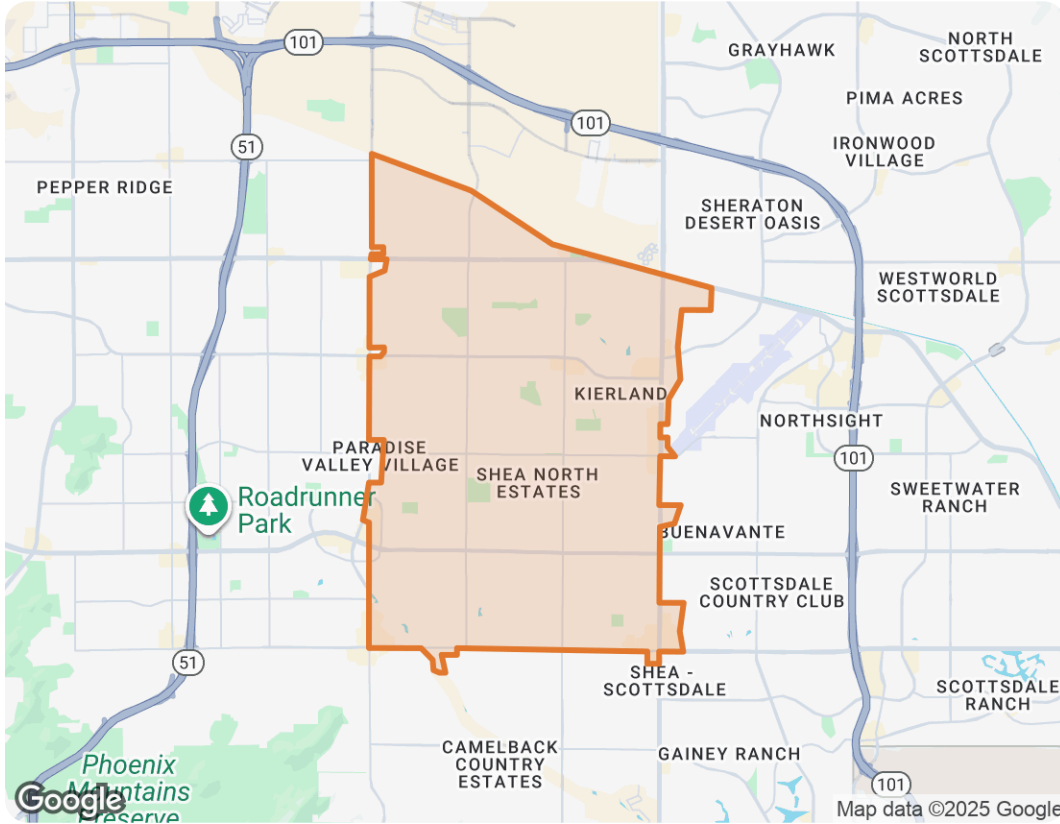


## Scottsdale, AZ 85254



### Heather Tawes Nelson

ABR, CRS

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🌐 <https://www.LiveBetterInScottsdale.com>

#### Scottsdale - Camelback Road

6991 E. Camelback Road

Scottsdale, AZ 85251

# Market Trends

## Market Trends for Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

July 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

6.89

↓ 15.46% MoM

Sold to List Price %

98.2%

↑ 2.15% MoM

Median Days in RPR

60

↑ 39.53% MoM

Median Sold Price

\$960,000

↑ 1.59% MoM

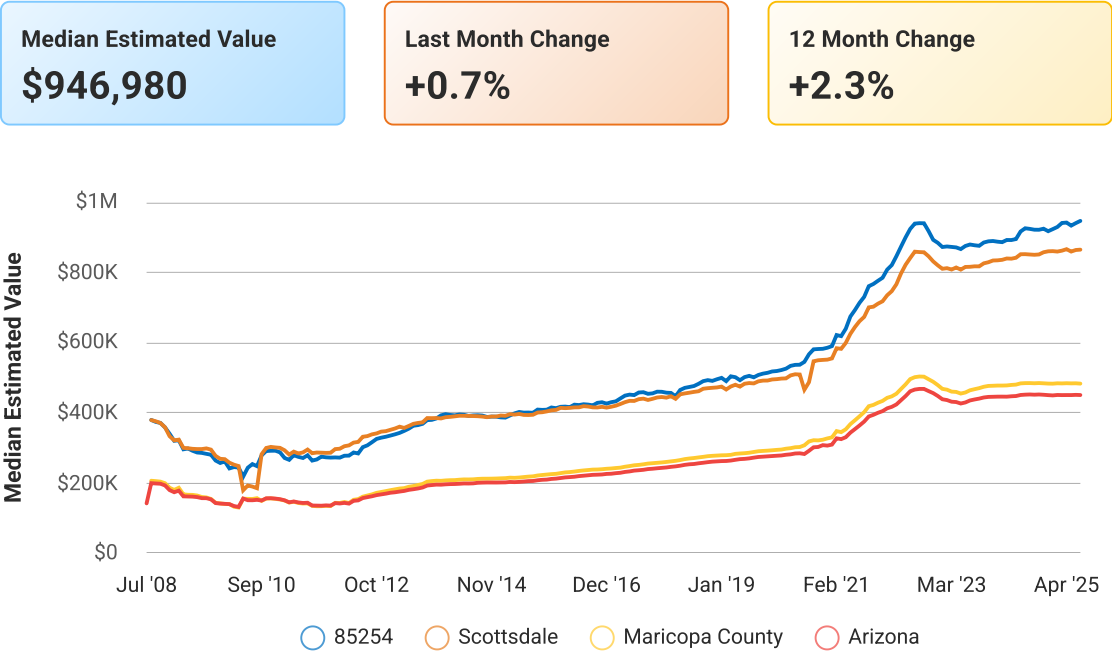
## July 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# Scottsdale, AZ 85254

## July 2025 Active Listings

Scottsdale, AZ 85254

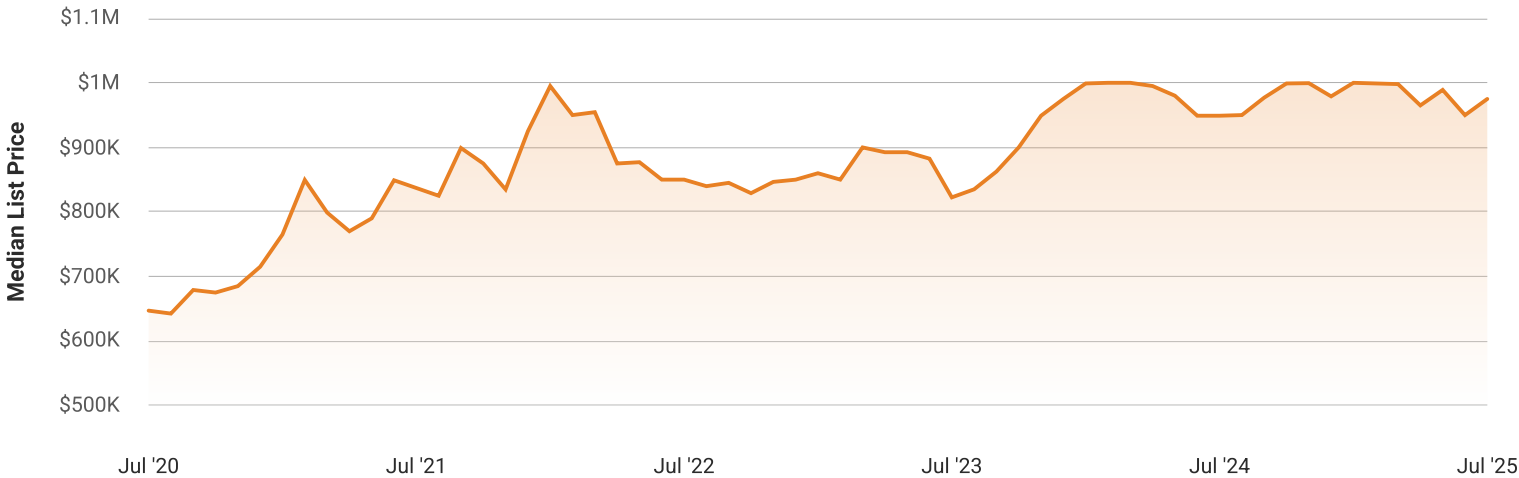
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources  
Update Frequency: Monthly

