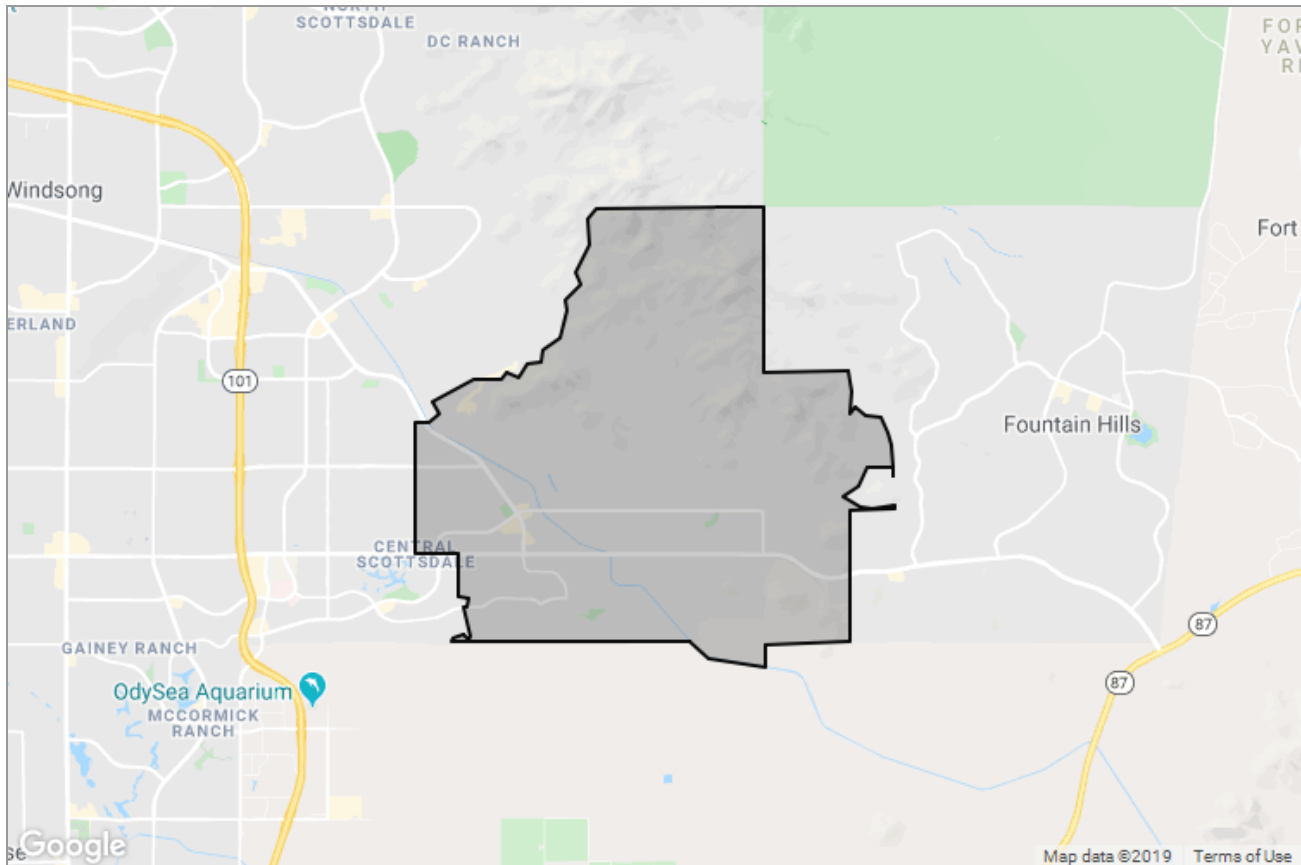


MARKET ACTIVITY REPORT

# Scottsdale, AZ 85259

For: My Neighbors



Presented by

**Kalim Qamar** | REALTOR®

Arizona Real Estate License: BR627713000

Oregon Real Estate License: 940200216



*Happy Halloween!! Here is your monthly 85259 area Neighborhood statistical report. Please let me know if you like to receive an isolated area (i.e. your immediate neighborhood) report. I will be happy to provide it to you asap. Thanks, Realtor Kalim*

Mobile: (480) 900-7900 | Work: (888) 313-0001 x100 |  
Fax: (888) 313-0001

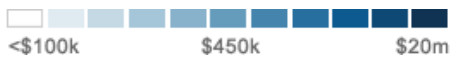
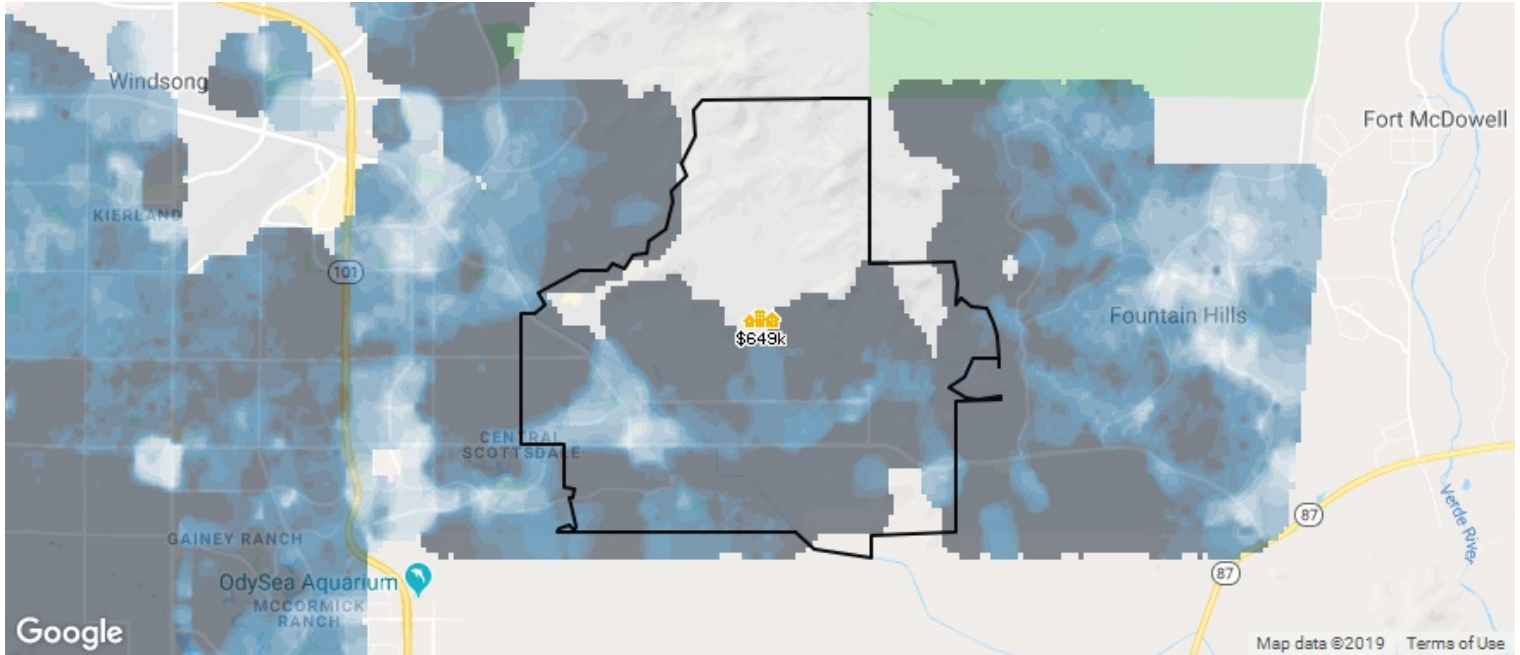
Main: [kalim@usMetroRealty.com](mailto:kalim@usMetroRealty.com) |  
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US Metro Realty



