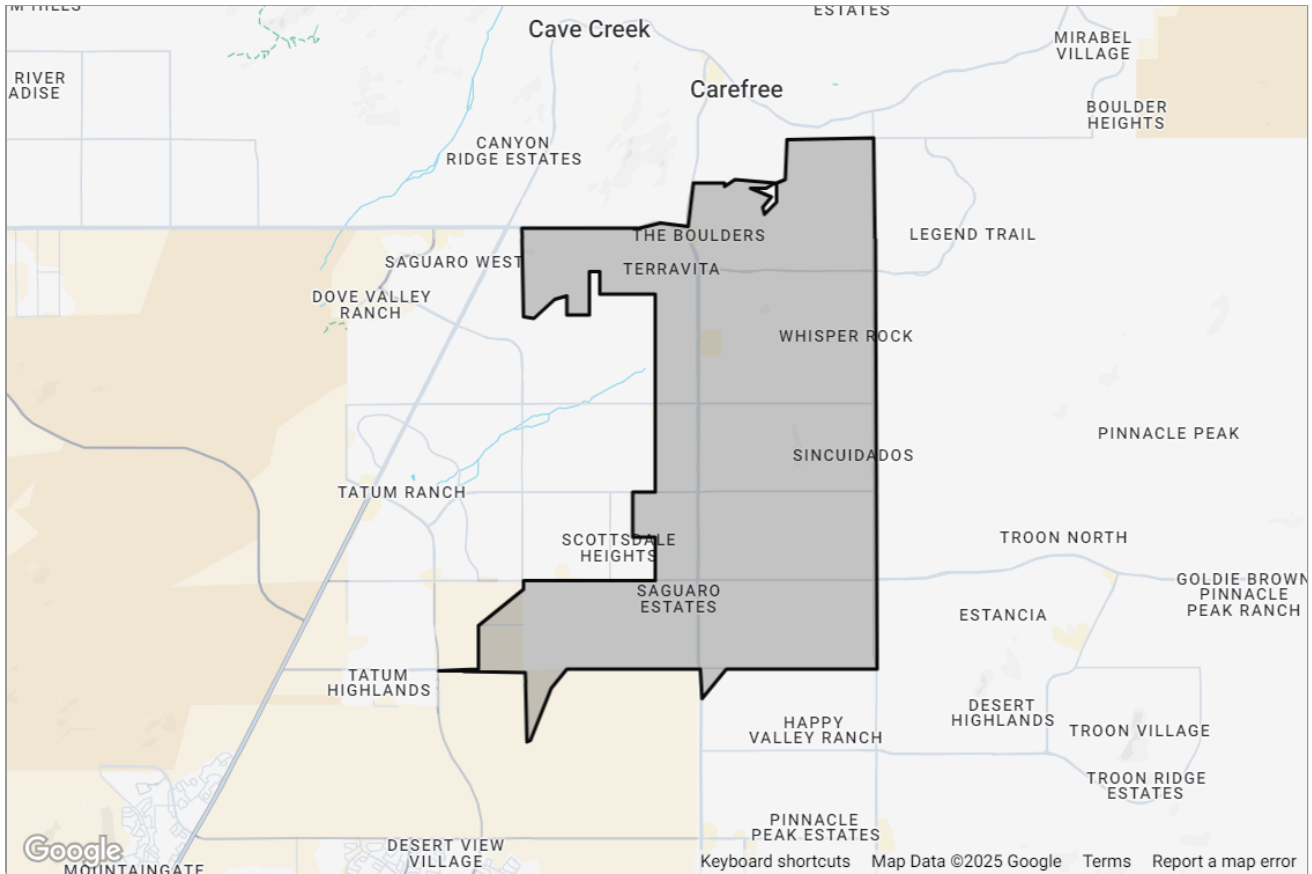




MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

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Scottsdale, AZ 85266

Market Snapshot: Estimated Home Values

Median Est. Home Value \$1.39M Updated: 6/30/2025	Change Over Last Month  0.35%	Change Over Last 3 Months  0.57%	Change Over Last 12 Months  1.92%	Change Over Last 24 Months  13.43%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$1.39M Updated: 6/30/2025	Change Over Last 12 Months  1.92%	Change Over Last 24 Months  13.43%	Change Over Last 36 Months  9.39%
