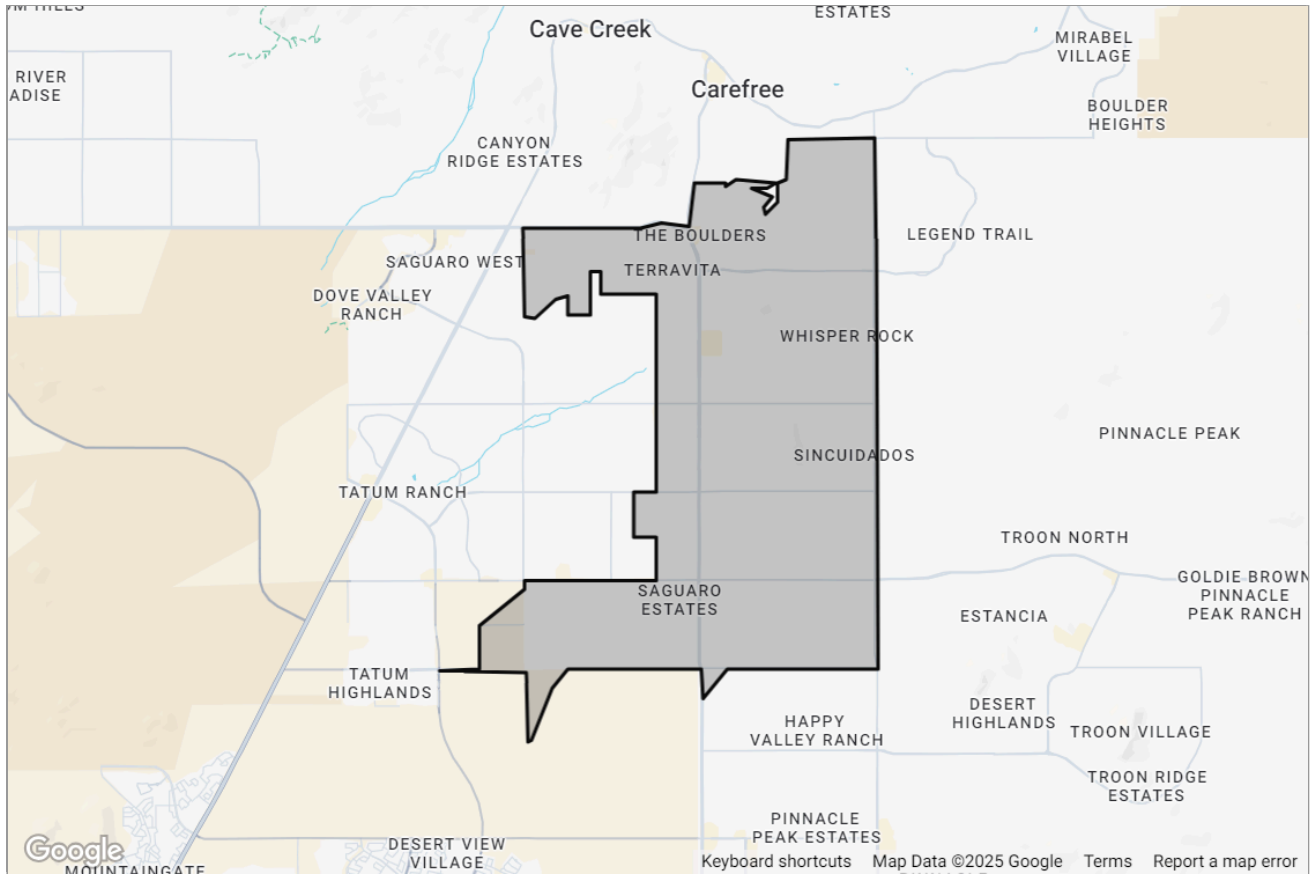




MARKET ACTIVITY REPORT

Scottsdale, AZ 85266



Presented by

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Scottsdale, AZ 85251

Scottsdale, AZ 85266

Market Snapshot: Estimated Home Values

Median Est. Home Value \$1.37M Updated: 7/31/2025	Change Over Last Month ↓ 1.13%	Change Over Last 3 Months ↓ 1.81%	Change Over Last 12 Months ↑ 1.6%	Change Over Last 24 Months ↑ 11.25%
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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 \$1.37M Updated: 7/31/2025	Change Over Last 12 Months ↑ 1.6%	Change Over Last 24 Months ↑ 11.25%	Change Over Last 36 Months ↑ 5.24%