# Scottsdale, AZ 85259

## Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

**\$649K**

Updated: 9/30/2019

Change Over  
Last Month

↑ **1.12%**

Change Over  
Last Quarter

↑ **2.11%**

Change Over  
Last 12 Months

↑ **2.33%**

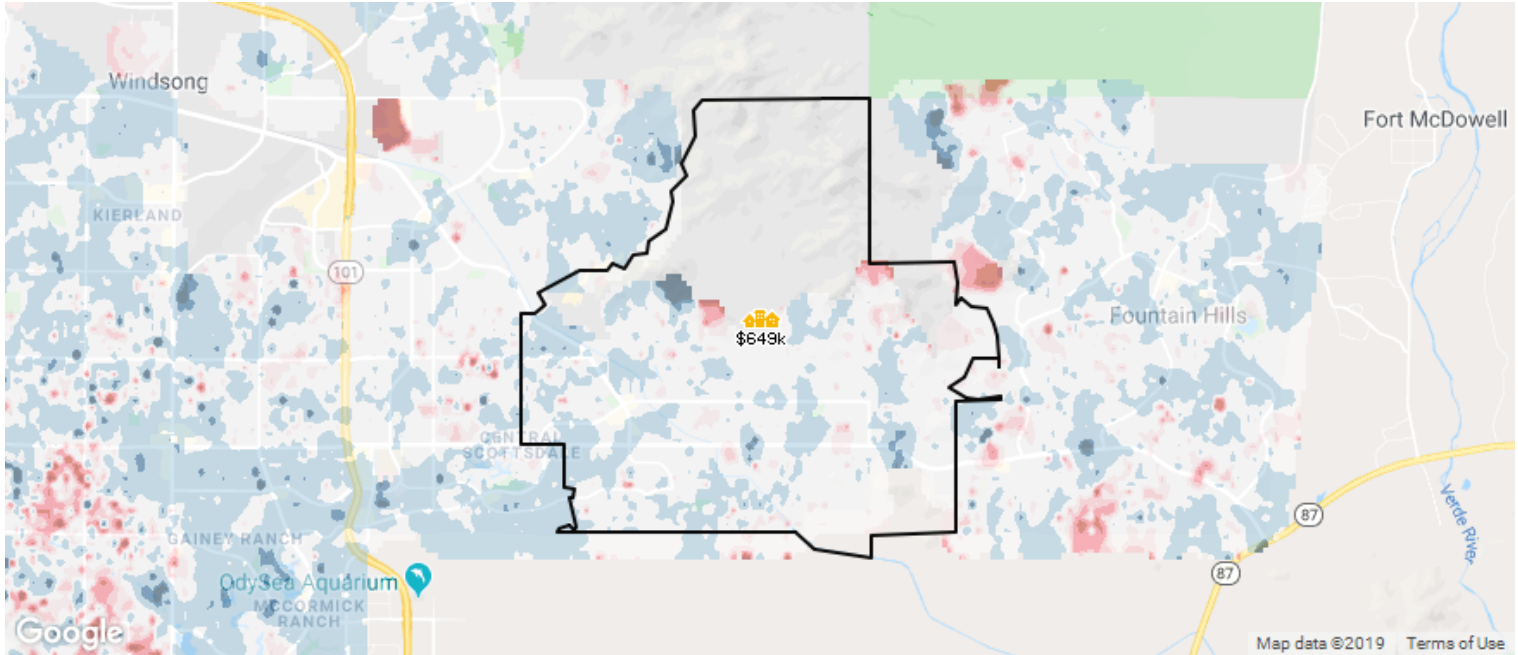
Change Over  
Last 24 Months

↑ **6.83%**

*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.*

## Scottsdale, AZ 85259

### Market Snapshot: 12-Month Change in Estimated Value



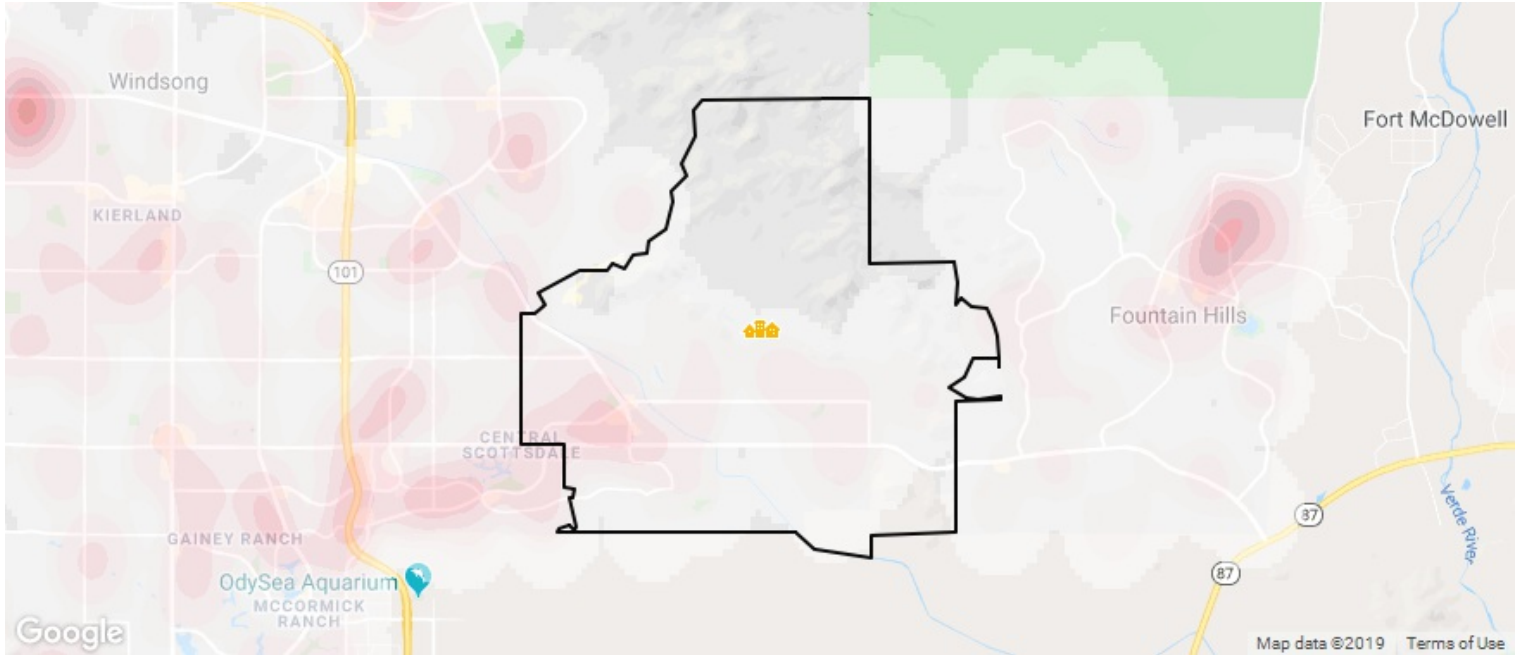
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
<b>\$649K</b>	<b>↑ 2.33%</b>	<b>↑ 6.83%</b>	<b>↑ 9.12%</b>
Updated: 9/30/2019			

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.