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 0 Updated: 7/23/2025	# of Pre-Foreclosures 0	# of Foreclosures 0	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/23/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.25M Updated: 6/30/2025	Change Over Last Month  5.13%	Change Over Last 3 Months  13.41%	Change Over Last 12 Months  16.83%	Change Over Last 24 Months  2.35%
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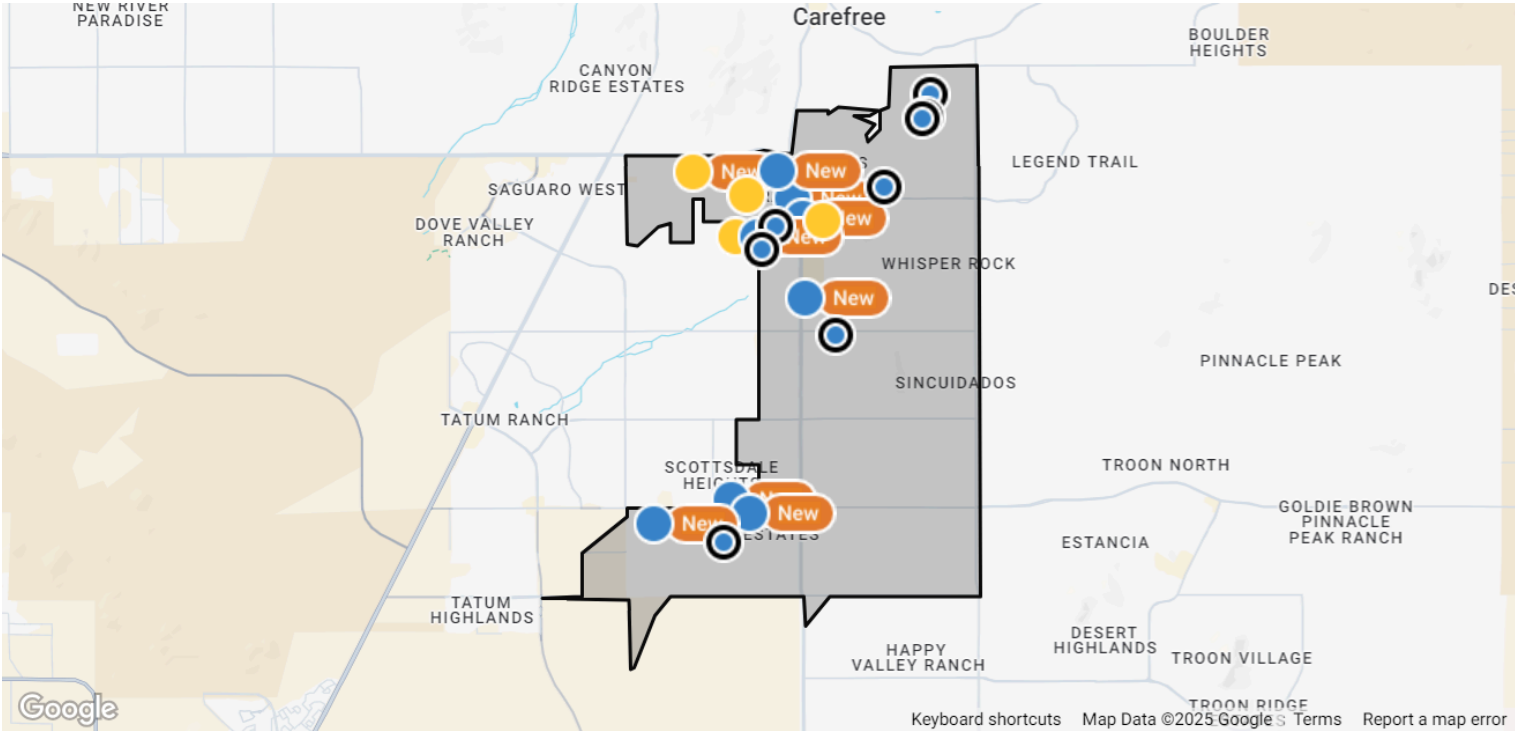
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price

Median List Price \$1.71M Updated: 6/30/2025	Change Over Last Month  2.15%	Change Over Last 3 Months  11.13%	Change Over Last 12 Months  10.39%	Change Over Last 24 Months  24.59%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