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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: 8/20/2025	# 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 8/20/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.24M Updated: 7/31/2025	Change Over Last Month  0.6%	Change Over Last 3 Months  7.83%	Change Over Last 12 Months  12.73%	Change Over Last 24 Months  9.25%
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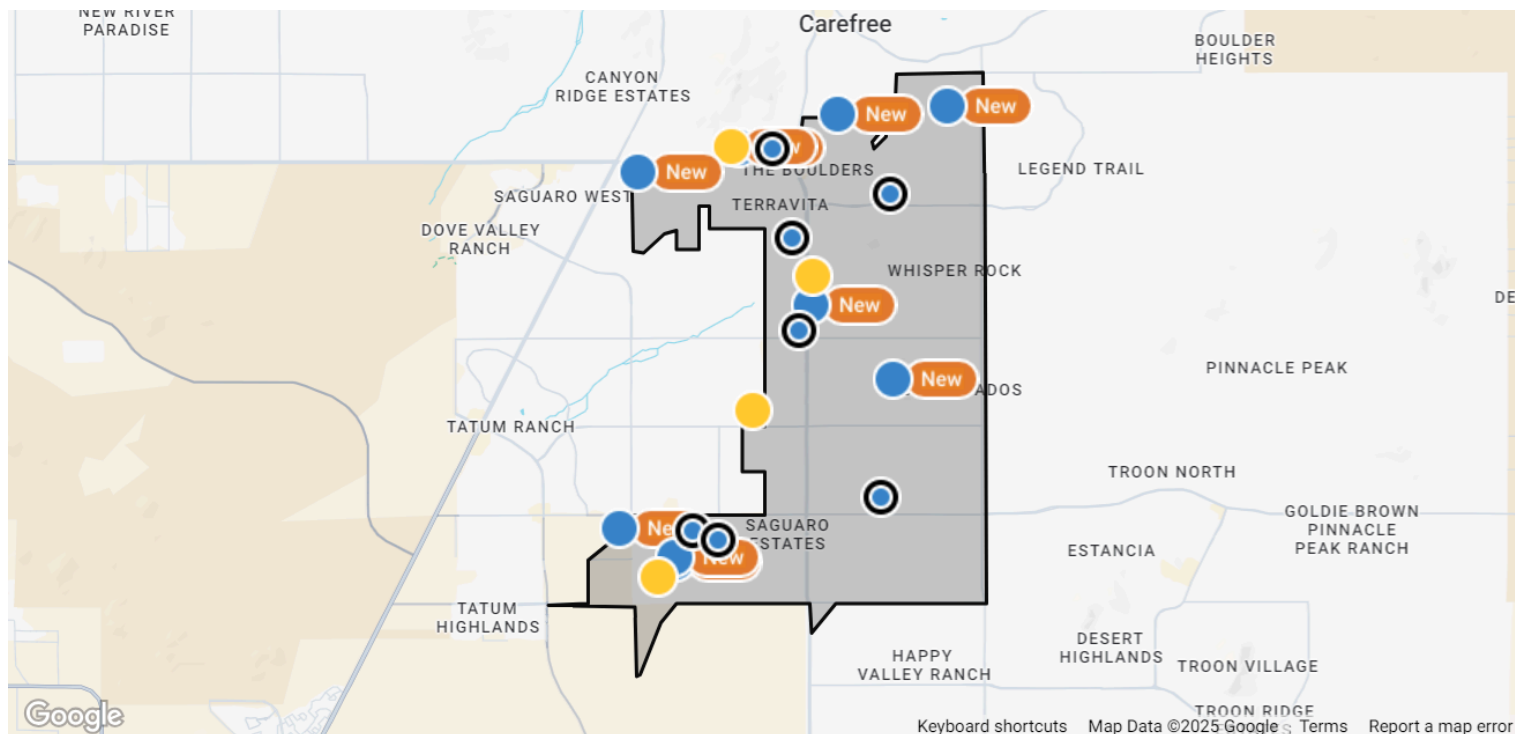
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price



Median List Price \$1.75M Updated: 7/31/2025	Change Over Last Month  7.66%	Change Over Last 3 Months  6.68%	Change Over Last 12 Months  4.45%	Change Over Last 24 Months  32.04%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