Median List Price - \$975,000

↑ 2.6% Month over Month



## July 2025 Sold Listings

Scottsdale, AZ 85254

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources  
Update Frequency: Monthly

Median Sold Price - \$960,000

↑ 1.6% Month over Month

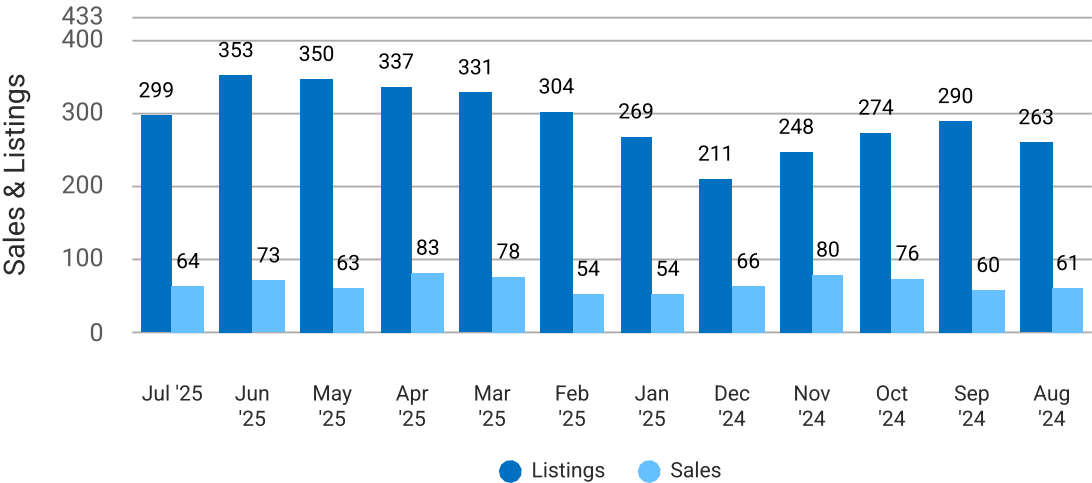


## Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed  
Update Frequency: Monthly



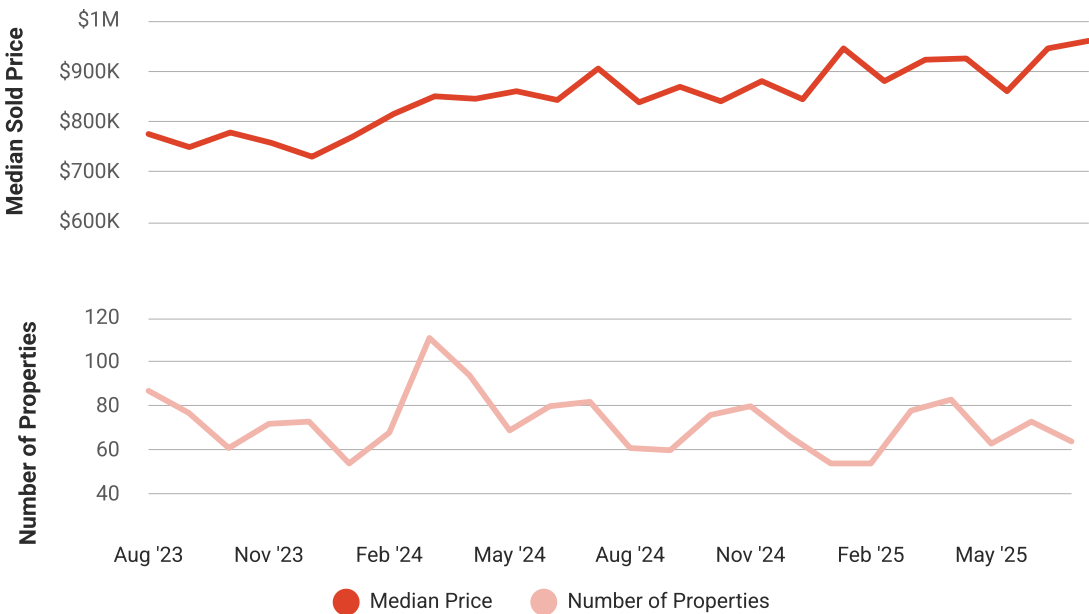
## Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



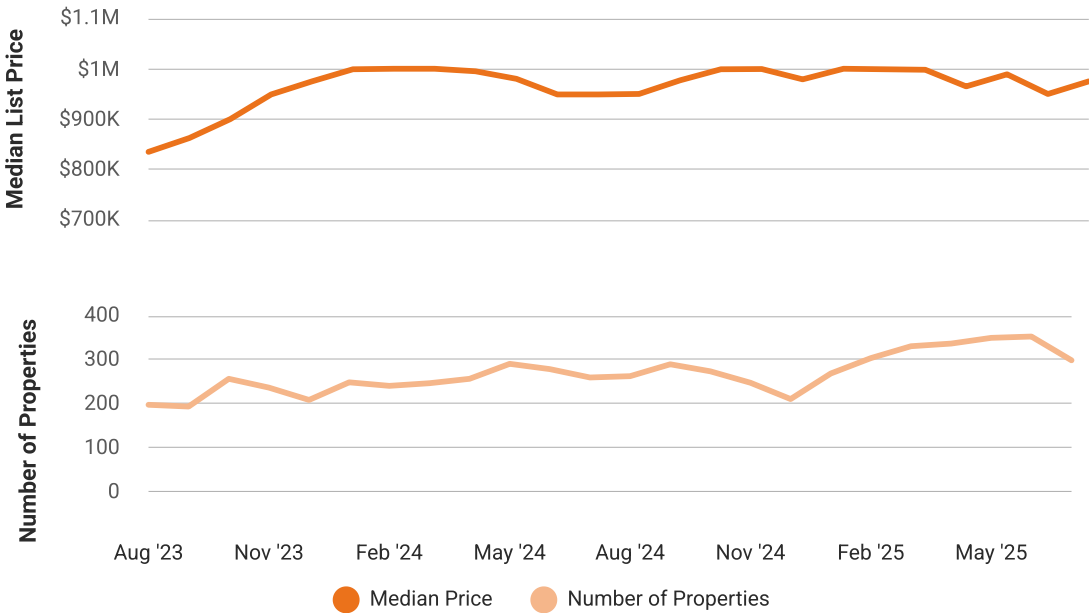
## Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 7/31/2025	\$946,980	\$940,600 +0.68%	\$942,170 +0.51%	\$925,940 +2.27%	\$879,640 +7.66%	\$939,250 +0.82%
<b>Median Sold Price</b> Last Updated: 7/31/2025	\$960,000	\$945,000 +1.59%	\$925,000 +3.78%	\$905,000 +6.08%	\$800,000 +20%	\$920,000 +4.35%
<b>Median List Price</b> Last Updated: 7/31/2025	\$975,000	\$949,900 +2.64%	\$965,000 +1.04%	\$949,000 +2.74%	\$822,500 +18.54%	\$850,000 +14.71%