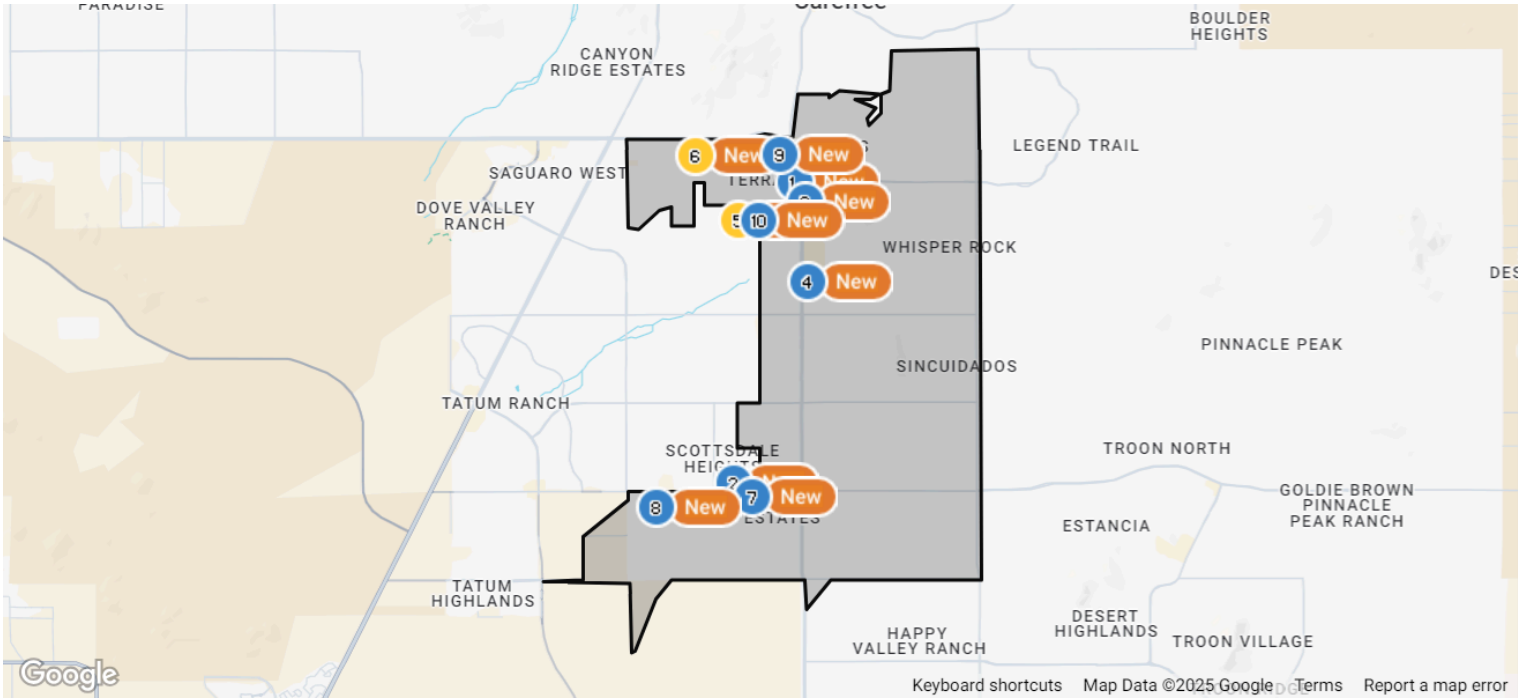
Market Activity Summary Stats




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

	<div>New</div> New Listings	<div></div> Pending
Number of Properties	10	10
Low Price / Value	\$5,000	\$3,499
Median Price / Value	\$1,149,500	\$1,150,000
High Price / Value	\$4,195,000	\$3,300,000
Average Price / Sq. Ft.	\$392	\$420
Median Price / Sq. Ft.	\$494	\$431
Average Days in RPR	30	96
Median Days in RPR	25	65
Total Volume	\$16,577,800	\$13,192,498

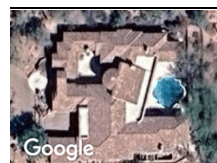
Scottsdale, AZ 85266



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	*Relisted, 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	\$899,000	\$368
<p>A fabulous opportunity awaits in Guard-Gated Winfield North Scottsdale. This 3 Bedroom plus Den, 2 Bathroom boasts one of the largest and most desirable floor plans 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!</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>								

New Listings: 10 (cont.)



2	Active	*Relisted, Coming Soon: 7/18/2025	MLS ID: 6894929						
27901 N 68th Pl	Single Family	5/7	7,441 sq ft	55,223	2006	7/18/2025	\$4,195,000	\$564	

Experience elevated Sonoran Desert living in this completely remodeled, designer-upgraded, and fully furnished residence nestled within the prestigious Saguaro Estates of North Scottsdale. Meticulously renovated, every surface was touched for a pristine, like-new feel—inside and out. Spanning 7,400+ square feet, this palatial estate seamlessly blends timeless architecture with contemporary sophistication, creating a resort-style retreat ideal for both relaxation and entertaining. Upon entering the private, gated courtyard—featuring a gas fireplace, water feature, and travertine pavers—you are welcomed into an impressive two-story foyer and a living room with 21-foot vaulted ceilings, exposed solid wood beams, travertine flooring and baseboards, and Cantera stone details. The chef's kitchen is a true showpiece, showcasing brand-new Taj Mahal quartzite countertops, a full Thermador appliance suite, two spacious islands with dual dishwashers and sinks, upgraded solid-wood alder cabinetry by Oakcraft, a double oven with steam feature, and an oversized walk-in pantry. The home's entertainment features shine with a custom-finished wet bar, a billiards room, and a private movie theater. Outside, the refinished backyard is a desert oasis, with nearly 1,500 square feet of covered patio, two gas fireplaces, a built-in barbecue, pool bathroom with shower, PebbleTec pool and spa, travertine decking, refreshed landscaping, and a new turf-lined side yard addition. The deluxe primary suite offers a spacious retreat with a kitchenette, two-way Cantera stone fireplace, and coffered ceilings. The reimagined spa-like bathroom boasts large-format porcelain tile, Calacatta UMBER and Fantasy Brown marble, a freestanding soaking tub, dual walk-in closets, separate toilet rooms, and a private exercise room. Additional highlights of this transformed home include an executive office with built-in cabinetry, a laundry room with dual washers and dryers, and three guest bedrooms—all featuring walk-in closets and private bathrooms. The attached guest house features a private entrance, living room, full kitchen with stainless appliances, bedroom, and luxury bathroom—ideal for multigenerational living or extended stays. No detail was overlooked, with wood-look Daltile flooring, Restoration Hardware lighting, Emtex hardware, an upgraded Leviton lighting system, and integrated Sonos surround sound. The split four-car air-conditioned garages with epoxy flooring and EV outlets complete this exceptional home—perfect for Arizona car enthusiasts.