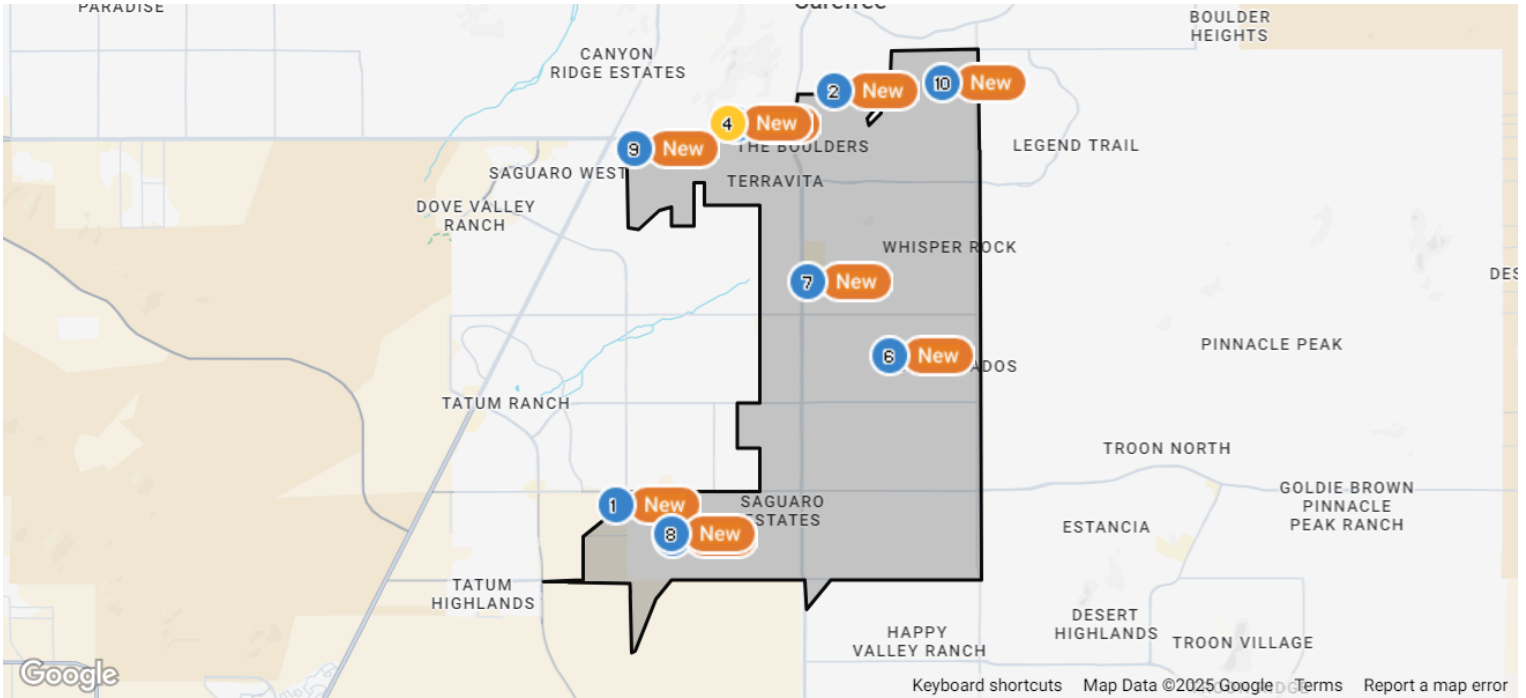
Market Activity Summary Stats





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
Number of Properties	10	10
Low Price / Value	\$7,500	\$3,500
Median Price / Value	\$2,249,500	\$749,750
High Price / Value	\$3,399,500	\$2,563,980
Average Price / Sq. Ft.	\$469	\$324
Median Price / Sq. Ft.	\$496	\$386
Average Days in RPR	17	101
Median Days in RPR	15	69
Total Volume	\$20,535,399	\$9,102,130




Scottsdale, AZ 85266




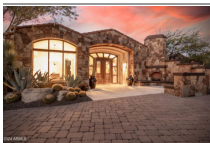

New Listings: 10

	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: 8/17/2025 MLS ID: 6908263						
5740 E Bent Tree Dr	Single Family	5/4	4,294 sq ft	36,950	2000	8/17/2025	\$1,700,000	\$396
Luxury meets comfort: Gated Community in North Scottsdale. Experience this move in ready home featuring upgraded systems & design. bright, open floor plan, formal living/dining/entry that lead to the hub of this home. Just completed upgrades include paint & carpet. newer windows and doors. The Chef kitchen features baker's/food prep center, expansive island, Wolfe appliances and overlooks family room. Captivating stone fireplace, custom cabinets enhance the warmth of this space. Main floor master, office and Jr. Suite/wellness, large laundry with added storage all on the main floor. Additional two beds and large loft space up. Resort style backyard provides mountain views, open space behind, pool/spa, BBQ Island, fountain. OWNED SOLAR, whole home GENERAC, TESLA CHARGER READY! Close to shopping, dining, hiking, biking, schools, freeway access a short distance to 51 or the 101. Come experience life at the Preserve!								
Listing Courtesy of Coldwell Banker Realty								
	2 ● Active	• New, Active: 7/15/2025 MLS ID: 6892854						
1637 N Quartz Valley Rd	Single Family	4/4	4,090 sq ft	15,769	1985	7/15/2025	\$2,799,999	\$685
Authentic Southwestern Estate with Casita, Resort-Style Backyard & Golf Course Views This 4,090 sq ft 4 bed, 4 bath, three car garage estate captures the essence of Arizona living with timeless Southwestern architecture and refined modern upgrades. Perfectly positioned on a premium 15,769 sq ft lot overlooking the 10th and 11th holes of the world-renowned Boulders North Course, this home offers privacy, luxury, and unmatched views. The main home features a beautifully updated kitchen with a dramatic waterfall island, high-end appliances, and custom cabinetry—an entertainer's dream. The spacious primary suite boasts a cozy sitting area with a beehive fireplace and a spa-inspired ensuite with soaking tub, dual waterfall vanities, and a large walk-in closet.								
Listing Courtesy of Realty Executives Arizona Territory								

New Listings: 10 (cont.)