## Scottsdale, AZ 85259

### Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.  
Source(s): MLS data; updated Quarterly.

Total # of  
Distressed Properties

**17**

Updated: 10/31/2019

# of  
Pre-Foreclosures

**13**

# of  
Foreclosures

**4**

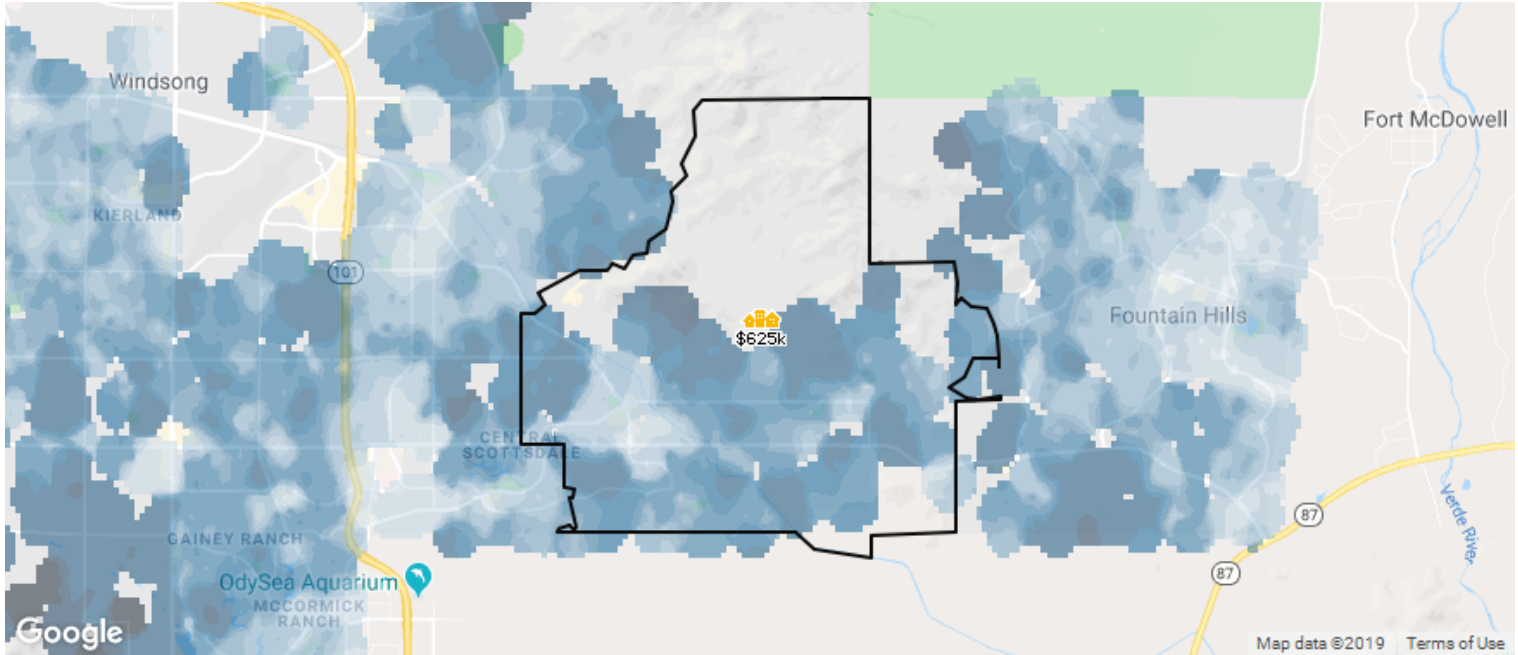
# of  
Short Sales

**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 10/31/2019.

## Scottsdale, AZ 85259

### Market Snapshot: Sales Price



<\$100k  
 \$500k  
 >\$5m

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

#### Median Sales Price

**\$625K**

Updated: 9/30/2019

#### Change Over Last Month

↑ **3.05%**

#### Change Over Last Quarter

↑ **3.73%**

#### Change Over Last 12 Months

↑ **38.89%**

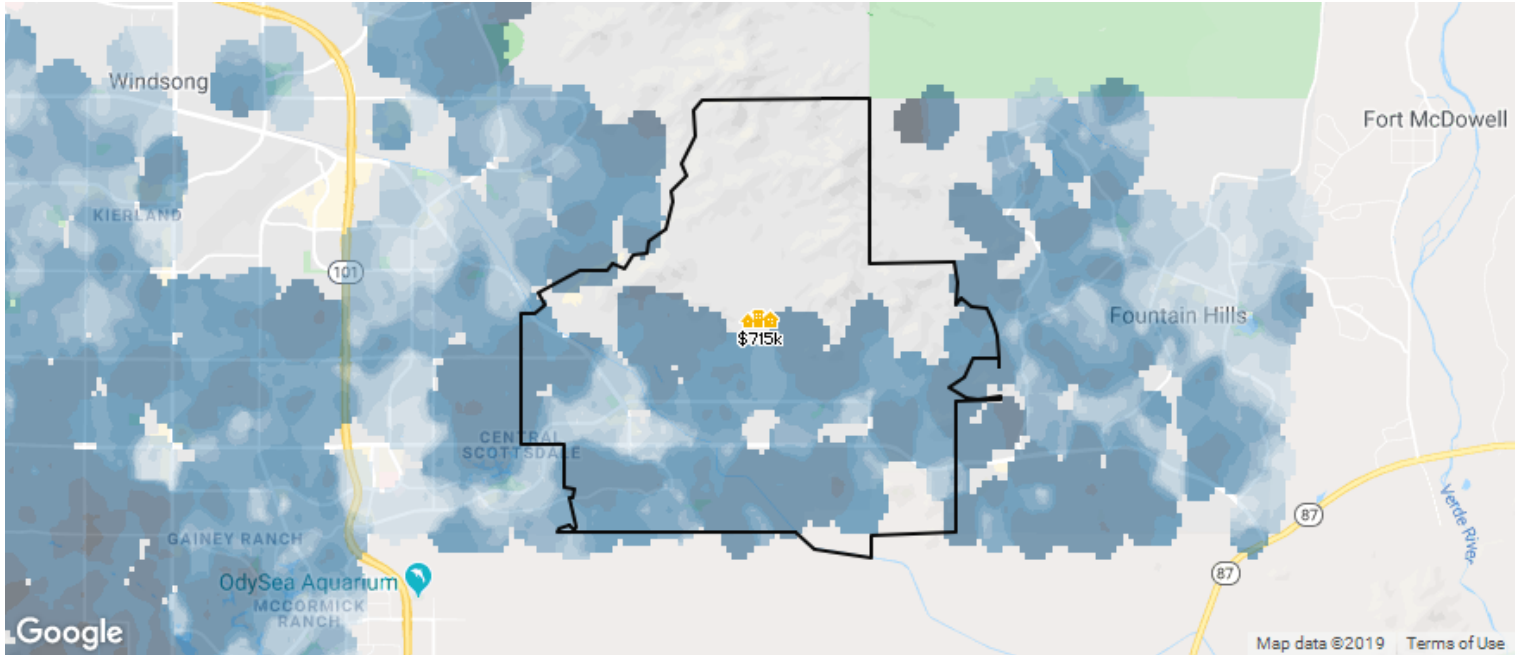
#### Change Over Last 24 Months

↑ **20.19%**

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

## Scottsdale, AZ 85259

### Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

**\$715K**

Updated: 9/30/2019

Change Over  
Last Month

↑ **1.42%**

Change Over  
Last Quarter

↓ **3.25%**

Change Over  
Last 12 Months

↑ **2.74%**

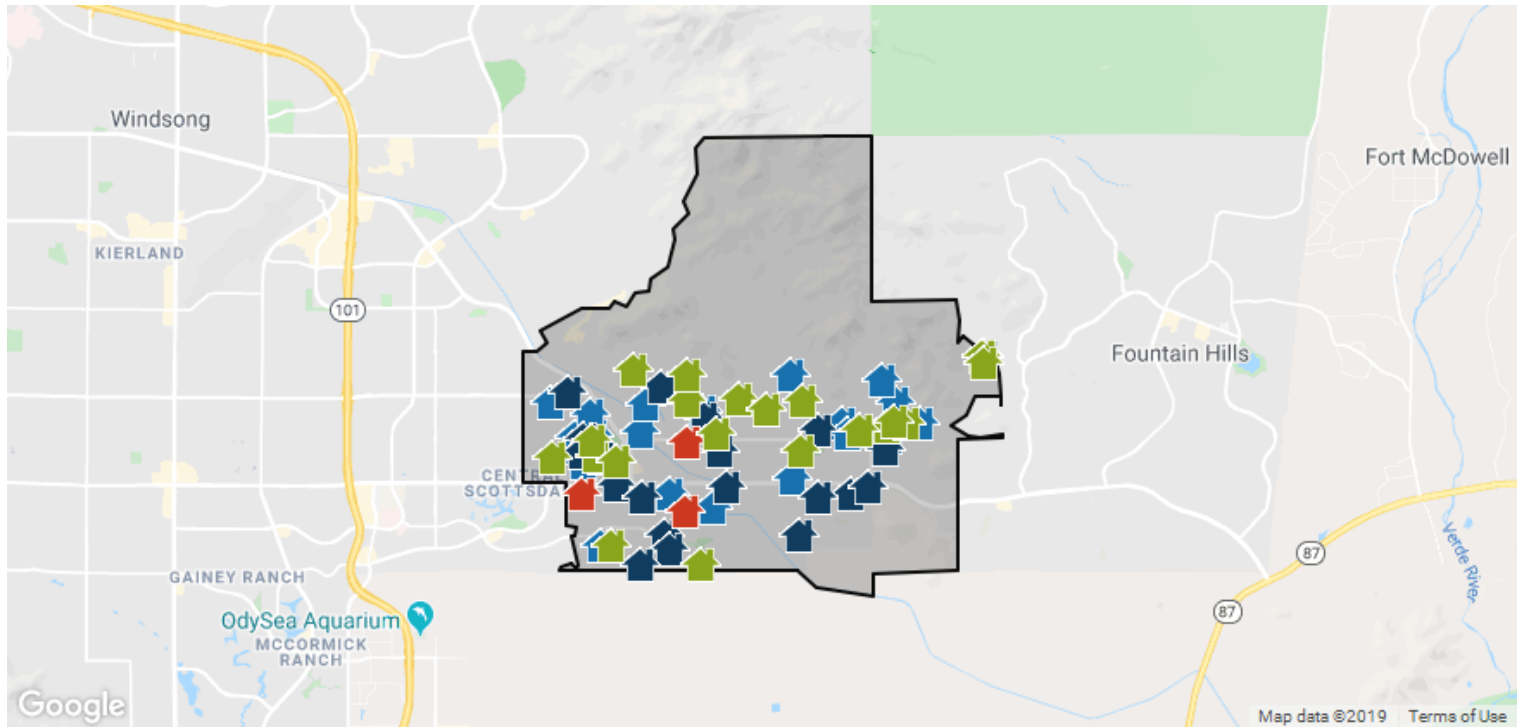
Change Over  
Last 24 Months

↑ **14.86%**





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



## Market Activity Summary Stats

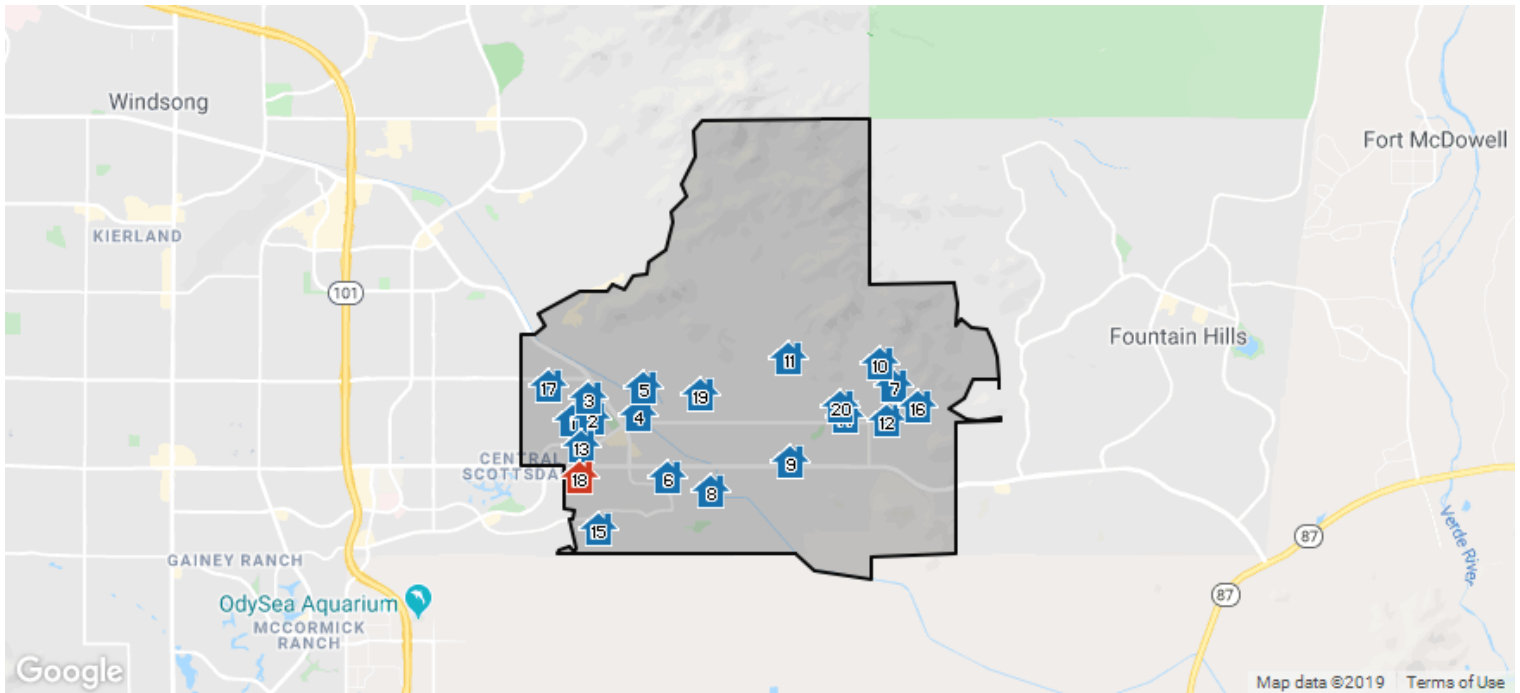


**Search Criteria** | **Location:** Scottsdale, AZ 85259; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated







	 New Listings	 Pending Listings	 Distressed Activity	 Recently Sold
<b>Number of Properties</b>	20	20	3	20
<b>Low Price / Value</b>	\$410,000	\$349,000	\$775,000	\$342,000
<b>Median Price / Value</b>	\$642,000	\$794,450	\$849,900	\$680,000
<b>High Price / Value</b>	\$2,150,000	\$2,850,000	\$1,099,900	\$1,850,000
<b>Average Price / Sq. Ft.</b>	\$253	\$231	\$213	\$241
<b>Median Price / Sq. Ft.</b>	\$245	\$230	\$227	\$244
<b>Average Days in RPR</b>	31	85	28	100
<b>Median Days in RPR</b>	28	70	21	90
<b>Total Volume</b>	\$16,004,699	\$19,236,500	\$2,724,800	\$15,909,500








## Scottsdale, AZ 85259









### New Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <b>FOR SALE</b> * Active: 9/25/2019 MLS ID: 5983149								
 <b>11414 N 109th St</b>	Single Family Detached	4/2	1,972 sq ft	10,024	1985	9/25/2019	\$445,000	\$226
This Scottsdale one-story cul-de-sac home offers an in-ground pool, a wood-burning fireplace, vaulted ceilings, an eat-in kitchen with stainless steel appliances and granite tile countertops, tile flooring, a master suite with a private exit, walk-in closet, and generous tile-surround shower, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, LLC								
 <b>FOR SALE</b> * Active: 9/19/2019 MLS ID: 5980518								
 <b>11617 N 110th Pl</b>	Single Family Detached	3/3	1,620 sq ft	7,658	1987	9/19/2019	\$465,000	\$287