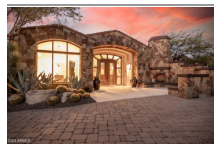
Listing Courtesy of Re/max Cornerstone



3	Active	*Relisted, Active: 7/17/2025	MLS ID: 6894138						
7507 E Quien Sabe Way	Condo/Townhouse/Apt. 2/2	1,756 sq ft	5,840	1999	7/17/2025	\$900,000	\$513		

Stunning Hillside Townhome with Mountain Views & Privacy! Immaculately maintained and highly upgraded 1,756 sq ft townhome on a premium lot backing to 75-acre Winfield Mountain Preserve—no homes directly behind for ultimate privacy and panoramic desert views. Features 2 bedrooms, 2 remodeled bathrooms, plus a versatile flex room ideal for office, den, or studio. The modern kitchen has been fully renovated with updated appliances, counters, and backsplash. Additional upgrades include hot water heater, R/O system, soft water system, stainless commercial-grade BBQ, updated fixtures, carpets, custom paint, and roof replacement (2020). Enjoy your private backyard oasis with a custom saltwater spa and pool featuring a waterfall—all surrounded by natural desert beauty Low-maintenance living: HOA covers roof, exterior walls, and front landscaping. Guard-gated Winfield community amenities include: - Clubhouse with fitness center & café - Heated pool & spa - 8 tennis courts (2 clay) & pickleball - Scenic hiking trails and social clubs Close to shopping, dining, golf, and hiking. Truly a lock-and-leave gem in North Scottsdale!

Listing Courtesy of Russ Lyon Sotheby's International Realty



4	Active	*Relisted, Active: 5/20/2025	MLS ID: 6868954						
7552 E Whisper Rock Trl	Single Family	4/5	6,227 sq ft	42,570	2003	5/20/2025	\$3,474,500	\$558	



Stunning 4 Bed+Den, 5 Bath, Custom Home Located on Premium Acre Lot, Crafted By Architect Lee Hutchinson & Home Builder Phil Smith, Located in Guard & Gated Community of Whisper Rock Estates, Elegant Kitchen w/Alder Wood Cabinets & Granite Countertops, Gas Cook Top, Double Wall Oven, Built-In Refrigerator, Kitchen Island w/Breakfast Bar, Walk-In Pantry, Family Room w/Gas Fireplace, Separate Formal Dining Room, Formal Living Room w/High Vault & Hand-Hewn Beams Throughout, Master Bedroom w/Massive Walk-In Closet, Master Bathroom w/Dual Sinks, Dual Toilets & Bidet, Walk-In Shower & Soaking Bath Tub, Fully Equipped Theater Room, Entertainers Backyard w/Dining & Living Room w/Fireplace, Built-In Grill, Elevated Terrace w/Views of Wash & Golf Course, Heated Swimming Pool & Spa, Gated Driveway w/3 Car Garage.