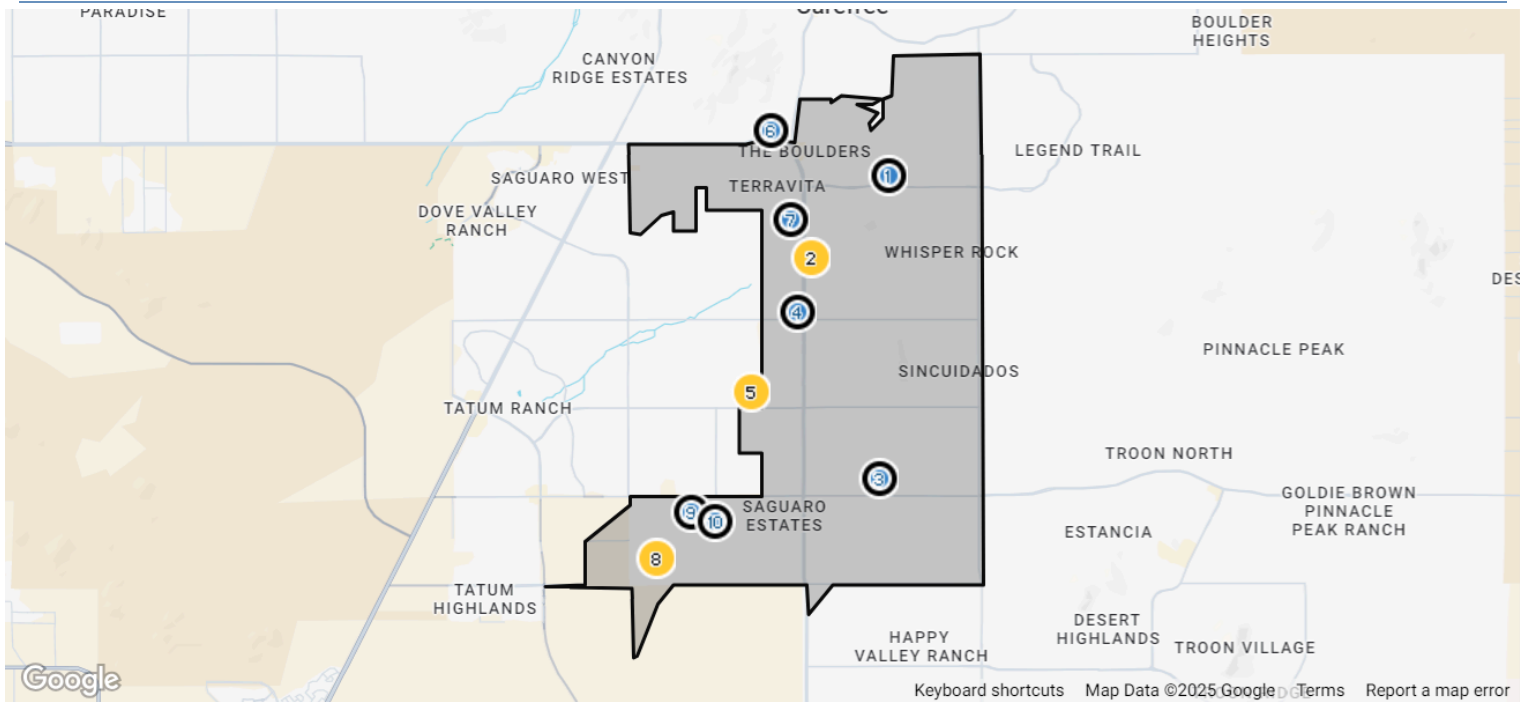
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3	Active • New, Coming Soon: 8/14/2025 <i>MLS ID: 6906182</i>							
	34476 N 68th Way	Single Family	2/2	1,974 sq ft	5,539	1997	8/14/2025	\$989,400	\$501
CountryClub Living at its finest. Step inside this remarkably upgraded home & feel the elegance—stunning kitchen, soaring light-filled spaces, rich finishes, & endless views of Black Mountain. The brand new designer kitchen is a showpiece with striking black cabinetry, slab granite waterfall island, dramatic backsplash & top-tier Café appliances. The spa-inspired owner's suite features a massive double-headed glass shower, and plenty of room to relax. Outside, unwind in total privacy with lush landscaping, private corner lot, flagstone and easy care landscaping. Every big-ticket upgrade done—roof, HVAC, flooring, sunscreens. All within guard-gated Terravita, just steps from the clubhouse; golf course, tennis and pickleball & walking trails. This home is gorgeous and needs nothing—just you									
<i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>									
	4	Active • New, Active: 8/19/2025 <i>MLS ID: 6908128</i>							
	6788 E Nightingale Star Cir	Single Family	2/3	1,385 sq ft	6,363	1996	8/19/2025	\$7,500 mo.	\$5
Fabulous rental in Terravita with brand new flooring, paint and furniture. Pool has been resurfaced. No interior steps. Panoramic views of Black Mountain. . No carpet. Private pool heated . Utility caps apply. Club membership transfer available for rental period									
<i>Courtesy of Russ Lyon Sotheby's International Realty</i>									
	5	Active • New, Active: 7/13/2025 <i>MLS ID: 6892196</i>							
	6293 E Red Bird Cir	Single Family	3/4	3,629 sq ft	45,452	2004	7/13/2025	\$1,999,000	\$551
Nestled in the exclusive gated community of Ironwood Preserve, this custom home sits on over an acre and offers the ultimate in privacy, space and desert charm. One of just 20 homes in the neighborhood, this thoughtfully designed property features 3 spacious bedrooms, a den, and 3.5 bathrooms. The resort-style backyard is an entertainer's dream, complete with a sparkling pebble-finish play pool, relaxing hot tub, outdoor fireplace, view deck and a whimsical children's Western town playground. Pergolas add shade and ambiance for year-round enjoyment. Car enthusiasts will love the expansive RV garage (38'D x 26'W x 12'H), in addition to a 3-car garage and a separate 2-car garage currently being used as a workshop. Major investment in peace of mind with a new \$200K roof installed! Experience the comfort and elegance of a spacious primary suite, complete with a sitting area and large ensuite bath featuring a luxurious jacuzzi soaking tub, oversized walk-in shower, and dual walk-in closets. Each secondary bedroom offers the convenience and privacy of its own ensuite bathroom, which is perfect for guests or multigenerational living. The large, inviting living room includes a built-in wet bar, ideal for entertaining. Enjoy cooking and gathering in the eat-in kitchen, showcasing a large island, breakfast bar, granite countertops, and stainless steel appliances. See list of Seller Improvements in the Docs tab.									
<i>Listing Courtesy of Homesmart</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.
	6	Active • New, Coming Soon: 8/19/2025 <i>MLS ID: 6908100</i>							
	8300 E Dixileta Dr, Unit 233	Single Family	4/5	5,258 sq ft	43,673	1999	8/19/2025	\$2,500,000	\$475