Gorgeous REMODELED home in 85259 with NO HOA! Seller prefers to include most ALL FURNISHINGS (optional, take 5K off price if no furnishings). Ideal Scottsdale location close to great schools, parks, restaurants, shops etc and easy access to freeways to explore all that AZ offers! Top quality updating includes newer wood style tile flooring in living, dining and 3rd bedroom. Tile in kitchen, laundry and both master baths. Spacious chef's kitchen showcases newer stainless appliances & exhaust hood, granite counters, walk-in pantry & eat-in area. Both master baths updated and show like new! Additional features include: Vaulted ceilings, Fireplace; newer exterior & interior paint; ceiling fans throughout & newer faucets & light fixtures. Private backyard with lots of room for future pool etc.								
Listing Courtesy of Realty One Group								
 <b>FOR SALE</b> * Active: 8/8/2019 MLS ID: 5962928								
 <b>11860 N 110th Way</b>	Single Family Detached	4/3	2,962 sq ft	7,519	1994	8/8/2019	\$519,999	\$176
Wonderful and private CUL DE SAC home in North Scottsdale with easy access to all Scottsdale has to offer, great schools, golf galore and NO neighbor behind. Brand new Exterior Paint, Newer AC units, private pool and spa with waterfall, new carpet throughout home. Four bedrooms and 2.5 baths leaves plenty of room for everyone. Home also has a built in shed to store all your stuff. Master bedroom features a walk out balcony where you can watch the sunrise or sunset. Many nearby parks, walking paths and close to shopping.								
Listing Courtesy of Homesmart								











## New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	<b>4</b> <b>FOR SALE</b> • Active: 10/4/2019 MLS ID: 5987832							
	11548 N 114th Pl	—	3/2	1,595 sq ft	3,582	1994	10/4/2019	\$410,000 \$257
Perfect Patio Home - Single level in a desirable and sought out area. 3 bed/2 bath backs to the community pool, charming patio for great entertaining afternoon sun. Open, light & bright. Spacious kitchen with plenty of cabinets and granite counter tops. Large great room with a fireplace and master bedroom with master bath with dual sinks. This property has no units above or behind only one unit next door. No interior steps and an attached 2 car garage. A convenient location to schools, restaurants, grocery store, shopping, freeways, hiking and mountain bike trails. Community pool with a spa and a grassy area. RARE Chance to own a home in 85259 for this price!								
Listing Courtesy of Home America Realty								
	<b>5</b> <b>FOR SALE</b> • New, Active: 10/17/2019 MLS ID: 5993084							
	12010 N 114th Way	Single Family Detached	3/4	3,839 sq ft	18,064	1994	10/17/2019	\$1,150,000 \$300
WOW! Check out the million dollar views from this amazing home in the Luxury guard gated golf course community of Ancala. If you enjoy incredible sunsets, city lights and views of Camelback Mountain you must see this home. Located on the 3rd fairway of the golf course you will enjoy a very private backyard that includes a sparkling pool, elevated spa, cozy fire pit, outdoor kitchen and plenty of covered and uncovered patio space for entertaining. Inside your inner chef will enjoy the oversized kitchen with plenty of counter space, breakfast bar and breakfast room for dining. The kitchen opens to the family room so you can still see the outdoor space so you can still enjoy the views. The master suite includes a large seating area, views of the patio and and large bat								