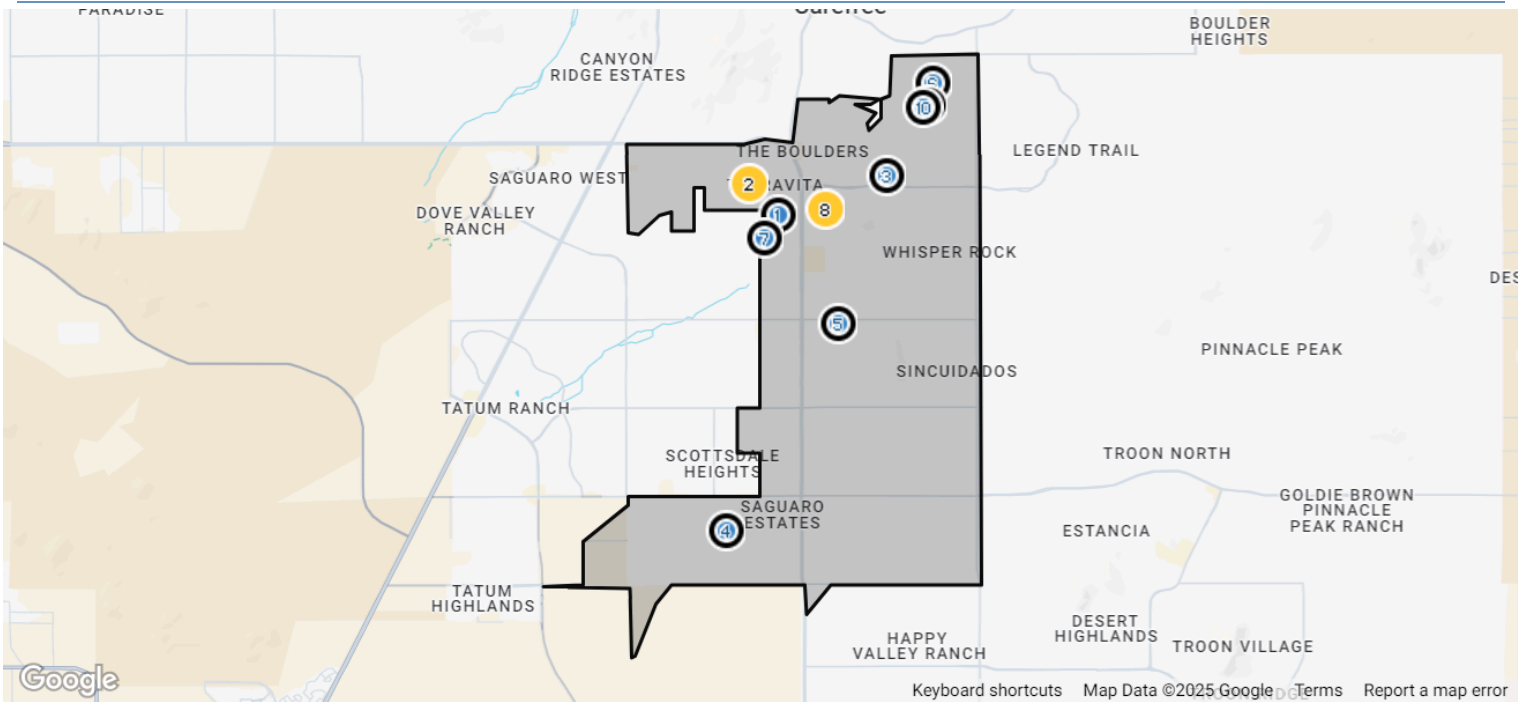
Listing Courtesy of Realty One Group

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.
	5 ● Active	*Relisted, Active: 5/28/2025 MLS ID: 6872163							
	32748 N 69th St	Single Family	2/2	1,421 sq ft	6,200	1995	5/28/2025	\$5,000 mo.	\$4
Furnished Rental! Location, Location, Location! This Well-Maintained Arbor Model Home Is Completely Furnished. It Has A Sunny South-West golf lot Backyard. Located In The Quiet Center Of The Community with Black Mountain Views. The Home Has 2 Bedrooms And 2 Baths 1409 Sf; Wall Mounted Tv's with Built In Sound System. The great room nicely for comfort. Home has a two car garage with direct entry. Enjoy The Terravita Lifestyle With Its Resort Amenities Including The Country Club With Fine And Casual Dining; Fitness Center, Community Pool & Spa, Tennis Courts, And A Private 18 Hole Golf Club. Guard Gated. Nov - Apr \$5000 with tenant paying utilities May - Oct \$2500 with tenant paying utilities 12 month lease - \$3900 with tenant paying utilities.									
Courtesy of Sonoran Properties Associates									
	6 ● Active	*Relisted, Active: 6/30/2025 MLS ID: 6886895							
	6505 E Night Glow Cir	Single Family	2/2	1,410 sq ft	5,550	1995	6/30/2025	\$5,300 mo.	\$4
THIS IS A FURNISHED RENTAL THAT IS AVAILABLE SEASONALLY, LONG TERM. Come enjoy the Terravita lifestyle. Guard gated community with amenities of heated pool/spa, clubhouse, tennis courts, fitness center new pickleball courts and fine dining. Perfect 2 bed/2 bath with open great room. Completely updated. spacious and bright with views to the south backyard. All new appliances and new furnishings Relax in backyard with BBQ, dining area and covered patio & SPA. Highly desired community interior lot come and enjoy Arizona sunsets. Rental Rates: Nov-Apr \$5300+Utilities May-Oct \$2600 +Utilities									
Courtesy of Sonoran Properties Associates									
	7 ● Active	*Relisted, Active: 7/14/2025 MLS ID: 6892460							
	27694 N 70th Way	Single Family	4/4	5,214 sq ft	53,495	2008	7/14/2025	\$3,250,000	\$623
Welcome to an extraordinary blend of modern luxury and timeless elegance located in the prestigious community of Saguaro Estates, a privately gated enclave in North Scottsdale. This fully remodeled single-story home is situated on over an acre offering absolute privacy, backing to a wash with iconic Arizona sunsets, and also offers mountain views. It features 4 bedrooms, 3.5 baths, plus an office/flex 5th bedroom, and soaring 14-foot ceilings. With over \$500k in upgrades, every detail in this home has been remodeled to the highest level including wide-plank white oak hardwood floors, knotty Alderwood doors, custom fireplaces, and more. The chef's kitchen is a dream with quartzite countertops, high-end gas appliances, dual ovens & warming tray, custom hood, dual islands, prep sink and beautiful cabinetry. The primary bedroom is an oasis with stunning views. It includes a custom fireplace, spa-style baths, steam shower, freestanding tub, his/her closets, a private walk out patio, and extra flex/gym space. This one you won't want to miss. All the bedrooms have walk in closets, are oversized and remodeled bathrooms. The office is a flex space that could be converted to a 5th bedroom and/game room/office. The resort-style backyard boasts a fully remodeled Pebble Tec heated pool, spa, fire features, fountains, turf, misting system, built-in BBQ, and more. 3-car garage with 2 EV chargers. Close to Scottsdale's best golf, hiking, dining, and shopping. This is more than a home! It's a refined lifestyle.									
Listing Courtesy of The Agency									
	8 ● Active	*Relisted, Active: 7/20/2025 MLS ID: 6895153							
	27589 N 61st Pl	Single Family	6/4	5,430 sq ft	36,500	2001	7/20/2025	\$1,550,000	\$285
AMAZING OPPORTUNITY TO OWN THIS COMPLETELY REMODELED HOME IN A FANTASTIC AREA! PRICED TO SELL! *Under \$300 per foot! on just under an acre! Luxury living in a Beautiful, gated community. This home blends timeless elegance w/modern sophistication. Soaring ceilings, rich natural light, & a spacious open floor plan that flows seamlessly. perfect for both grand entertaining & relaxed living. Attached Guest Suite! Huge chef's kitchen, featuring high-end appliances, 2 d/w's, & a large island ideal for gathering. Luxurious downstairs primary suite & a Huge upstairs Loft. Every detail throughout the home has been updated, from designer lighting & premium flooring to custom finishes, Oasis backyard w/gorgeous pool, & a Huge covered cabana area to relax, dine & entertain. This one truly has it all!									
Listing Courtesy of Citiea									