<p>Coming Soon is a contemporary masterpiece that is perfectly situated inside a cul-de-sac on over a 1 acre lot at the base of Lone Mountain. The home has been meticulously maintained & is in immaculate condition. From the moment you enter through the privately gated courtyard, you are welcomed to a gas fireplace, sitting area and a grand custom glass metal doorway. Upon entry, the living space flows seamlessly in this refreshing open floor concept with plenty of natural light, split floor plan. 14' ceilings and soaring, floor to ceiling windows overlooking the resort style backyard from every angle of the home. Complete with pool, spa, fire pit + pool house ramada, the tranquil atmosphere is designed for family life, true indoor/outdoor living, entertaining and spectacular mountain views. At 5,250 SF with 4 ensuite bedrooms + 4.5 bath, this single level home also features a den/office/optional 5th bedroom. Move into the gourmet chef's kitchen featuring an oversized kitchen island, wet bar, butlers pantry, superior quality finishes, dual sinks, high stack custom cabinetry, top of the line Wolf and Sub Zero appliances. The enormous Primary Suite displays a private seating area, limestone patio with views of beautiful desert vegetation, stately saguaros and Pinnacle Peak mountain views. The spa like primary bath lends itself to dual vanity sinks, stand alone tub, oversized shower with two shower heads and dual walk in closets. Complete with the latest in Audio/Visual surround sound throughout & Security Surveillance, while also being primely located within the guard gated community of Sincuidados. Also included are 2 sets of stacked extra-large front load washer and dryers in a highly finished laundry room which leads out to the oversized 4 car garage. This home is a true turn key home. Furniture and art work also available for sale on a separate Bill of Sale Full Pictures will be uploaded into the MLS on or before 08-29-25</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>									
	7	Active • New, Active: 7/26/2025 <i>MLS ID: 6897707</i>							
	7552 E Whisper Rock Trl	Single Family	4/5	6,227 sq ft	42,570	2003	7/26/2025	\$3,399,500	\$546
<p>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 Terrance w/Views of Wash & Golf Course, Heated Swimming Pool & Spa, Gated Driveway w/3 Car Garage.</p> <p><i>Listing Courtesy of Realty One Group</i></p>									
	8	Active • New, Active: 7/23/2025 <i>MLS ID: 6896407</i>							
	6288 E Red Bird Cir	Single Family	5/6	5,092 sq ft	41,177	2003	7/23/2025	\$2,500,000	\$491
<p>Stunning Custom North Scottsdale Estate on Nearly 1 Acre! Welcome to your private resort in the exclusive gated community of Ironwood Preserve, home to only 20 residences. This luxurious single-level estate boasts a thoughtfully designed split floor plan with 5 ensuite bedrooms, no interior steps, and seamless indoor-outdoor living. Step through dramatic 20-foot pocket doors to a tropical backyard oasis featuring a heated pool with LED lighting, elevated spa and cascading spillway, retractable awning with wind sensor, outdoor kitchen, fire pit with built-in seating, gas fireplace, pergola, rock water feature, putting green, and gorgeous views from the observation deck. The elegant owner's suite includes two spacious walk-in closets, while a separate kids' wing offers a den/playroom. A private guest suite with exterior entrance and a large office/bedroom with custom built-ins provide flexibility for any lifestyle. Enjoy a 4-car garage with heated/cooled exercise room, plus RV/boat parking and electronic sliding gate. This fully automated smart home includes web-controlled pool/spa, water features, thermostats, Crestron iPad-controlled A/V, and upgraded lighting. All appliances convey including washer & dryer, kitchen fridge, wine fridge, laundry room freezer/fridge, bar fridge with drawers, kegerator, and outdoor kitchen appliances. With RING security system and cameras, this home offers luxury, privacy, and peace of mind. Experience North Scottsdale living at its finest. This extraordinary estate has it all!</p> <p><i>Listing Courtesy of Realty One Group</i></p>									