Listing Courtesy of Keller Williams Realty Sonoran Living								
	<b>6</b> <b>FOR SALE</b> • Active: 9/27/2019 MLS ID: 5984001							
	10401 N 117th Pl	Single Family Detached	4/4	3,311 sq ft	27,844	1992	9/27/2019	\$809,900 \$245
STUNNING HOME! This beautiful home features vaulted ceilings, an amazing kitchen that includes high-end appliances with Sub-Zero fridge, granite counter-tops and Alder style cabinets. This home also has the perfect split floorplan, real wood flooring, large wet bar with storage, 4th bedroom has full bathroom and walk-in closet, other 2 bedrooms have jack & jill bathroom with new granite tops + faucets with tile wrapped shower, the master bathroom has separate shower (new glass shower door) with soaking tub, new granite/faucets and HUGE walk-in closet, the over-sized 3 car garage with NEW epoxy floor. The backyard is perfect for entertaining with a sparkling Pebble Tech pool/spa along with large grass area on HUGE lot with RV and NEW ROOF in 2017. This great home will sell fast!								
Listing Courtesy of Realty One Group								
	<b>7</b> <b>FOR SALE</b> • Active: 10/3/2019 MLS ID: 5988015							
	12073 N 138th St	Single Family Detached	3/2	2,385 sq ft	7,601	1996	10/3/2019	\$639,000 \$268
This beautiful home features low maintenance desert front landscaping, 2 car garage, cozy fireplace, formal living-dining area, and designer paint. This gorgeous kitchen is comprised of matching stainless steel appliances, a skylight, ample cabinet and counter space, an island with centered sink and breakfast bar, a pantry, granite countertops, and recessed lighting. The spacious master suit boasts a private exit, full bath with double sinks, and separate tub and step-in shower. The astonishing backyard is comprised of a covered patio, gravel landscaping, refreshing blue pool and spa, built-in BBQ, and paved seating area perfect for entertaining. Schedule your showing today!								
Listing Courtesy of West Usa Realty								
	<b>8</b> <b>FOR SALE</b> • Active: 8/14/2019 MLS ID: 5965033							
	12130 E Arabian Park Dr	Single Family Detached	5/4	4,050 sq ft	20,414	1996	8/14/2019	\$1,080,000 \$267
Step inside this glorious single level home that sits nestled in the most livable city of Scottsdale! Upon entering this home, you are greeted with gorgeous travertine flooring, 2 cozy fireplaces tons of natural light and an open floor concept! The island kitchen features granite countertops, breakfast bar, tiled backsplash, warm wood cabinetry, plant shelving, walk-in pantry and tons of counter space! The spacious bedrooms offer plenty of room. The resort style master bathroom showcases a garden style bathtub w/jets, dual sinks/vanities, separate shower and a large walk-in closet! This home offers its very own wine cellar as a bonus! Backyard is resort like with new Kool Deck, pool w/waterfall and lots of covered patio space. Seller will give 20K Redecorating allowance. Bachelor lived her								
Listing Courtesy of Keller Williams Arizona Realty								