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.
	9 ● Active	*Relisted, Active: 6/27/2025 MLS ID: 6886612							
	34637 N 73rd St	Single Family	3/3	2,588 sq ft	8,230	2015	6/27/2025	\$1,350,000	\$522
<p>Introducing the former model home of Enclave on the Eighth located in North Scottsdale. This completely upgraded 2,588 square foot masterpiece is perfectly situated on an 8,230 square foot lot. Designed w/ desert landscaping front & back, a covered patio, gas fireplace, built-in gas BBQ, heated pool, putting green, NAOs for complete privacy & stunning mountain views. An open floor concept lends itself to spacious living designed for comfort, appeal and functionality. Every detail was carefully planned & designed to maximize your living space with plenty of natural light and easy care. Upon entering the home you will be greeted with 9' plus Coffered ceilings with designer inlays, crown molding, wood beams, fresh paint, new carpeting, 6" base boards, dual painted windows w/ high-end finishes. Immediately to the right of the front entry way is a flex room that can be a third bedroom or office/den with a built-in desk and built-in book-in shelves. Across from the office is a junior primary suite featuring chair rails, two toned paint, an en-suite, a walk-in shower, walk-in closet and dual vanity sinks with designer tile from the floor to the ceiling. Move into the great room that renders plenty of natural light, engineered hard wood flooring, and a sliding glass folding wall for indoor/outdoor living. The formal dining room also has a sliding glass folding wall for natural light and indoor outdoor living. The chef's kitchen features an over-sized kitchen island with granite counter tops, designer mosaic tile back splash, Walk-in Pantry and custom cabinetry. State of the art Wolf appliances are standard which includes Wolf Stove w/6 burners and a griddle, Double Convection oven, Microwave and Sub Zero Refrigerator. The oversized primary suite features walls with chair rails, two toned paint, Coffered ceilings, crown molding, a huge walk-in shower with two shower heads and custom inlaid tile, dual vanity sinks with floor to ceiling custom tile and an oversized two in one walk-in master closet. The large laundry room features built in cabinetry, a sink, washer dryer, custom designer mosaic tile backsplash and granite counter tops. The 22'6" two car garage will easily house an extended SUV or pickup truck and offers; custom cabinets, epoxied floors, ample storage, central vacuum system and plumbing pre-piped for a water softener and reverse osmosis system. Within minutes of the home is downtown Cave Creek, Scottsdale Road, restaurants, shopping, award winning public and private golf courses and so much more. Don't miss out on this opportunity to own a luxurious gem</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	10 ● Active	*Relisted, Active: 6/18/2025 MLS ID: 6881820							
	32710 N 71st St	Single Family	2/2	1,992 sq ft	5,621	1995	6/18/2025	\$949,000	\$476
<p>A TERRAVITA CRISTA MODEL - GREAT LOCATION WITH BLACK MOUNTAIN AND GOLF VIEWS. TWO BEDROOM/TWO BATHROOMS, TWO CAR GARAGE, DEN. Well-manicured and maintained landscaping. Nicely designed walkway to entrance of home. Stone flooring with den at entrance. Den has French doors entry and a built-in Murphy bed. Living room and dining room open to entrance. Plantation shutters. Great light! Kitchen and great room open with a wood top island in kitchen and wood/stacked stone entertainment wall in great room for fireplace, television, niches. Light kitchen cabinetry with stainless appliances. Granite surround counters. Multiple windows and door to patio bringing in Arizona sunshine and gorgeous mountain and golf course views -- no pathway - just beautiful views. Click More Primary bedroom also has multiple windows for views and door to patio. Double doors to primary bathroom. Organized large closet. Soaking tub, large walk-in shower, double sink vanity. Hallway with oversized organized closet. Second bedroom is split from Primary bedroom. Spacious room with plantation shutters and linear closet. Bathroom has double sink vanity and large walk-in shower with designer tiling. Laundry room has convenient access from home and from/into garage. Great backyard: paved, mature and well landscaped yard with grass area and those Black Mountain and golf course views! A really great home in great location with great views!</p> <p><i>Listing Courtesy of Sonoran Properties Associates</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 7/22/2025 MLS ID: 6847248						
32868 N 69th St	Single Family	3/2	1,986 sq ft	5,506	4/6/2025	\$1,050,000	7/22/2025	\$529
Terravita updated crista with fairway and black mountain views. Two bedroom, two bathrooms, den. Beautiful landscaping. Custom front door takes you into open floor plan to living room, dining room, great room and kitchen. Bright with multiple windows with fairway and mountain views! Combination tile with chevron pattern and carpet. Open area has door to patio. New kitchen with oversized island seating for four. Large window over sink. Stainless steel appliances. Stunning light and bright spaces. Primary bathroom has multiple windows for views. Door to patio. Primary bathroom with large walk-in curb less shower, double sink vanity. Second bedroom ample space with carpet and shutters. Bathroom has double sink vanity and a combination tub/shower with great stone surround. . Laundry room with access to garage. Backyard is open to breathtaking fairway and mountain views. So well landscaped with mature plants, rock and tile and retaining walls. Covered patio. Home is charming and warm and welcoming and great location in great community. Waiting for you!								
Listing Courtesy of Sonoran Properties Associates								
	2  Pending	*Pending: 7/14/2025 MLS ID: 6879701						
6708 E Soaring Eagle Way	Single Family	2/2	1,670 sq ft	5,545	6/13/2025	\$3,999 mo.	7/14/2025	\$2
If tenant does not want access to the amenities, rent to be lowered to \$3,699/month. Beautifully renovated Vallis floor plan featuring 2 bedrooms, 2 bathrooms, and a den. This home offers stunning views of Black Mountain and is ideally situated on the north side of Soaring Eagle Way in Terravita, with a protected NAOS area bordering the west side—providing exceptional privacy. Terravita is perfect for those seeking an active lifestyle, with amenities that include a private golf club, a vibrant community center, and a top-rated restaurant. Residents also enjoy access to a fitness center, scenic walking trails, an art studio, tennis and pickleball courts, a resort-style pool, and a wide variety of social clubs—from hiking groups to card games and more.								
Courtesy of Russ Lyon Sotheby's International Realty								