New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	9	Active • New, Active: 8/16/2025 MLS ID: 6906938							
	34048 N 59th Way	Single Family	4/4	3,451 sq ft	11,250	2002	8/16/2025	\$1,250,000	\$362
<p>Welcome to your new home in the highly sought-after gated Los Alisos community! This stunning residence offers all the space you've been looking for - 4 bedrooms plus a den and 3.5 bathrooms, and a 3-car garage. A beautifully landscaped yard & charming courtyard create an inviting first impression. Inside, you'll find elegant details throughout, including new white oak LVP flooring, new baseboards, all new lighting, freshly renovated bathrooms, tray ceilings in the living & dining rooms, and a floor-to-ceiling fireplace for cozy evenings. The chef's kitchen is a true centerpiece, featuring crisp white cabinetry with crown molding, granite countertops, a stylish tile backsplash, new built-in appliances, & a large island with breakfast bar seating. The spacious primary suite offers a huge sitting area with outdoor access, a luxurious ensuite with dual vanities, and a generous walk-in closet. A flexible den provides endless options for a home office, game room, or private retreat. Step outside to your own resort-style backyard on a premium lot backed with a privacy buffer from other homes, complete with a covered patio, putting green, relaxing spa, and sparkling pool perfect for entertaining or unwinding in style. Don't miss the chance to make this Los Alisos gem your home!</p> <p><i>Listing Courtesy of Dpr Realty Llc</i></p>									
	10	Active • New, Active: 7/28/2025 MLS ID: 6898328							
	8768 E Villa Cassandra Dr	Single Family	5/6	4,976 sq ft	43,364	2025	7/28/2025	\$3,390,000	\$681
<p>Modern desert sanctuary in gated Desert Springs. Newly completed in 2025, this architectural retreat in one of North Scottsdale's most exclusive gated enclaves offers nearly 5,000 square feet of refined desert living — with 5 bedrooms and 5.5 baths, which includes a detached private guest casita. A striking 10-foot pivot glass door opens to interiors defined by soaring 12-foot ceilings, minimalist lines, and a 24-foot bi-fold glass wall that blurs the boundary between indoors and out. The private backyard evokes a boutique resort, with a heated pool and spa, open-air fire feature, full outdoor kitchen, and thoughtfully designed desert landscaping. The detached 692-square-foot casita delivers a private, elevated guest experience, with its own wet bar, full bath, sleek fireplace and an expansive 18-foot bi-fold glass wall that connects seamlessly to the backyard - ideal for entertaining or creating a refined studio, office, or retreat space. The chef's kitchen is a study in form and function, centered around a massive quartzite island, with premium SKS suite of appliances including a dedicated 71-bottle wine refrigerator. Each of the five bedrooms features a private en-suite bath and walk-in closet, with elevated finishes and custom detailing designed for comfort and privacy. Expertly built by Esteem Homes for lasting quality and high performance, the home integrates smart technology for climate, lighting, and security, along with energy-efficient features including open-cell insulation, zoned HVAC, and recirculating tankless water systems. The home offers a versatile three-car garage configuration: a two-car garage on the side and a single garage in front - all finished with epoxy floors, EV charging, Wi-Fi openers, and a utility sink. An elevated roof deck offers 360° views of the McDowell Mountains, Pinnacle Peak, and the surrounding Sonoran desert. All just minutes from world-class golf, scenic trailheads, and the boutiques and restaurants of Scottsdale, Cave Creek, and Carefree. Includes 8-year structural warranty. Full list of upgrades available in documents. Experience unparalleled tranquility and timeless elegance where every sunset paints a masterpiece, and every day feels like a private retreat.</p> <p><i>Listing Courtesy of Homesmart</i></p>									