## New Listings: 20 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	<b>8</b> <b>FOR SALE</b> * Active: 10/7/2019 MLS ID: 5988698							
	12858 E Becker Ln	Single Family Detached	4/3	3,275 sq ft	7,430	1988	10/7/2019	\$600,000 \$183
This beautiful home is situated in sought-after Rio Montana on a cul-de-sac premium lot w/ incredible mountain views! This meticulously cared home has a lot of upgrades! Such as: NEW toilets in all bathrooms. NEW arrow system water filtration. UPGRADED shower & tiles. NEW French door. Solar screens & Trane AC's. Pool was redone w/ tile & brand-new variable speed! Kitchen features granite counter tops, kitchen island & stainless steel appliances! Over-sized Master has a sitting area w/ fireplace! Truly a piece of paradise, you can appreciate the covered patio, artificial grass, sparkling diving pool & a spiral staircase leading up to private balcony, where you can enjoy open views of the McDowell Mountains! Close to BASIS School, Rio Montana Park & Hwy 101. Schedule your showing today! <i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i>								
	<b>10</b> <b>FOR SALE</b> * Active: 10/16/2019 MLS ID: 5992873							
	13678 E Columbine Dr	Single Family Detached	4/3	3,214 sq ft	16,799	1994	10/16/2019	\$900,000 \$280
Gorgeous Scottsdale Mountain home Amazing Mountain Views! New Roof, Water Heaters & HVAC in 2019! This home is on a private cul-de-sac that backs to Scottsdale Mountain and is the biggest lot on the street. Beautifully maintained, this spacious, open concept floor plan has high ceilings and floor to ceiling windows to let in tons of natural light. The kitchen boasts granite counters, SS appliances, breakfast bar & island, and an abundance of counter & cabinet space. The Master Suite is a serene retreat w/ separate entrance to the covered patio. The Master Bath has a beautifully tiled shower, separate tub & his/her vanities. <i>Listing Courtesy of Keller Williams Arizona Realty</i>								
	<b>11</b> <b>FOR SALE</b> * Active: 9/12/2019 MLS ID: 5977243							
	12860 E Desert Trl	Single Family Detached	5/5	4,707 sq ft	21,184	2002	9/12/2019	\$1,299,000 \$276
Entertainer's dream home in a spectacular setting in exclusive Scottsdale Mountain. Enjoy breathtaking mountain and natural desert views from the serene resort-like backyard, which includes expansive covered patios & multiple lounge areas, pebble tec pool and spa, firepit, and built-in BBQ. Chef's kitchen with custom alder cabinetry, large center island, granite counters and premium appliances. Superb quality construction with soaring ceilings, solid alder doors, custom closets & cabinets. This single-level residence has a great split-bedroom layout with a spacious master suite and 3 ensuite guest rooms. Minutes from highly acclaimed Basis Elementary & Middle School. A MUST see! <i>Listing Courtesy of Homesmart</i>								
	<b>12</b> <b>FOR SALE</b> * Active: 10/9/2019 MLS ID: 5989558							
	13753 E Lupine Ave E	Single Family Detached	3/2	2,490 sq ft	8,827	1994	10/9/2019	\$600,000 \$241
Time to downsize and be closer to her church. House has been updated through the years and has the views and design to be able to add on a second story for 2 or more bedrooms and baths and viewing deck. Design available. Million dollar views plus from this home as HOA owned open space next door facing South and West to the Valley. Office/Bedroom too. Sits above Via Linda and the Mountains. <i>Listing Courtesy of Re/Max Excalibur</i>								
	<b>13</b> <b>FOR SALE</b> * Active: 9/20/2019 MLS ID: 5981507							
	10922 E Mercer Ln	Single Family Detached	4/2	2,020 sq ft	7,700	1982	9/20/2019	\$432,000 \$214
This Scottsdale one-story offers an in-ground pool, stainless steel appliances, a fireplace, a fire pit, and a two-car garage. <i>Listing Courtesy of Opendoor Brokerage, LLC</i>								
	<b>14</b> <b>FOR SALE</b> * New, Active: 10/30/2019 MLS ID: 5998368							
	13300 E Via Linda -, Unit 2060	-	3/3	2,042 sq ft	2,556	2005	10/30/2019	\$460,000 \$225
Are you looking for a perfect get-away home in the desert or your full-time residence in the Valley of the Sun? Come see this luxury condo situated in the beautifully-maintained Overlook complex, just south of the McDowell Mountains in North Scottsdale. Large open floor plan, all on one level, with 3 large bedrooms and 3 baths (could be 2 separate masters). Kitchen features stainless appliances, gas stove and granite slab counters. Great community amenities with pool and spa plus a large club house and exercise room. Near popular schools, Basis school, hiking and mountain trails, and the Mayo Clinic. <i>Listing Courtesy of Homesmart</i>								