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

# Market Activity

### Market Activity Filters

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 10

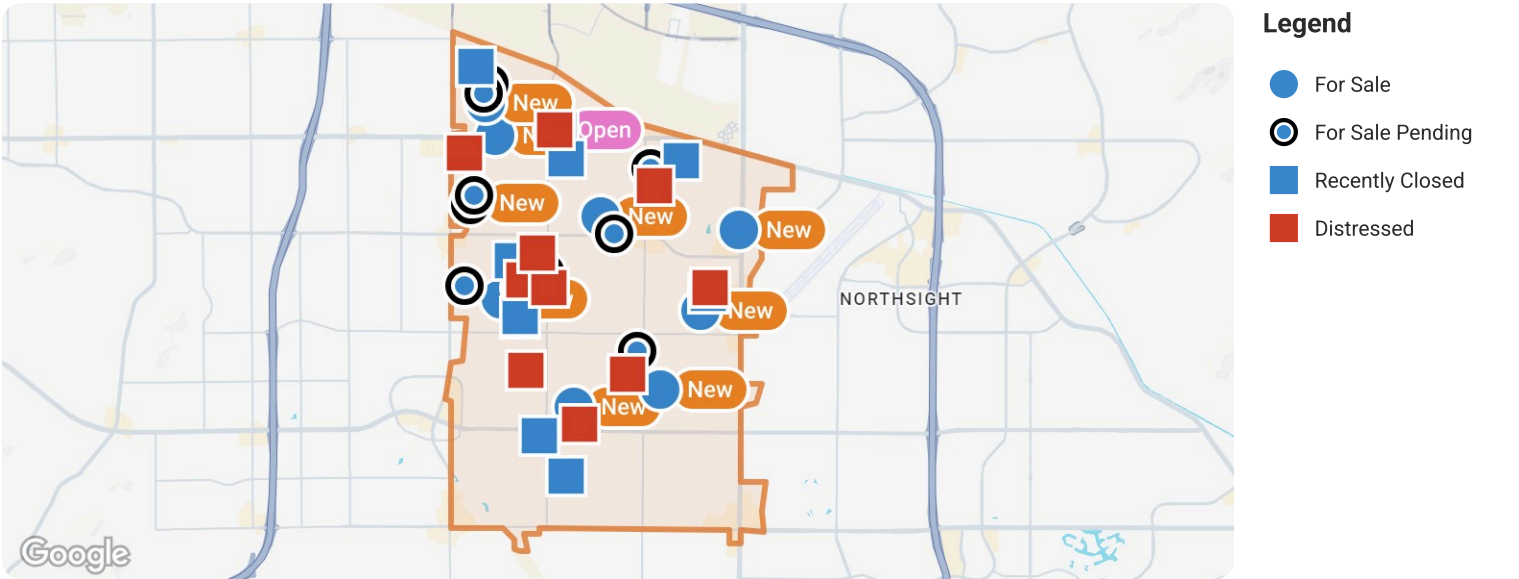
**Change Types:** New Listings, Pending, Closed, Distressed

**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

## Summary

For Sale Activity in the Last 3 Months

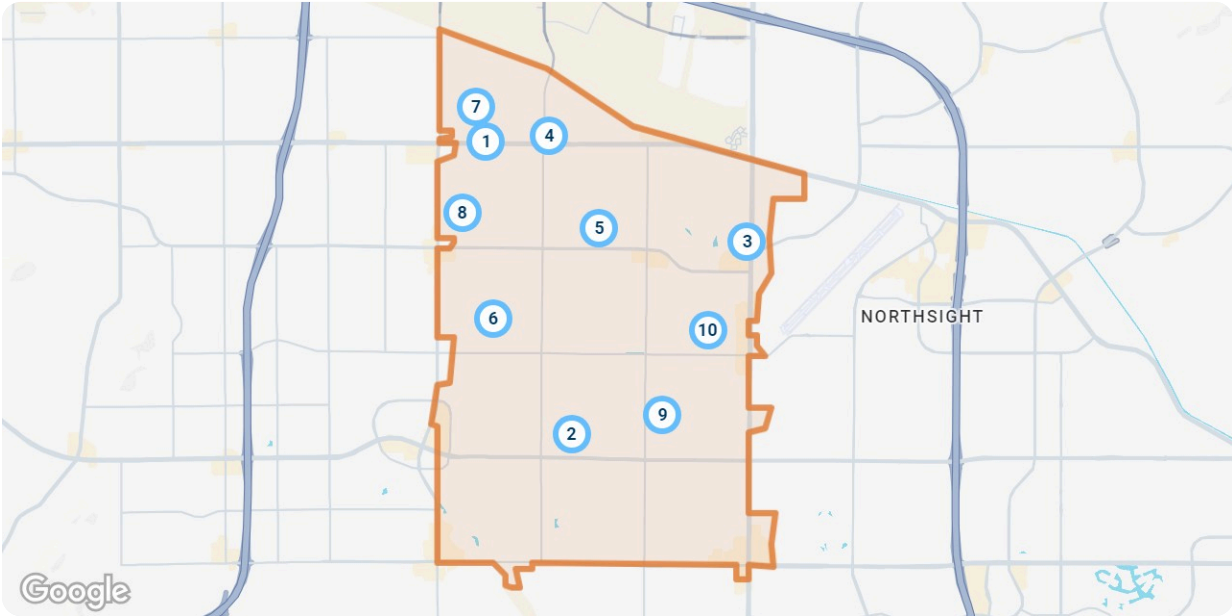


	New	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Lowest Listing Price / Est.Value	\$495,000	\$735,000	\$275,000	\$222,780
Median Listing Price / Est.Value	\$1,040,000	\$812,500	\$750,000	\$778,095
Highest Listing Price / Est.Value	\$1,895,000	\$1,225,000	\$2,925,000	\$1,662,590
Average Price / sqft	\$499	\$408	\$424	\$424
Median Price / sqft	\$449	\$392	\$423	\$430
Average Days in RPR	35	64	138	–
Median Days in RPR	36	53	113	–
Total Volume	\$11,213,000	\$8,879,750	\$8,907,000	\$8,565,630
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings








Legend

Active For Sale

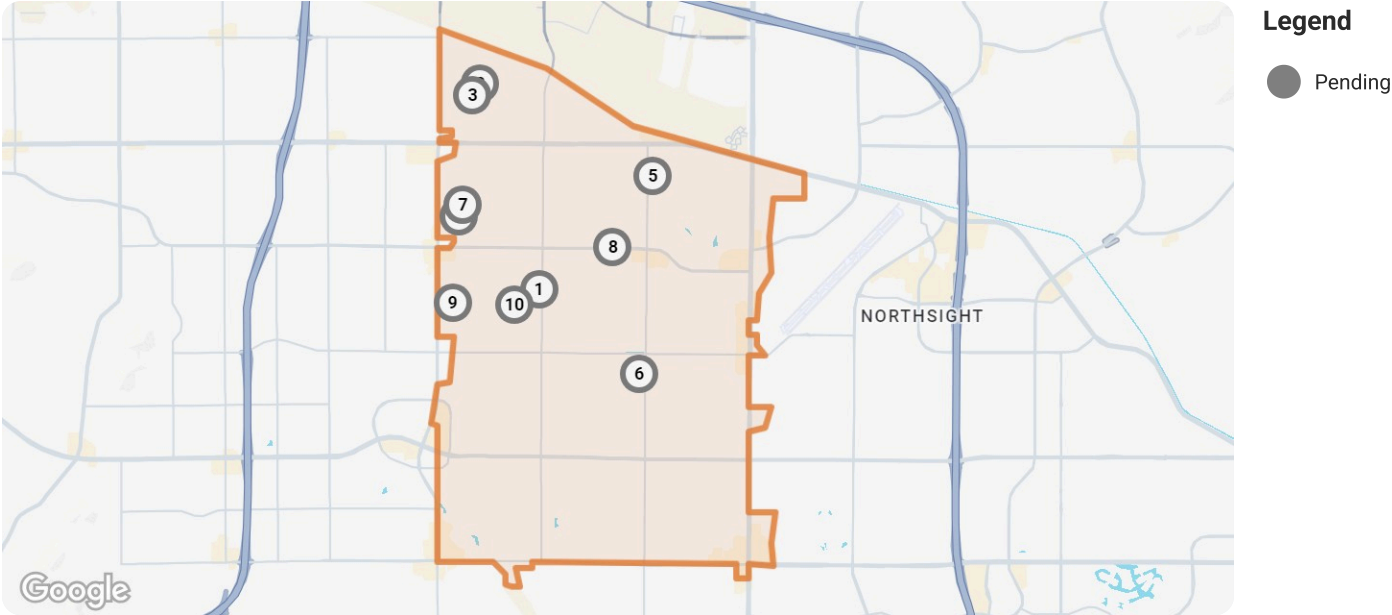
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div><div><div>5119 E Woodridge Dr</div><div>Scottsdale, AZ 85254</div><div>MLS ID: 6904728</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Az Dream Homes</div></div>	Single Family	4/3	2,191	5,854 sq ft	2023	8/12/2025 – days	\$940,000 \$429/sq ft
2	<div><div><div>5830 E Bloomfield Rd</div><div>Scottsdale, AZ 85254</div><div>MLS ID: 6903145</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Goddes Homes</div></div>	Single Family	4/3	3,245	0.37 acres	1974	8/7/2025 5 days	\$1,895,000 \$584/sq ft
3	<div><div><div>7180 E Kierland Blvd, Apt 507</div><div>Scottsdale, AZ 85254</div><div>MLS ID: 6884332</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Rei Marketing</div></div>	Single Family	3/2	1,755	1,758 sq ft	2021	6/24/2025 49 days	\$1,595,000 \$909/sq ft
4	<div><div><div>5640 E Bell Rd, Unit 1081</div><div>Scottsdale, AZ 85254</div><div>MLS ID: 6899667</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Homesmart</div></div>	Condo/Townhouse/Apt.	2/3	1,248	808 sq ft	1985	7/31/2025 12 days	\$495,000 \$397/sq ft
5	<div><div><div>6017 E Kathleen Rd</div><div>Scottsdale, AZ 85254</div><div>MLS ID: 6882741</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Realty One Group</div></div>	Single Family	4/3	2,190	9,859 sq ft	1988	6/19/2025 54 days	\$829,000 \$379/sq ft