Pending: 10



1

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

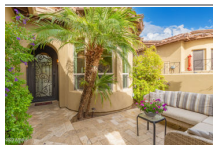
\$1,250,000

7/21/2025

\$455

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.

Listing Courtesy of Coldwell Banker Realty

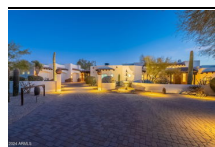


2

Pending

Courtesy of My Home Group Real Estate

Pending: 10 (cont.)



3 Pending *Pending as of 8/17/2025 MLS ID: 6786741

7845 E Dynamite Blvd

Single Family

5/4

3,622 sq
ft

95,701

11/22/2024

\$1,875,000

8/17/2025

\$518

Welcome to your private slice of Southwest luxury—where style, function, and serenity meet on 2.2 acres with no HOA. This stunning mission-inspired estate offers 5 bedrooms, all on one level, with a seamless blend of refined elegance and relaxed Arizona living. The upgraded interior features a chef's dream kitchen, custom wine cellar, and a newly enclosed den perfect for work or play. A separate 445 sq. ft. guest casita provides a private retreat for visitors or in-laws. Outside, the backyard is a true entertainer's paradise: covered patio with a professional misting system, heated pool, fire pit, synthetic turf, and lush grassy area for kids or pets. Whether you're hosting a crowd or enjoying a quiet night in, this space delivers. Car enthusiasts will love the massive detach 3-car garage—oversized with high ceilings and plenty of room for a car lift, workshop, or storage. Enter through a private gated drive that wraps around a circular paver driveway and enjoy total privacy, framed by sweeping McDowell Mountain views and epic Arizona sunsets. All of this just minutes from top golf courses, trailheads, equestrian facilities, and upscale dining. This home checks every box.

Listing Courtesy of Compass



4 Pending *Pending as of 6/3/2025 MLS ID: 6818724

7175 E Rancho Del Oro Dr

Single Family

4/5

4,124 sq
ft

93,025

2/11/2025

\$2,563,980

6/3/2025

\$622

The Sedona, a contemporary open-concept design, Spec-home soon to be constructed. This luxury home features an island kitchen with top-tier Wolfe and Subzero appliance package, perfect for culinary enthusiasts. The property includes a paver driveway, oversized three-car tandem garage, and 49' RV garage, ideal for car collectors and RV enthusiasts. The plan includes four bedrooms plus an office, 4.5 bathrooms, a grand guest suite with its own living area, and an upscale owner's suite with a freestanding tub, walk-through double shower, and oversized walk-in closet. Details such as 90/10 smooth contemporary wall finish, 8' doors, elevated ceilings, 2x6 ext. walls, post tension foundation, spray foam insulation exemplify upscale living. Features, Photos & options are from a completed model.

Listing Courtesy of Re/max Professionals



5 Pending *Pending: 8/12/2025 MLS ID: 6883680

29771 N 67th St

Single Family

5/3

3,524 sq
ft

18,743

6/22/2025

\$5,500 mo.

8/12/2025

\$2

THIS IS A GORGEOUS RENOVATED HOME IN NORTH SCOTTSDALE. 5 BEDROOMS (ONE BEDROOM AND BATH DOWN), 3 BATHS, PLUS A 16X8 HEATED & COOLED OFFICE/GYM/BONUS ROOM OFF THE GARAGE. EXTRA DEEP GARAGES WITH BUILT IN CABINETRY, PLANTATION SHUTTERS, SOARING CEILINGS WITH A WONDERFUL OPEN FEELING, BEAUTIFUL FINISHES, WONDERFUL VIEWS, A HUGE LOT (ALMOST 1/2 ACRE), SPORTS COURT, HEATED SPA, PUTTING GREEN, HEATED POOL WITH WATER FEATURE ALL OF WHICH IS WI FI CONTROLLED & AN OUTDOOR KITCHEN. LANDLORD WITH LOOK AT A MINIMUM 6 MONTH LEASE TO A MAXIMUM 12 MONTH LEASE. POOL, SPA SERVICE AND LANDSCAPE MAINTENANCE IS INCLUDED IN THE RENT.

Courtesy of Realty Executives Arizona Territory



6 Pending *Pending as of 8/11/2025 MLS ID: 6886461

34464 N 68th Way

Single Family

2/2

1,670 sq
ft

5,549

6/28/2025

\$675,000

8/11/2025







\$404

CHARMING 2 bedroom 2 bath plus den home with PRIME location! Ideally situated near the Clubhouse and within walking distance to shopping and dining, this property offers an incredible opportunity to update and make it your own....all at an EXCELLENT price! Backs to NAOS for added privacy and stunning sunsets! From the front Enjoy beautiful vistas of iconic Black Mountain. There's even space for a casita! DON'T MISS OUT! Homes at this price go fast! Terravita is a guard gated 823 acre planned community which consists of many amenities including an 18 hole championship golf course, a 39,000 square foot newly remodeled clubhouse facility with 2 dining areas, a heated 25 meter pool with easy beach front entrance and hot tub, 6 tennis courts and a full-time tennis pro, see more.... Terravita is a guard gated 823 acre planned community which consists of many amenities including an 18 hole championship golf course, a 39,000 square foot newly remodeled clubhouse facility with 2 dining areas, a heated 25 meter pool with easy beach front entrance and hot tub, 6 tennis courts and a full-time tennis pro, a 13,000 square foot health and fitness center, community-wide 6 mile long walking and jogging trails, and extensive event calendar with fun-filled events for the dozens of social organizations.