## New Listings: 20 (cont.)

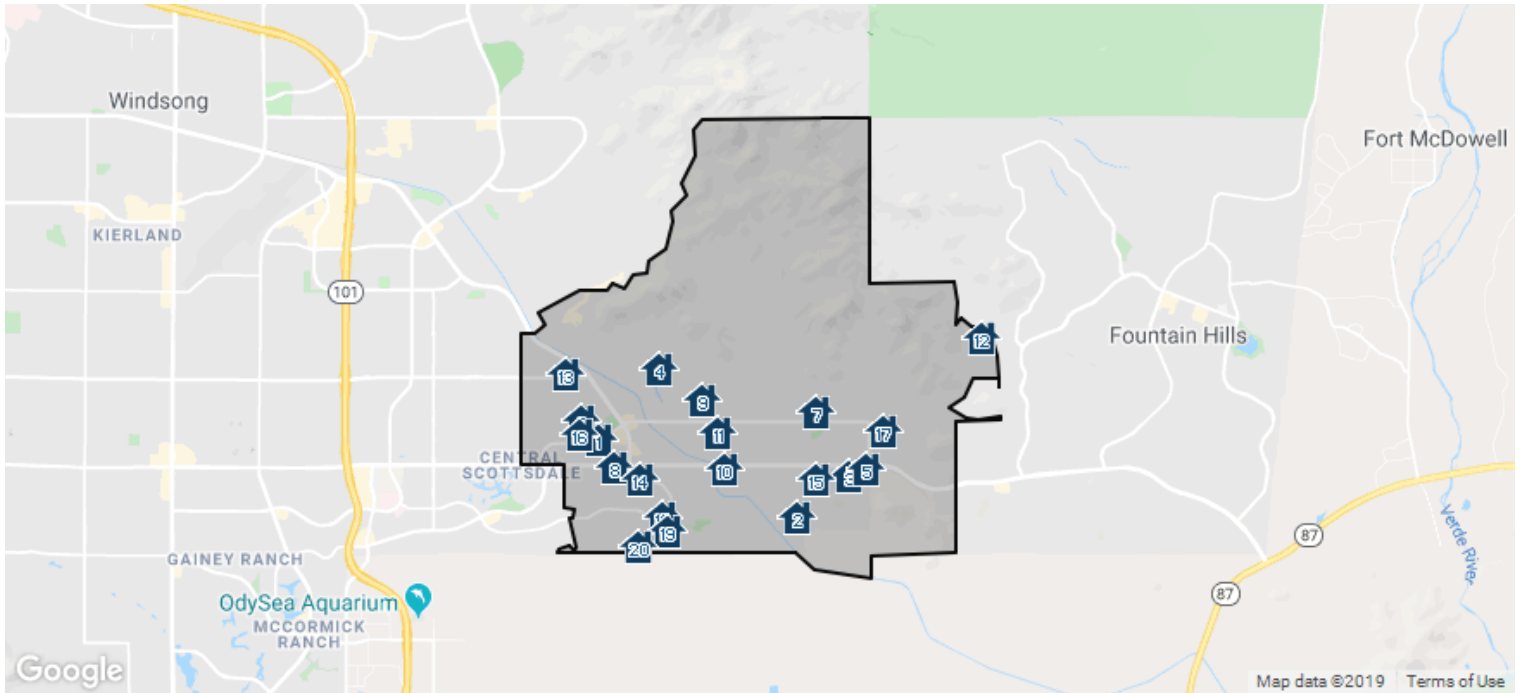
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>FOR SALE</b>	New, Active: 10/25/2019 MLS ID: 5997011						
<b>9451 N 110th St</b>	Single Family Detached	3/3	3,292 sq ft	11,995	1989	10/25/2019	\$809,900	\$246
Inviting Scottsdale Ranch home tastefully remodeled including 3 baths, kitchen and flooring. The master retreat features a beautiful garden bath with walk-in shower, free standing claw foot tub, over sized walk-in closet, private toilet room and a lovely inlaid floor medallion. And don't miss the study overlooking the pool. 5 of the rooms have authentic wood flooring, no engineered wood for this owner. The second master bedroom includes a custom shower with frameless shower surround, a large oval tub overlooking the enclosed garden, double sink + a walk-in closet. Extraordinary design and attention to detail make the back yard with its waterfall stream, spa, pond and over sized pebble tech pool a serene place to relax the days and nights away. HVAC 2 units replaced 2014, 1 unit replaced 2017.								
Listing Courtesy of Coldwell Banker Residential Brokerage								
	 <b>FOR SALE</b>	New, Active: 10/24/2019 MLS ID: 5996358						
<b>14045 E Geronimo Rd</b>	Single Family Detached	3/4	2,708 sq ft	9,751	2002	10/24/2019	\$645,000	\$238
WELCOME HOME to your single level, 3 Bed, 3.5 Bath, Plus office/den, on a cul de sac lot with city lights and mountain views. Open floor plan for easy entertaining. Kitchen offers granite counters, breakfast bar island, gas cooktop, double wall ovens and pantry. The backyard oasis features pool and spa, putting green, built in BBQ with bar and privacy. This home is a WOW factor with pride of original home ownership. Pella windows throughout. Highly sought after community of Hidden Hills located in the 85259 zip code. Close to nationally accredited schools (Scottsdale BASIS, Desert Mountain High School), serene desert landscape, Mayo Clinic along with restaurants and shopping.								
Listing Courtesy of Tru Realty								
	 <b>FOR SALE</b>	Active: 10/3/2019 MLS ID: 5986948						
<b>10664 E Laurel Ln</b>	Single Family Detached	5/5	5,470 sq ft	46,683	1997	10/3/2019	\$2,150,000	\$393
Absolutely Beautiful 5 Bedroom, 4.5 Bath home on over an Acre in Cactus Corridor. Gated N/S, Cul-de-sac lot with Mountain Views! This Incredible Split Floor Plan has been Completely Updated throughout. Gorgeous Hardwood Floors everywhere, White cabinets, dual islands, Granite & Marble Quartz Counters, 48" Wolf range & Sub Zero Stainless Appliances. High-end Finishes, Designer Lighting, RH, Thomas Obrien & more! Light, bright & open with 13' ceilings. Master suite features a huge Dolomite Marble shower, free standing tub & his/her walk-in closets. 3 New Trane HVAC Units. Expansive resort style yard with mature landscaping, indoor outdoor living & perfect for entertaining. Located close to all of the best amenities Scottsdale has to Offer. Don't miss out on this incredible opportunity								
Listing Courtesy of Realty One Group								
	 <b>FOR SALE</b>	Preforeclosure, Notice of Trustee Sale, New, Active: 10/29/2019 MLS ID: 5998324						
<b>10968 E Onyx Ct</b>	Single Family Detached	5/4	4,731 sq ft	16,920	2002	10/29/2019	\$1,099,900	\$232
Beautiful north/south facing home located in the desirable and exclusive Monteloma gated subdivision. This home features 5 bedrooms, den, media/teen room, 3.5 bathrooms, pool/spa, built-in BBQ and three-car side entry garage. Enter the home through the gated courtyard, complete with peaceful water feature. Entertain family and friends in the large kitchen, which opens to the family room and fireplace. Large windows let the outdoors in, and make this home light and bright! The kitchen features a walk-in pantry, stainless steel appliances (double ovens, microwave, gas cooktop & dishwasher) and a built-in fridge. The tastefully appointed master bedroom retreat is oversized and finished with a butler area, built-in custom cabinets and his & her closets. The large master bath boasts a double								
Listing Courtesy of Realty Executives								
	 <b>FOR SALE</b>	New, Active: 10/30/2019 MLS ID: 5998575						
<b>12058 E Poinsettia Dr</b>	Single Family Detached	5/4	3,826 sq ft	16,275	1995	10/30/2019	\$865,000	\$226
N. Scottsdale gated 5 bedroom home offers quality finishes, vaulted ceilings and an expansive split great room floor plan. Master suite is complete with cozy dual sided fireplace, soaking tub, vanities and a custom walk-in closet. Upgraded Chefs kitchen with slab granite, an abundance of cabinets for storage, stainless steel thermador appliances, 5 burner gas stove, pantry, wine refrigerator, and breakfast bar open to family room. Secondary bedrooms offer large closets with Jack and Jill baths; one is en-suite, ideal for Mother-in-law quarters. Laundry room includes built in refrigerator. Manicured rear yard features covered patio, grassy play areas, sparkling pool with soothing fountain, outdoor shower, cooking station and exceptional privacy with panoramic McDowell Mountain views.								
Listing Courtesy of My Home Group Real Estate								