New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <div>5211 E Winchcomb Dr Scottsdale, AZ 85254 MLS ID: 6885253 ● Active / For Sale <i>Listing Courtesy of Realty Executives Arizona Territory</i></div>	Single Family	3/2	1,839	10,766 sq ft	1979	6/24/2025 49 days	\$875,000 \$476/sq ft
7	 <div>17527 N 50th Way Scottsdale, AZ 85254 MLS ID: 6889351 ● Active / For Sale <i>Listing Courtesy of Re/max Fine Properties</i></div>	Single Family	4/3	2,473	5,400 sq ft	2021	7/7/2025 36 days	\$1,140,000 \$461/sq ft
8	 <div>15841 N 49th Pl Scottsdale, AZ 85254 MLS ID: 6902714 ● Active / For Sale <i>Listing Courtesy of Compass</i></div>	Single Family	4/3	2,241	0.26 acres	1979	7/24/2025 19 days	\$925,000 \$413/sq ft
9	 <div>6532 E Aster Dr Scottsdale, AZ 85254 MLS ID: 6871125 ● Active / For Sale <i>Listing Courtesy of Arizona Elite Properties</i></div>	Single Family	4/3	3,089	0.55 acres	1963	5/24/2025 80 days	\$1,350,000 \$437/sq ft
10	 <div>6835 E Hearn Rd Scottsdale, AZ 85254 MLS ID: 6900673 ● Active / For Sale <i>Listing Courtesy of Walt Danley Local Luxury Christie's International Real Estate</i></div>	Single Family	4/3	2,309	0.26 acres	1978	8/2/2025 10 days	\$1,169,000 \$506/sq ft

Pending

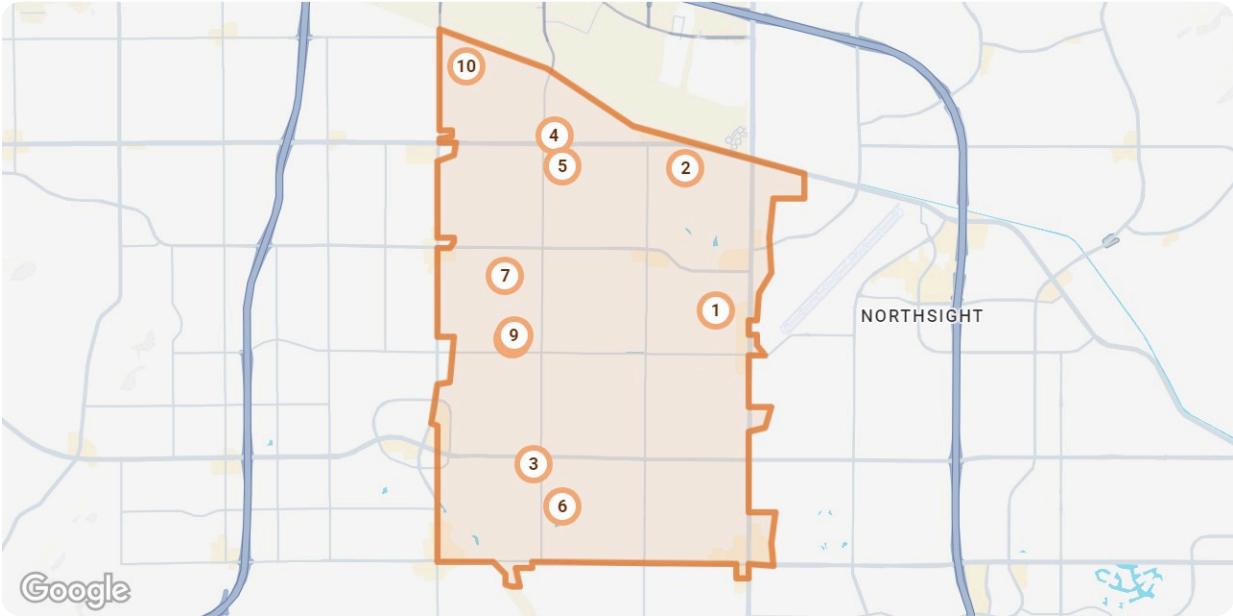
Source: Listings



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <div>14639 N 55th Pl Scottsdale, AZ 85254 MLS ID: 6854732  Pending / For Sale</div> <div>Listing Courtesy of Gentry Real Estate</div>	Single Family	4/3	2,462	0.36 acres 1983	4/21/2025	\$1,135,000 \$461/sq ft	8/11/2025 113 days
2	 <div>5102 E Libby St Scottsdale, AZ 85254 MLS ID: 6903093  Pending / For Sale</div> <div>Listing Courtesy of Keller Williams Arizona Realty</div>	Single Family	3/2	1,881	6,050 sq ft 1997	8/7/2025	\$735,000 \$391/sq ft	8/11/2025 5 days
3	 <div>5031 E Paddock Pl Scottsdale, AZ 85254 MLS ID: 6843348  Pending / For Sale</div> <div>Listing Courtesy of Coldwell Banker Realty</div>	Single Family	4/3	2,478	5,400 sq ft 2021	3/30/2025	\$975,000 \$393/sq ft	8/11/2025 135 days
4	 <div>4932 E Kathleen Rd Scottsdale, AZ 85254 MLS ID: 6869542  Pending / For Sale</div> <div>Listing Courtesy of Real Broker</div>	Single Family	4/3	2,449	10,396 sq ft 1979	5/21/2025	\$899,900 \$367/sq ft	7/24/2025 83 days
5	 <div>6417 E Kings Ave Scottsdale, AZ 85254 MLS ID: 6883504  Pending / For Sale</div> <div>Listing Courtesy of Epique Realty</div>	Single Family	3/2	1,634	0.25 acres 1981	6/21/2025	\$749,900 \$459/sq ft	8/8/2025 52 days
6	 <div>6315 E Delcoa Ave Scottsdale, AZ 85254 MLS ID: 6891654  Pending / For Sale</div> <div>Listing Courtesy of Exp Realty</div>	Single Family	6/3	2,478	0.8 acres 1973	7/11/2025	\$1,225,000 \$494/sq ft	7/25/2025 32 days
7	 <div>16011 N 49th Pl Scottsdale, AZ 85254 MLS ID: 6892330  Pending / For Sale</div> <div>Listing Courtesy of Real Broker</div>	Single Family	5/3	2,241	6,085 sq ft 1986	7/14/2025	\$799,950 \$357/sq ft	8/7/2025 29 days
8	 <div>6101 E Beck Ln Scottsdale, AZ 85254 MLS ID: 6882567  Pending / For Sale</div> <div>Listing Courtesy of Keller Williams Arizona Realty</div>	Single Family	4/2	2,046	0.38 acres 1986	6/19/2025	\$735,000 \$359/sq ft	6/30/2025 54 days
9	 <div>4913 E Acoma Dr Scottsdale, AZ 85254 MLS ID: 6860061  Pending / For Sale</div> <div>Listing Courtesy of Exp Realty</div>	Single Family	4/3	2,433	10,025 sq ft 1978	5/1/2025	\$815,000 \$335/sq ft	8/6/2025 103 days
10	 <div>5346 E Evans Dr Scottsdale, AZ 85254 MLS ID: 6890960  Pending / For Sale</div> <div>Listing Courtesy of West Usa Realty</div>	Single Family	3/2	1,744	0.28 acres 1977	7/10/2025	\$810,000 \$464/sq ft	7/27/2025 33 days