Listing Courtesy of Sgt Fine Properties

Pending: 10 (cont.)

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 8/14/2025 MLS ID: 6839908								
	32835 N 70th St	Single Family	2/2	1,420 sq ft	5,749	3/23/2025	\$824,500	8/14/2025	\$581
<p>TERRAVITA ARBOR MODEL - GOLF LOT, EAST BACKYARD, MOUNTAIN VIEWS. Updated two bedrooms, two baths, two car garage with pool. Large lot. Front courtyard has seating area and Black Mountain views. Home opens to great room and lots of windows bringing in beauty of Arizona. Door to patio. Shutters. Corner fireplace with hearth and niches. Dining room and peninsula island to bright kitchen. Large window over sink again bringing in the Arizona splendor. Stainless steel appliances including gas range. Lots of cabinets including prep/beverage area with glass top cabinets. Hallway has additional cabinetry. Primary bedroom spacious, shutters and windows to outside. Primary bathroom has soaking tub with shuttered window, walk-in shower, double sink vanity. Please Click More Second bedroom with shutters and single vanity sink bathroom and walk-in shower. Laundry has organized spacing with folding counter and under counter storage. Backyard paradise! Private -open space- mountain views-golf course! Rock and travertine paved and mature landscaping. Pool heated with in-ground cleaning system. Covered patio and pergola (maintenance free). Patio has rollout shade to extend patio coverage. Replaced roof, HVAC and windows. Charming Terravita home with so many pluses! Make it your home!</p> <p><i>Listing Courtesy of Sonoran Properties Associates</i></p>									
	8  Pending *Pending: 8/1/2025 MLS ID: 6867472								
	26758 N 59th St	Single Family	4/3	2,473 sq ft	50,802	5/16/2025	\$4,650 mo.	8/1/2025	\$2
<p>Peaceful horse property with fenced in pool surrounded by mountain views.. Custom home has large kitchen with extended height cabinets, breakfast far, recessed lights, smooth top double oven and refrigerator. Two dens with pocket doors. Master has separate vanities, separate tub & walk in shower. Laundry room includes washer, dryer and fold down ironing board. Over an acre with 60 foot arena and 4 stalls with utilities. Covered patio, outdoor BBQ and 3 car garage with circular driveway. Impressive! Deposits include \$4650 refundable security deposit, \$300 non refundable cleaning fee, \$300 refundable pet deposit per pet with lessor approval.</p> <p><i>Courtesy of Arizona Gold Realty</i></p>									
	9  Pending *Pending as of 7/24/2025 MLS ID: 6895153								
	27589 N 61st Pl	Single Family	6/4	5,430 sq ft	36,500	7/20/2025	\$1,550,000	7/24/2025	\$285
<p>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!</p> <p><i>Listing Courtesy of Citiea</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 8/5/2025 MLS ID: 6892932						
	27250 N 64th St, Unit 8	Condo/Townhouse/Apt. 2/2	953 sq ft	104	7/15/2025	\$350,000	8/5/2025	\$367
<p>Step into this beautifully updated mid-century modern gem where style meets convenience. From the moment you arrive, you'll appreciate the low-maintenance desert landscaping in both the front and backyard — perfect for enjoying Arizona's natural beauty without the hassle. Inside, luxury vinyl plank flooring flows throughout the home (with an extra case in the closet for peace of mind!). Fully updated kitchen shines with butcher block countertops, sleek stainless steel appliances, a deep drop-in sink with adjustable accessories, and a pull-out pantry that makes organization a breeze. Work from home? You'll love the built-in desk area with overhead cabinetry, seamlessly blending function and design. The living room features a striking accent wall and triple sliders that invite the outdoors in, leading to a cozy patio complete with a sun shade for those warm Scottsdale afternoons. Retreat to the primary suite where you'll find a custom closet system, marble-topped vanity, and a modern glass shower. Guests will feel right at home with granite countertops in the secondary bathroom. Additional upgrades include recessed lighting, an on-demand hot water heater, and a full-size washer and dryer conveniently in-unit!!! Don't miss the thoughtful extras: a roll-down shade to protect your car, built-in storage, and an HOA that covers landscaping, roof maintenance, septic pumping, and common areas so you can focus on enjoying the good life. Plus, you're just a short stroll to the community pool and spa. This Scottsdale treasure perfectly blends mid-century style with modern updates come see it for yourself! Location is within close distance to premier golfing in North Scottsdale and Carefree and a short drive to prime shopping areas of Scottsdale Quarter and Fashion Square mall. Scottsdale, Arizona, has earned high rankings in several "Town & Leisure" categories in 2025. It has been recognized as a top place to retire, a happy city, and a great destination for recreation. Specifically, it was named the best place to retire in the U.S. by Travel + Leisure and one of the happiest cities in the U.S. by WalletHub. Additionally, it ranks highly for its job market and is known for its family-friendly environment.</p> <p><i>Listing Courtesy of My Home Group Real Estate</i></p>								

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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.



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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:

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- **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.
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