Pending: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3	Pending	*Pending as of 7/21/2025 MLS ID: 6891201						
	33628 N 79th Way	Single Family	4/5	2,746 sq ft	11,551	7/10/2025	\$1,250,000	7/21/2025	\$455
<p>Nestled in the guard gated community of Winfield in North Scottsdale. This beautiful 4 bedroom 4.5 bath home situated on a premium lot in phase 3 of the 24 acre private lux community is situated in the pristine Arizona Desert and surrounded by the boulders. This meticulously maintained home is a rare find. Inside the main house you will find 3 bedrooms all with ensuites and walk in closets along with a 1/2 bath. The large primary ensuite, separate sitting room, and large bathroom has private access to the backyard retreat. Complete with spa, gorgeous landscape, built in fireplace, misting system, speakers, and so much more. Perfect for entertaining and complete with lush vegetation, gorgeously placed hardscape, and beautiful lighting compliments the mountain views. The enclosed private courtyard boasts beautiful hardscape, mature landscaping, sitting area, fireplace, and water feature. Complete with mountain views and separates the main home from the guest casita. The private casita offers perfectly positioned guest quarters with ensuite and walk in closet. This home is adorned with old world charm, custom molding, hand crafted coffered ceiling finishes, imported Italian furniture, art, window treatments, and exquisite charm. A 3-car garage with ample storage complete with epoxy coating. This home has a new roof, new HVAC units, home automation with control 4, house filtration system, new hot water heaters, new carpet in bedrooms, private courtyard with custom gate, outdoor misting system, and so much more. Furnishings available both inside and out, this beautiful Winfield home is a must see.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>									
	4	Pending	*Pending as of 7/21/2025 MLS ID: 6882086						
	27203 N 64th Way	Single Family	4/3	2,948 sq ft	38,265	6/18/2025	\$1,350,000	7/21/2025	\$458
<p>This stunning desert estate embodies the timeless charm of a classic Southwestern hacienda. On almost an acre & surrounded by natural Sonoran beauty, this home offers a rare blend of serenity, craftsmanship & character. From the moment you arrive, the handcrafted, carved wooden front door sets the tone; this is no ordinary property. You'll find authentic architectural details throughout, including wood floors, tongue & groove wood ceilings, rustic beams & warm natural finishes that evoke the soul of the desert. The open-concept design flows effortlessly from cozy interior spaces to inviting outdoor living areas. A sparkling pool anchors the backyard, offering a peaceful retreat Come discover why this unique community is called Desert Hide-A-Way yet it's only a few minutes to everything!</p> <p><i>Listing Courtesy of Citiea</i></p>									
	5	Pending	*Pending as of 7/2/2025 MLS ID: 6887826						
	30962 N 74th Way	Single Family	3/3	2,000 sq ft	6,325	7/1/2025	\$800,000	7/2/2025	\$400
<p>Opportunity awaits in the desirable gated community of Bellasera! This 3 bed, 3 bath home with a dedicated office offers 2,000 sq ft of potential. Whether you're looking to update, customize, or simply add your personal touch, this property is perfect for a buyer with vision. Enjoy the privacy and amenities of Bellasera while creating a home that's uniquely yours.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	6	Pending	*Pending as of 7/21/2025 MLS ID: 6830228						
	8386 E Arroyo Seco Rd	Single Family	5/5	5,131 sq ft	42,589	2/26/2025	\$1,690,000	7/21/2025	\$329
<p>PRICED TO SELL!!!! This remarkable home in a highly desirable area with beautiful views is your opportunity for your DREAM HOME PLUS!!! Included with the home are dual Casita's - one is perfect for guests and the other is your blank canvas to make into your ideal living or play space! The observation deck atop the dual casita's is a spectacular \$\$\$\$million view by itself with gorgeous sunsets and pristine mountain vistas. The main dwelling is a spacious 3567 sq. ft. that includes a split floor plan with four bedrooms and an office. The family room offers telescoping glass doors to present a very open area for entertaining on an oversized patio with a refreshing pool and relaxing waterfall. This property has so much to offer for the creative, sophisticated buyer - DO NOT WAIT!</p> <p><i>Listing Courtesy of Arizona Premier Realty Homes & Land, Llc</i></p>									