Closed





Source: Public Records and Listings



Legend

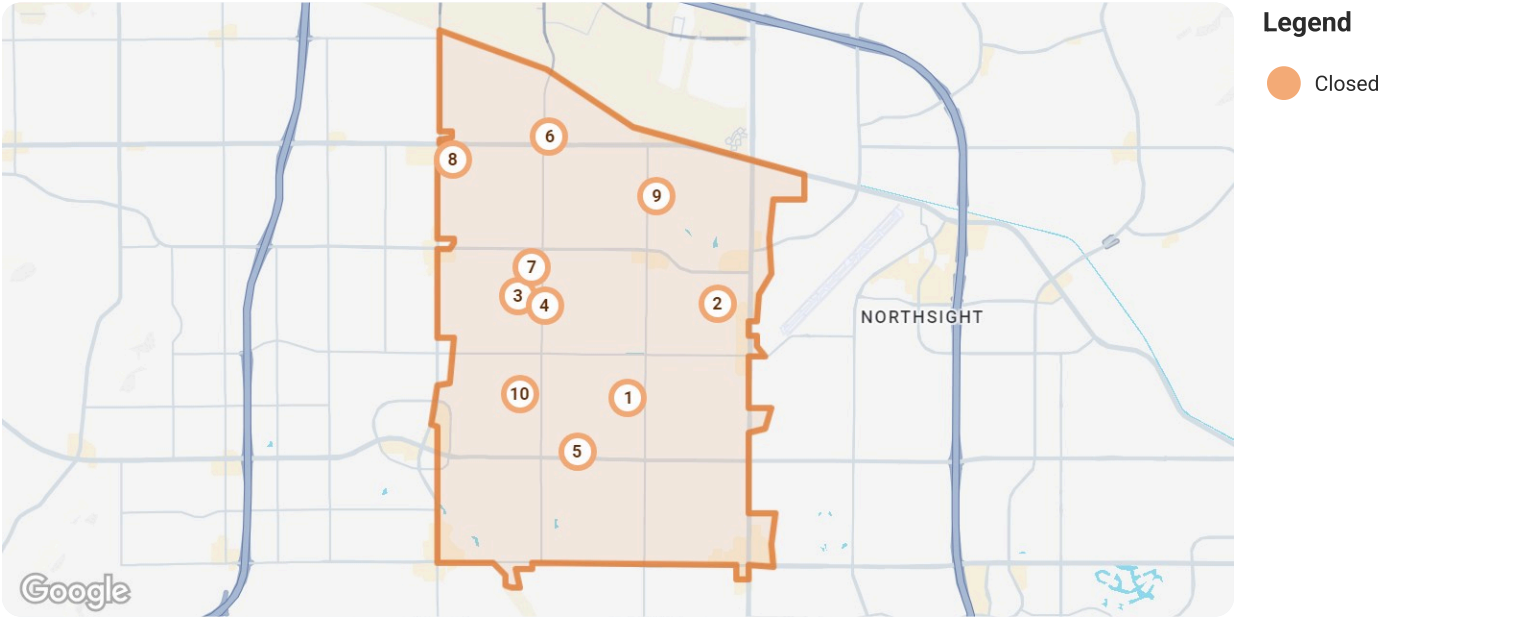
● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <b>7009 E Acoma Dr, Unit 2037</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6731269 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Delex Realty</i>	Single Family	1/1	691	691 sq ft 1994	8/11/2025 394 days	\$329,000 \$476/sq ft	↓ 1.79%
2	 <b>6717 E Aire Libre Ln</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6879246 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Fathom Realty Elite</i>	Single Family	3/2	1,708	8,791 sq ft 1985	8/11/2025 62 days	\$720,000 \$422/sq ft	↓ 4%
3	 <b>5518 E Paradise Dr</b> <b>Scottsdale, AZ 85254</b> <span style="color: blue;">■</span> Closed / Public Record	Condo/Townhouse/Apt.	–/3	1,883	4,852 sq ft 1986	7/31/2025 – days	\$600,000 \$351/sq ft	–
4	 <b>5640 E Bell Rd, Unit 1087</b> <b>Scottsdale, AZ 85254</b> <span style="color: blue;">■</span> Closed / Public Record	Condo/Townhouse/Apt.	–/3	1,318	1,484 sq ft 1985	7/31/2025 – days	\$339,000 \$310/sq ft	–
5	 <b>5704 E Aire Libre Ave, Unit 103</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6832204 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Call Realty, Inc.</i>	Condo/Townhouse/Apt.	2/1	784	831 sq ft 1985	7/31/2025 146 days	\$275,000 \$351/sq ft	↓ 3.51%
6	 <b>11416 N Blackheath Rd</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6845872 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of Keller Williams Arizona Realty</i>	Single Family	5/5	4,576	1.01 acres 1980	7/31/2025 119 days	\$2,925,000 \$639/sq ft	↓ 2.5%










Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
7	 <div><b>5324 E Hillery Dr</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6881209 <div>Closed / For Sale</div></div> <div>Courtesy of Homesmart</div>	Single Family	4/3	2,408	10,019 sq ft 1979	7/31/2025 44 days	\$1,050,000 \$436/sq ft	<div>↓</div> 2.69%
8	 <div><b>5333 E Sheena Dr</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6870986 <div>Closed / For Sale</div></div> <div>Courtesy of Realty One Group</div>	Single Family	3/2	1,836	10,851 sq ft 1976	7/31/2025 68 days	\$780,000 \$425/sq ft	<div>↓</div> 3.7%
9	 <div><b>5342 E Sheena Dr</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6852713 <div>Closed / For Sale</div></div> <div>Courtesy of Compass</div>	Single Family	3/2	1,722	0.27 acres 1976	7/31/2025 106 days	\$960,000 \$557/sq ft	<div>↓</div> 1.49%
10	 <div><b>4936 E Villa Rita Dr</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6825614 <div>Closed / For Sale</div></div> <div>Courtesy of Fathom Realty Elite</div>	Single Family	4/2	2,564	8,431 sq ft 1996	8/11/2025 168 days	\$929,000 \$362/sq ft	<div>↓</div> 2%

Distressed

Source: Public Records and Listings



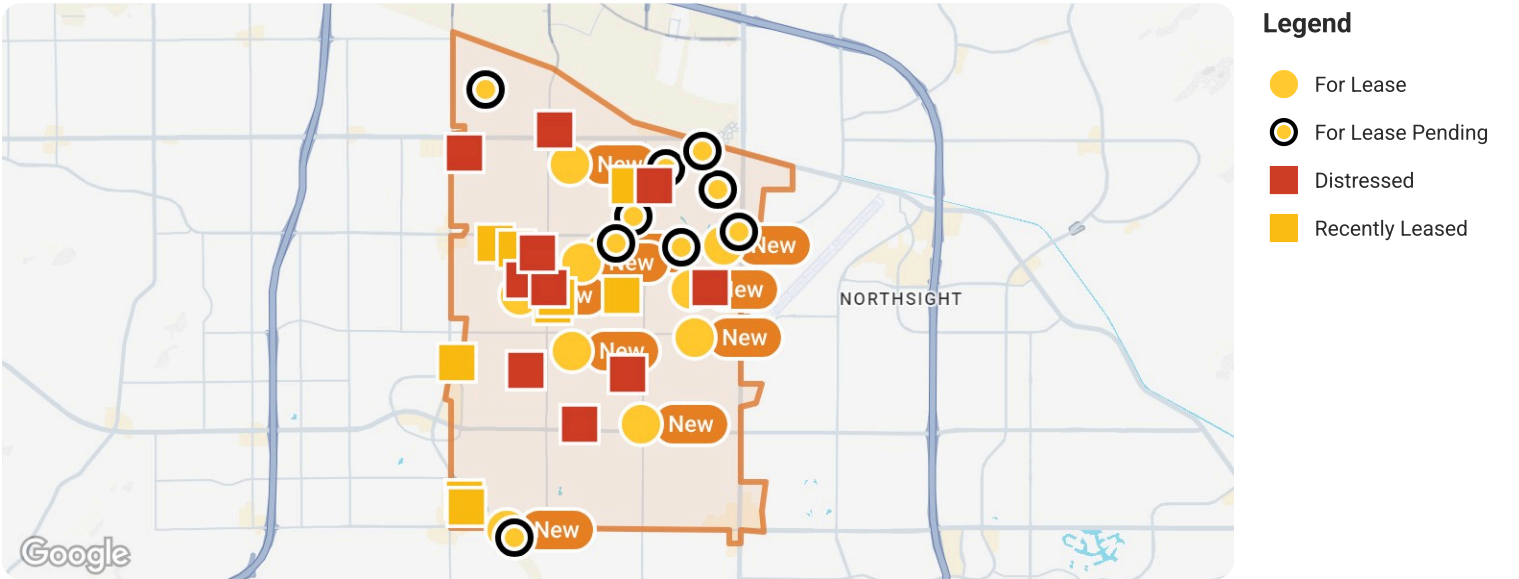
Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
1		6215 E Surrey Ave Scottsdale, AZ 85254	Single Family	-/5	3,533	0.58 acres 1970	– – days	– \$471/sq ft	7/28/2025 Notice of Trustee Sale
	Off Market / Public Record								

