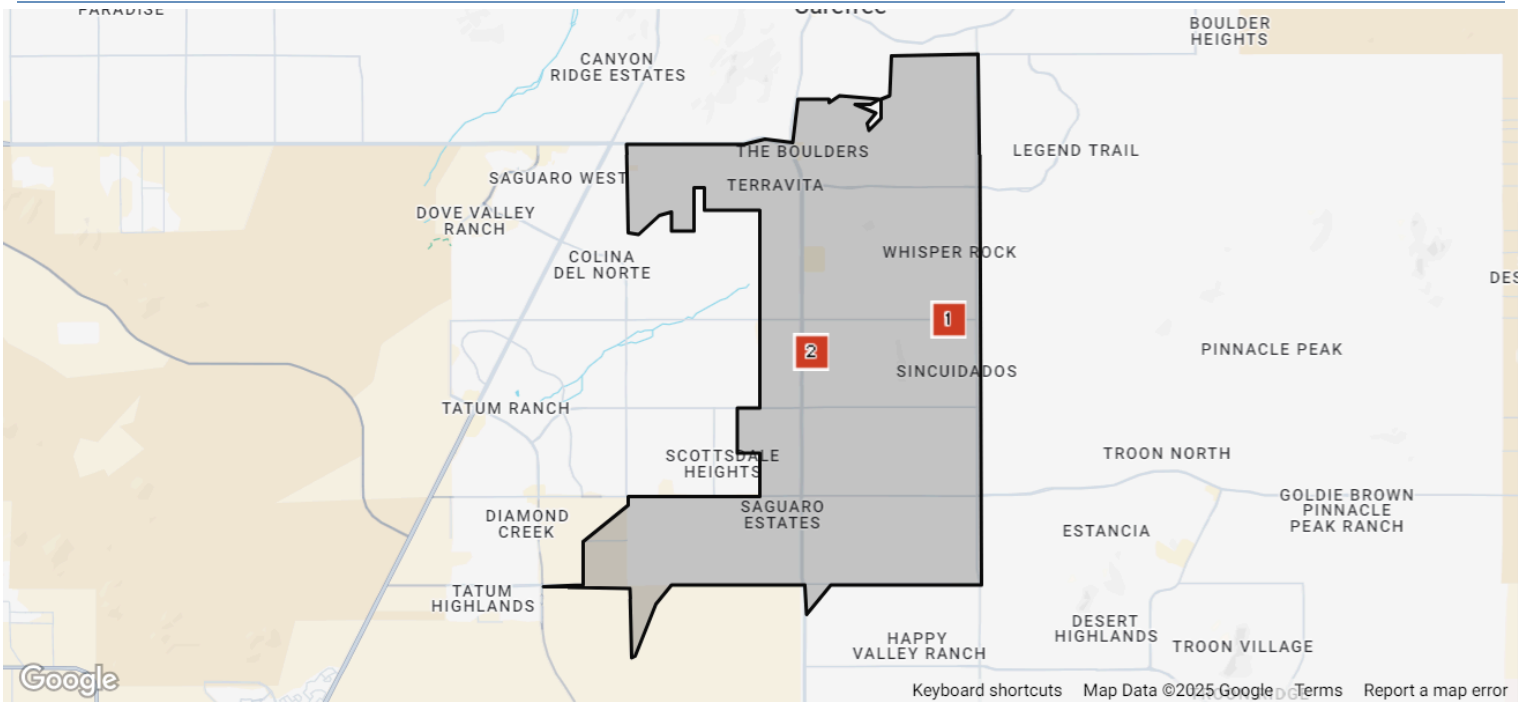
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3	Pending • Pending as of 5/20/2025 MLS ID: 6789957							
	7262 E Lower Wash Pass	Single Family	4/5	4,533 sq ft	60,628	12/2/2024	\$2,600,000	5/20/2025	\$574
Indulge in luxury as this exquisite 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>									
	4	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>									
	5	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>									
	6	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.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	7		Pending • Pending as of 5/14/2025 MLS ID: 6848690					
6094 E Evening Glow Dr	Single Family	3/3	2,408 sq ft	7,702	4/9/2025	\$1,295,000	5/14/2025	\$538
<p>MOTIVATED SELLER Beautiful open concept Stella floor plan with expansive view to golf course and mountains. Redesigned & remodeled kitchen is a cooks delight making an ideal place for entertainment. Enjoy the serene north backyard w/AZ views and peaceful rock waterfall. Custom kitchen cabinets with quartz counter tops. Bosch dishwasher, double full size Bosch ovens & 5-burner Thermador gas cooktop. Wine refrigerator and Subzero refrigerator. Mixer cabinet w/lift to counter height & pull-out pantry. Primary & guest baths have been nicely updated. Private office off entry boasts beautiful wood floors. Spacious primary bedroom features wood floors, walk-in closet designed w/shelves and drawers, access to patio. Living room features custom tiled electric fireplace & built-in cabinets Three car garage with built-in cabinets, work bench, epoxy floors, utility sink, NuvoH2O water system and service door. Many extra features include shutters, ceiling fans, skylight in hallway and laundry room with butler pantry. Terravita amenities includes social club, golf club offers restaurant open to all homeowners & fitness center. Heated pool & spa, tennis & pickle ball courts. Golf membership is separate.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
	8		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>								
	9		Pending • Pending as of 5/26/2025 MLS ID: 6807350					
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>								

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.
	10	Pending • Pending as of 5/31/2025 MLS ID: 6816450						
	9200 E Whitethorn Cir	Condo/Townhouse/Apt. 3/3	2,112 sq ft	8,099	2/6/2025	\$1,169,990	5/31/2025	\$554
<p>Nestled on the very prestigious Boulders community, discover a remarkable Santa-fe style property! This corner home showcases an exquisite curb appeal with a mature desert in the front yard & a spectacular backdrop of the Black Mountain Preserve & direct access to the community pool. The bright & airy interior boasts a rustic yet modern design, mixing an exposed beam ceiling & Saltillo tile with an open floor plan. The spacious living area has a cozy fireplace & French doors that open to the outdoors, promoting an inviting & functional space for both relaxing & entertaining. The chef's kitchen features abundant storage, custom tile backsplash, granite counters, an electric cooktop, and SS appliances. The HUGE owner's suite hosts a full ensuite with a dual granite vanity & a walk-in closet Very ample bedrooms & pristine secondary bathrooms are worth mentioning. The large laundry room includes a utility sink & attached cabinetry. Out the back, you'll find multiple covered patios & a built-in grill. This gem is across the street from the community pool! You'll enjoy the resort-like amenities this fabulous gated community offers. What's not to like? Take advantage of this rare find while it's still available!</p> <p><i>Listing Courtesy of Zion Realty, LLC</i></p>								



Distressed: 2

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of 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®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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.

Learn more

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