Pending: 10 (cont.)



7 **Pending** • Pending as of 7/20/2025 **MLS ID: 6870557**

32516 N 68th Pl Single Family 3/3 2,447 sq ft 8,984 5/23/2025 \$995,000 7/20/2025 \$407

TERRAVITA LUNA - SOUTH FACING - 3 BEDROOMS/2.5 BATHS - 2.5 CAR GARAGE (GOLF CART SPACE) - LOVELY HOME WITH PRIVATE AND OPEN BACKYARD. Gated courtyard with retainer wall and mature, well-maintained landscaping. Welcoming entry foyer to large open spaces. Tumbled travertine Versailles pattern flooring. Formal dining room with coffered ceiling. Living room with built-in fireplace and niche partial wall to provide openness. Family room with built-in beverage area, door to patio and entertainment wall with fireplace. Open to breakfast nook and kitchen. Multiple large windows to bring in Arizona beauty. Bar height island and sink with large window for more views including mountain views. Stainless steel appliances and gas range. Click MORE for additions information and Floor Plan Convenient prep/storage/pantry area with access to dining room. Den has built-in cabinetry and plantation shutters. Powder room with pedestal sink. Primary bedroom is spacious with a wall of windows, double entrance doors and doors to patio. Primary bath is "spa like" with separate vanities and dressing area, soaking tub with large window and walk-in shower. Second bedroom suite spacious with linear closet, plantation shutters and bathroom with single vanity and tub/shower combination. Laundry with cabinetry and access to garage area. Backyard entertainment and privacy features: paved, covered patio area, multiple seating areas, built-in grill, retainer wall on each side of fireplace. Paved walkways on side of home. Private with open space and south facing home. Updated roof and HVAC. Special location, special model, special features and in a special community! Don't miss it!!!!

Listing Courtesy of Sonoran Properties Associates



8 **Pending** • Pending: 6/21/2025 **MLS ID: 6852368**

7387 E Quien Sabe Way Condo/Townhouse/Apt. 2/2 1,734 sq ft 5,150 4/16/2025 \$3,499 mo. 6/21/2025 \$2

Experience North Scottsdale in the gated community of Winfield. Furnished, villa home with 2 large bedrooms plus a den. Open floorplan with kitchen, dining area, living room and a private patio. Enclosed back yard has an arbor and cozy Lania, built-in BBQ & fire pit. Living room, master Bedroom and den have a garden views. Den has built-in custom desk with bookshelves, perfect for a-home office. Two full baths. Double sinks and spacious walk-in closet in the master bedroom. Laundry room off the kitchen includes full size washer and dryer. Air conditioning. Unit includes use of kitchen supplies, pots and pans, dishes, glasses and utensils. Garage parking. Cabinets for extra storage in garage. Vacuum, ironing board and iron. Mailbox station with key access. Enjoy the active community of Winfield Resort: Amenities include tennis, pickle ball, gym, locker rooms, meeting rooms, clubs and social events. Check out the large pool and swim area with views of iconic boulders. 1-year lease minimum but 2-year lease preferred. Owner pays HOA dues and tenant pays all utilities. small dogs welcome with deposit.

Courtesy of Real Broker



9 **Pending** • Pending as of 6/19/2025 **MLS ID: 6867547**

8366 E Old Paint Trl, #3 Single Family 4/5 3,236 sq ft 33,049 5/16/2025 \$2,750,000 6/19/2025 \$850

This stunning BRAND NEW home is move-in ready with luxurious upgrades throughout. Located in a gated community, 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. 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. Enjoy a brand new pool with water feature! Don't miss your chance to own this luxury retreat-book a tour today!

Listing Courtesy of Toll Brothers Real Estate

Pending: 10 (cont.)

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.

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