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
2		7009 E Acoma Dr, Unit 1022 Scottsdale, AZ 85254 Off Market / Public Record	Condo/Townhouse/Apt.	-/1	772	767 sq ft 1994	- - days	- \$429/sq ft	7/1/2025 Notice of Trustee Sale
3		5401 E Everett Dr Scottsdale, AZ 85254 Off Market / Public Record	Single Family	-/3	2,608	0.35 acres 1981	- - days	- \$468/sq ft	6/10/2025 Notice of Trustee Sale
4		14440 N 56th Pl Scottsdale, AZ 85254 Closed / Public Record	Single Family	-/3	2,106	7,693 sq ft 1989	- - days	- \$296/sq ft	7/11/2025 Notice of Trustee Sale
5		12221 N 58th Way Scottsdale, AZ 85254 Off Market / Public Record	Single Family	-/4	2,924	0.4 acres 1976	- - days	- \$431/sq ft	7/9/2025 Notice of Trustee Sale
6		5640 E Bell Rd, Unit 1084 Scottsdale, AZ 85254 Off Market / Public Record	Condo/Townhouse/Apt.	-/3	1,358	778 sq ft 1985	- - days	- \$311/sq ft	7/15/2025 Notice of Trustee Sale
7		5507 E Blanche Dr Scottsdale, AZ 85254 Off Market / Public Record	Single Family	-/3	1,616	8,365 sq ft 1992	- - days	- \$477/sq ft	6/18/2025 Notice of Trustee Sale
8		4901 E Kelton Ln, #4 Scottsdale, AZ 85254 Off Market / Public Record	Condo/Townhouse/Apt.	-/1	544	52 sq ft 1984	- - days	- \$410/sq ft	7/7/2025 Notice of Trustee Sale
9		6432 E Paradise Ln Scottsdale, AZ 85254 Off Market / Public Record	Single Family	-/3	1,916	8,443 sq ft 1984	- - days	- \$410/sq ft	7/15/2025 Notice of Trustee Sale
10		5415 E Pershing Ave Scottsdale, AZ 85254 Off Market / Public Record	Single Family	-/4	2,372	0.86 acres 1971	- - days	- \$533/sq ft	7/18/2025 Notice of Trustee Sale



## Summary

For Lease Activity in the Last 3 Months

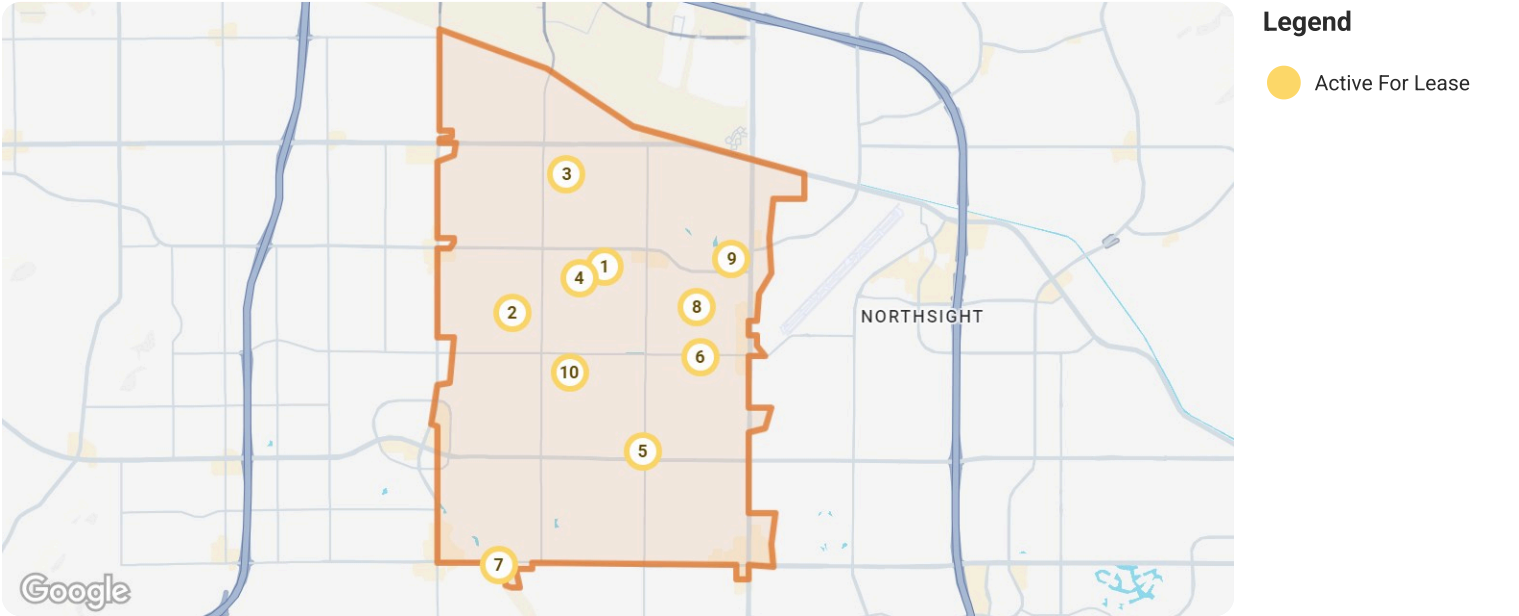


	New	Pending	Closed	Distressed
Number of Properties	10	9	10	10
Lowest Listing Price / Est.Value	\$1,925	\$1,800	–	\$222,780
Median Listing Price / Est.Value	\$5,000	\$3,800	–	\$778,095
Highest Listing Price / Est.Value	\$22,050	\$4,800	–	\$1,662,590
Average Price / sqft	\$3	\$2	–	\$424
Median Price / sqft	\$2	\$2	–	\$430
Average Days in RPR	30	48	66	–
Median Days in RPR	21	37	57	–
Total Volume	\$63,569	\$31,295	–	\$8,565,630
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

# Market Activity Breakdown

New

Source: Listings

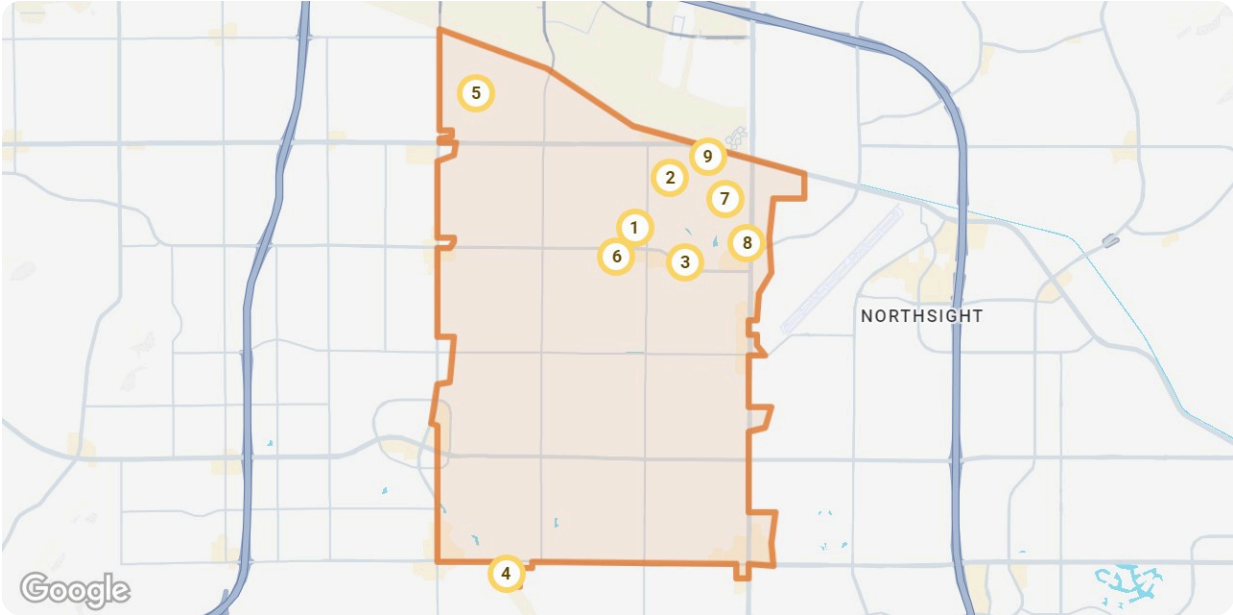


New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div><div><b>6110 E Blanche Dr</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6898819 ● Active / For Lease</div><div>Courtesy of Cambridge Properties</div></div>	Single Family	4/2	2,190	0.27 acres	1985	7/29/2025 14 days	\$5,500 mo. \$3/sq ft
2	<div><div><b>5337 E Gelding Dr</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6892842 ● Active / For Lease</div><div>Courtesy of Realty Executives Arizona Territory</div></div>	Single Family	3/2	1,723	10,554 sq ft	1977	7/15/2025 28 days	\$3,950 mo. \$2/sq ft
3	<div><div><b>16448 N 58th St</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6889889 ● Active / For Lease</div><div>Courtesy of Hampton Homes</div></div>	Single Family	4/2	2,670	9,090 sq ft	1992	7/8/2025 35 days	\$5,000 mo. \$2/sq ft
4	<div><div><b>5910 E Marilyn Rd</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6897260 ● Active / For Lease</div><div>Courtesy of Home America Realty</div></div>	Single Family	3/2	1,506	10,255 sq ft	1984	7/25/2025 18 days	\$2,950 mo. \$2/sq ft
5	<div><div><b>12228 N 64th St</b> <b>Scottsdale, AZ 85254</b> MLS ID: 6870353 ● Active / For Lease</div><div>Courtesy of West Usa Realty</div></div>	Single Family	3/2	2,495	0.55 acres	1969	5/23/2025 81 days	\$3,895 mo. \$2/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <div>6801 E Thunderbird Rd Scottsdale, AZ 85254 MLS ID: 6900455 ● Active / For Lease</div> <div>Courtesy of Haz Realty, LLC</div>	Single Family	4/3	3,552	0.69 acres	1978	8/1/2025 11 days	\$5,999 mo. \$2/sq ft
7	 <div>5249 E Shea Blvd, Unit 206 Scottsdale, AZ 85254 MLS ID: 6895034 ● Active / For Lease</div> <div>Courtesy of Regal Elite Realty</div>	Single Family	2/2	1,147	590 sq ft	1996	7/19/2025 24 days	\$1,925 mo. \$2/sq ft
8	 <div>6785 E Evans Dr Scottsdale, AZ 85254 MLS ID: 6876635 ● Active / For Lease</div> <div>Courtesy of Desert Vista Luxury Homes</div>	Single Family	3/2	1,952	0.25 acres	1995	6/5/2025 68 days	\$5,000 mo. \$3/sq ft
9	 <div>15215 N Kierland Blvd, Unit 307 Scottsdale, AZ 85254 MLS ID: 6901430 ● Active / For Lease</div> <div>Courtesy of Keller Williams Arizona Realty</div>	Single Family	2/2	1,593	1,466 sq ft	2005	8/4/2025 8 days	\$7,300 mo. \$5/sq ft
10	 <div>13422 N 58th Pl Scottsdale, AZ 85254 MLS ID: 6901293 ● Active / For Lease</div> <div>Courtesy of Gns Realty- Az, LLC</div>	Single Family	4/4	2,723	0.35 acres	1978	8/4/2025 8 days	\$22,050 mo. \$8/sq ft

Pending








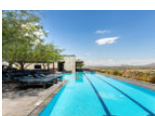

Source: Listings



Legend

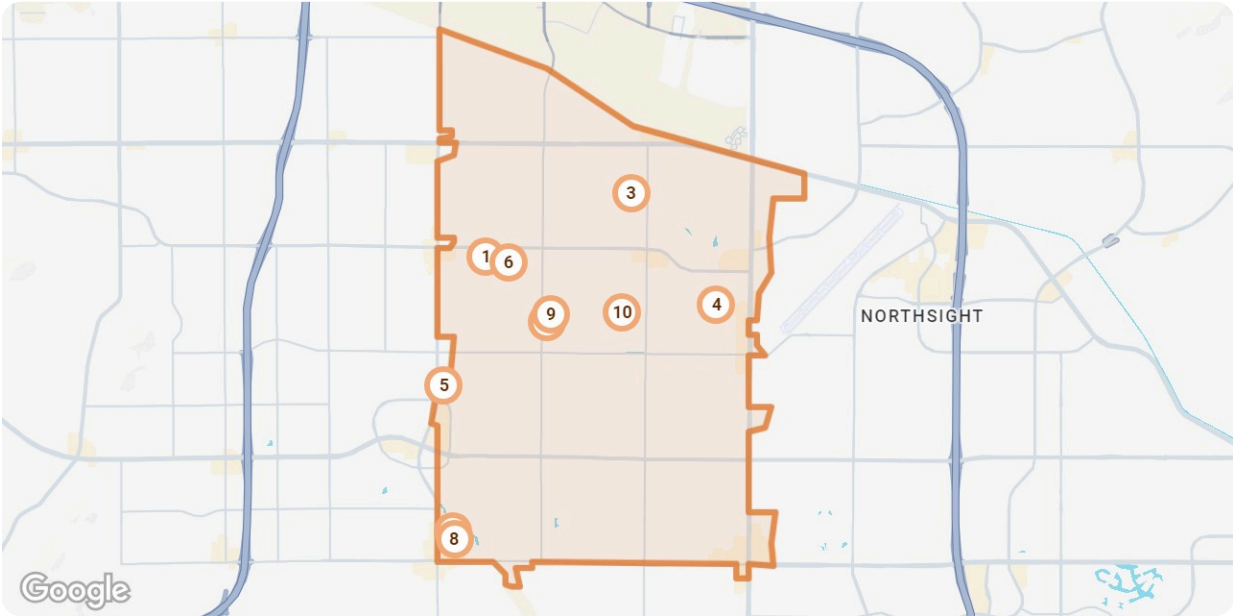
● Active For Lease



Pending: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <div> <b>15641 N 63rd St</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6862148  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Denali Real Estate, LLC</div>	Single Family	3/2	1,415	6,176 sq ft 1983	5/6/2025	\$3,495 mo. \$2/sq ft	7/14/2025 98 days
2	 <div> <b>6533 E Grandview Dr</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6883472  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Russ Lyon Sotheby's International Realty</div>	Single Family	3/2	1,390	9,029 sq ft 1983	6/21/2025	\$4,000 mo. \$3/sq ft	7/29/2025 52 days
3	 <div> <b>15221 N Clubgate Dr, Unit 2080</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6873570  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Schilling Fine Homes</div>	Condo/Townhouse/Apt.	2/2	1,340	157 sq ft 1998	5/29/2025	\$3,800 mo. \$3/sq ft	7/22/2025 75 days
4	 <div> <b>5335 E Shea Blvd, Apt 2046</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6889678  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Condominium Rental Srvc</div>	Single Family	2/2	1,056	1,049 sq ft 1993	7/7/2025	\$1,800 mo. \$2/sq ft	7/24/2025 36 days
5	 <div> <b>17719 N 50th Way</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6890817  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Homesmart</div>	Single Family	4/2	1,919	5,392 sq ft 2021	7/10/2025	\$3,850 mo. \$2/sq ft	8/5/2025 33 days
6	 <div> <b>6164 E Greenway Ln</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6883321  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Real Broker</div>	Single Family	5/3	3,321	8,000 sq ft 1989	6/20/2025	\$4,800 mo. \$1/sq ft	8/5/2025 53 days
7	 <div> <b>6937 E Paradise Ln</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6893525  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Delex Realty</div>	Single Family	4/3	2,228	9,276 sq ft 1994	7/16/2025	\$4,100 mo. \$2/sq ft	8/4/2025 27 days
8	 <div> <b>7180 E Kierland Blvd, Apt 504</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6889334  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Your Home Sold Guaranteed Realty</div>	Single Family	1/1	776	776 sq ft 2021	7/6/2025	\$3,350 mo. \$4/sq ft	7/24/2025 37 days
9	 <div> <b>6827 E Phelps Rd</b>  <b>Scottsdale, AZ 85254</b>                      MLS ID: 6896907  <span>🟡 Pending / For Lease</span> </div> <div>Courtesy of Realty One Group</div>	Single Family	3/2	1,236	6,532 sq ft 1984	7/24/2025	\$2,100 mo. \$2/sq ft	8/1/2025 19 days

Closed

Source: Public Records and Listings

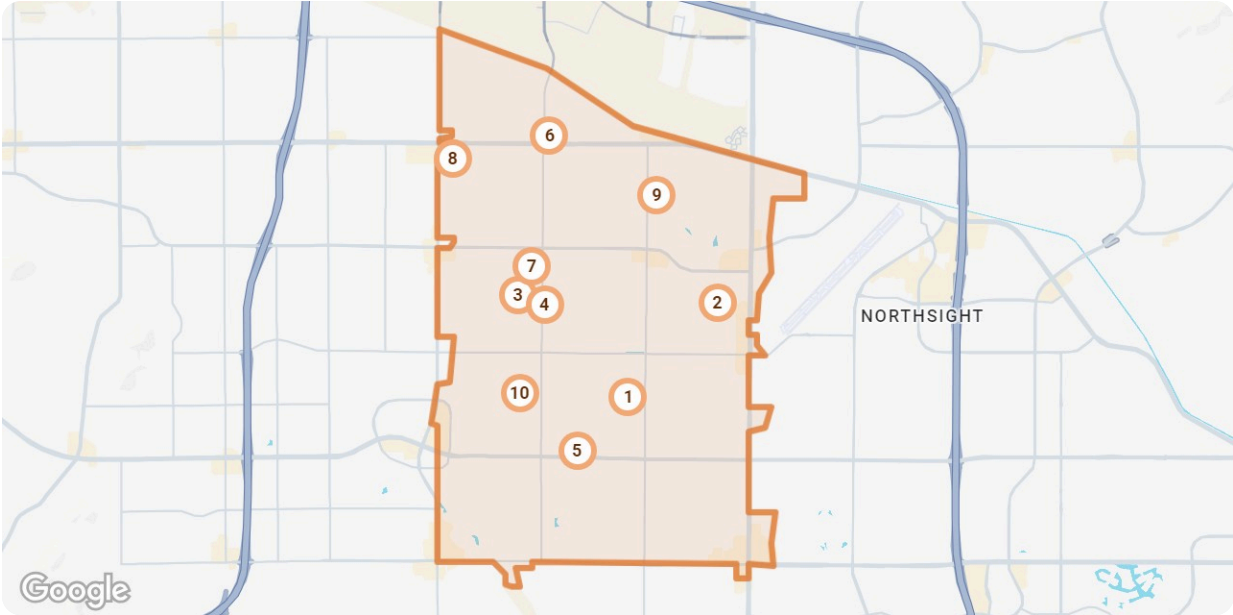


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <b>15201 N 51st Way</b> Scottsdale, AZ 85254 MLS ID: 6858666 Closed / For Lease <i>Courtesy of Renters Choice Homes</i>	Single Family	3/2	1,794	9,138 sq ft 1984	5/31/2025 32 days	— \$2/sq ft	—
2	 <b>14215 N 56th Pl</b> Scottsdale, AZ 85254 MLS ID: 6851857 Closed / For Lease <i>Courtesy of 1912 Realty</i>	Single Family	3/2	2,184	9,826 sq ft 1990	7/1/2025 77 days	— \$2/sq ft	—
3	 <b>16202 N 62nd Way</b> Scottsdale, AZ 85254 MLS ID: 6862726 Closed / For Lease <i>Courtesy of Retsy</i>	Single Family	4/2	2,814	10,446 sq ft 1985	7/18/2025 72 days	— \$2/sq ft	—
4	 <b>7009 E Acoma Dr, Unit 2027</b> Scottsdale, AZ 85254 MLS ID: 6827045 Closed / For Lease <i>Courtesy of Preferred Property Consultants Llc</i>	Single Family	1/1	772	767 sq ft 1994	7/15/2025 138 days	— \$2/sq ft	—
5	 <b>4825 E Andora Dr</b> Scottsdale, AZ 85254 MLS ID: 6881008 Closed / For Lease <i>Courtesy of Provident Partners Realty</i>	Single Family	4/2	2,074	9,676 sq ft 1978	10/1/2025 107 days	— \$2/sq ft	—

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 <div>5302 E Blanche Dr Scottsdale, AZ 85254 MLS ID: 6867681 Closed / For Lease</div> <div>Courtesy of Apartment &amp; Home Solutions</div>	Single Family	3/2	1,337	10,228 sq ft 1981	6/15/2025 32 days	– \$2/sq ft	–
7	 <div>4850 E Desert Cove Ave, Unit 1 Scottsdale, AZ 85254 MLS ID: 6881987 Closed / For Lease</div> <div>Courtesy of Keyrenter Premier Property Management</div>	Condo/Townhouse/Apt.	1/1	680	822 sq ft 1988	7/19/2025 31 days	– \$2/sq ft	–
8	 <div>4925 E Desert Cove Ave, Unit 2 Scottsdale, AZ 85254 MLS ID: 6851299 Closed / For Lease</div> <div>Courtesy of Az Prime Property Management</div>	Single Family	2/2	1,059	0.26 acres 1995	7/28/2025 105 days	– \$2/sq ft	–
9	 <div>5709 E Gelding Dr Scottsdale, AZ 85254 MLS ID: 6856313 Closed / For Lease</div> <div>Courtesy of West Usa Realty</div>	Single Family	4/3	2,400	7,738 sq ft 1989	6/5/2025 42 days	– \$1/sq ft	–
10	 <div>6221 E Gelding Dr Scottsdale, AZ 85254 MLS ID: 6871793 Closed / For Lease</div> <div>Courtesy of Homecoin.com</div>	Single Family	3/2	1,440	10,141 sq ft 1978	6/17/2025 21 days	– \$2/sq ft	–






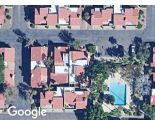




Distressed

Source: Public Records and Listings



Legend

Orange circle Closed

Distressed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p><b>6215 E Surrey Ave</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Single Family	–/5	3,533	0.58 acres 1970	– – days	– \$471/sq ft	7/28/2025 Notice of Trustee Sale
2	 <p><b>7009 E Acoma Dr, Unit 1022</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	–/1	772	767 sq ft 1994	– – days	– \$429/sq ft	7/1/2025 Notice of Trustee Sale
3	 <p><b>5401 E Everett Dr</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Single Family	–/3	2,608	0.35 acres 1981	– – days	– \$468/sq ft	6/10/2025 Notice of Trustee Sale
4	 <p><b>14440 N 56th Pl</b> Scottsdale, AZ 85254 ■ Closed / Public Record</p>	Single Family	–/3	2,106	7,693 sq ft 1989	– – days	– \$296/sq ft	7/11/2025 Notice of Trustee Sale
5	 <p><b>12221 N 58th Way</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Single Family	–/4	2,924	0.4 acres 1976	– – days	– \$431/sq ft	7/9/2025 Notice of Trustee Sale
6	 <p><b>5640 E Bell Rd, Unit 1084</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	–/3	1,358	778 sq ft 1985	– – days	– \$311/sq ft	7/15/2025 Notice of Trustee Sale
7	 <p><b>5507 E Blanche Dr</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Single Family	–/3	1,616	8,365 sq ft 1992	– – days	– \$477/sq ft	6/18/2025 Notice of Trustee Sale
8	 <p><b>4901 E Kelton Ln, #4</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	–/1	544	52 sq ft 1984	– – days	– \$410/sq ft	7/7/2025 Notice of Trustee Sale
9	 <p><b>6432 E Paradise Ln</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Single Family	–/3	1,916	8,443 sq ft 1984	– – days	– \$410/sq ft	7/15/2025 Notice of Trustee Sale
10	 <p><b>5415 E Pershing Ave</b> Scottsdale, AZ 85254 ■ Off Market / Public Record</p>	Single Family	–/4	2,372	0.86 acres 1971	– – days	– \$533/sq ft	7/18/2025 Notice of Trustee Sale

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