## New Listings: 20 (cont.)










New Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	<div><div>20</div><div>FOR SALE</div><div>Active: 8/10/2019   MLS ID: 5963584</div></div>							
13300 E Via Linda —, Unit 1044	Single Family Detached	3/2	2,205 sq ft	3,105	2005	8/10/2019	\$625,000	\$283
<p>Welcome home to this gorgeous property! Feels like a single family home, but has all the benefits and amenities of low maintenance living. You'll find upgrades galore, a rare 3-car garage, a superb location, in a resort-like setting. Enter in to the beautiful property with warm bamboo floors. The stunning kitchen, with pendant lighting, beautiful backsplash, amazing granite countertops, gas cooktop, plenty of cabinet space, and a long curved island with ample seating, make this a great place to cook and entertain. There is a spacious master retreat features a gorgeous remodeled bath and shower with a walk in closet. The 2nd bath has also been updated with beautiful new fixtures and tile throughout. One of the two guest bedrooms serves a dual purpose with a King Murphy Bed/Office.</p> <p><i>Listing Courtesy of Joi Realty</i></p>								















## Pending Listings: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<div>   <span>Pending as of 10/30/2019</span> <span>MLS ID: 5996662</span> </div>								
	Single Family Detached	3/3	1,439 sq ft	4,500	10/25/2019	\$349,000	10/30/2019	\$243
<div>   <span>UCB (Under Contract-Backups) as of 10/30/2019</span> <span>MLS ID: 5909777</span> </div>								
	Single Family Detached	5/6	6,000 sq ft	30,395	4/11/2019	\$1,749,000	10/30/2019	\$292
<div>   <span>Pending as of 9/30/2019</span> <span>MLS ID: 5932622</span> </div>								
	Single Family Detached	5/3	3,638 sq ft	22,024	5/30/2019	\$875,000	9/30/2019	\$241

## Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b> • Pending as of 10/30/2019	MLS ID: 5968932						
<b>11673 E Charter Oak Dr</b>	Single Family Detached	5/4	3,741 sq ft	17,859	8/23/2019	\$999,900	10/30/2019	\$267
Very PRIVATE NS lot on one of the most desirable cul-de-sac streets of guarded Ancala Country Club. Tropical resort style backyard with large gazebo, bbq and firepit overlooking the mountain views, heated 6 person spa and extensive remote controlled misting system. New AC units and water heaters! New Roof! Updated Stainless appliances and refinished cabinets! Large square tumbled travertine in all high traffic areas and solid wood doors throughout! Rare 5 bedroom 4 bathroom home with 10'-14' soaring ceilings! The floorplan is perfectly split and one of the rooms can be used as an attached casita/guest quarters with access to the front entryway! New Interior Paint and so much more. See documents tab for list of features and come view today!								
Listing Courtesy of Russ Lyon Sotheby's International Realty								
	 <b>PENDING</b> • Pending as of 10/30/2019	MLS ID: 5968548						
<b>13558 E Cochise Rd</b>	Single Family Detached	4/3	3,087 sq ft	37,853	8/22/2019	\$789,000	10/30/2019	\$256
Nestled in the highly sought after gated community of Sonora Vista, this fabulous 2004 custom single story home is in pristine condition. It features travertine, wood tile and carpet flooring, granite countertops, stainless steel appliances, 12 foot coffered ceilings with crown molding, wood shutters, and backs to view of a mountain preserve. This home's backyard has a sparkling pool and waterfall feature and is perfect for entertaining. Located across the street from the Mayo Clinic and one-half mile from the renown Bas's Scottsdale charter school. On nearly a one-acre lot with 3-car garage, this home is flooded with natural light, welcoming formal living and dining rooms, family room, wet-bar, and spacious kitchen with expansive island. The master bedroom and bathroom showcase a								
Listing Courtesy of Homesmart Lifestyles								
	 <b>PENDING</b> • Pending as of 10/30/2019	MLS ID: 5996304						
<b>10967 E Cortez St</b>	Single Family Detached	4/2	1,749 sq ft	7,875	10/23/2019	\$469,000	10/30/2019	\$268
Great curb appeal and inviting front entry. Step into a spacious open floor plan with vaulted ceilings and lots of natural light. Open kitchen has beautiful pine cabinets, granite counters, breakfast bar, SS appliances and a wine fridge. The spacious family room has a brick fireplace. Sizable bedrooms. Master has private entrance, walk-in closet, double vanity large tiled step-in shower and private toilet room. The backyard is an entertainers delight with a covered patio, sparkling pool with spa and water features, built-in BBQ, fire pit conversation area. Close to schools, parks and the loop 101. Add this beautiful home to your must see list today!								
Listing Courtesy of Dpr Realty Llc								
	 <b>PENDING</b> • Pending as of 10/30/2019	MLS ID: 5972436						
<b>13127 E Lupine Ave</b>	Single Family Detached	5/4	4,196 sq ft	12,148	8/28/2019	\$725,000	10/30/2019	\$173
Luxury Living Awaits Your Buyer In This Lovely Scottsdale Home. Beautiful Surroundings with Mountains and Total Privacy. Enjoy the Privacy of a Split Floor Plan with an Elegant Master Retreat with Sitting Area on Main Floor. Large Living Room with Dining. Gourmet Kitchen that is Great for Entertaining and Offers a Large Island and Eating Area. Warm Up by the Cozy Fireplace in the Spacious Family Room. 2 Additional Bedrooms and Laundry Room All on Main Floor. Step Down into the Basement Where the Party Continues in the 2nd Family Room & Wet Bar, Two Additional Bedrooms & Full Bathroom. Great for Pool Table or Tuck the Kiddos Away in Their Own Space. Sparkling Pool to Refresh and Enjoy the Views or Host an Unforgettable Pool Party! Home is Ready for Your Buyer's Personal Touch, A Must SEE!								
Listing Courtesy of Realty Executives								
	 <b>PENDING</b> • UCB (Under Contract-Backups) as of 10/22/2019	MLS ID: 5959555						
<b>11218 E North Ln</b>	Single Family Detached	8/11	13,089 sq ft	104,486	8/1/2019	\$2,850,000	10/22/2019	\$218
One of a kind Mediterranean Estate, from the Original Street of Dreams, in a fantastic location in Scottsdale. This estate is in a class of its own sitting on a 2.4 Acre parcel with amenities that rival some of Scottsdale's best resorts. Upon entry you are greeted by a hand carved solid teak wood door opening up to the impressive grand living room with expansive 30 ft high tongue & groove ceilings and gorgeous french doors leading out to the backyard. The expansive kitchen & family room rivals any other with custom teak wood cabinets with diamond pattern inlay & imported granite counter tops, large wet bar and access to the underground wine cellar with ample temperature controlled wine storage.								
Listing Courtesy of Keller Williams Arizona Realty								





## Pending Listings: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b>	* Pending as of 10/24/2019 MLS ID: 5946779						
<b>12072 E Altadena Dr</b>	Single Family Detached	5/4	4,084 sq ft	13,986	7/1/2019	\$839,900	10/24/2019	\$206
Wonderful custom home in a Highly desirable gated community. 5 Bedrooms and 4 Bathrooms plus bonus area off the family room (currently used for a pool table). Very quiet private backyard with pool, spa, grassy area, large covered patio & mature landscaping backs to natural open space. Move in or priced accordingly so you can do a cosmetic update to make it your very own. Great bones. Elderly seller has downsized and decided to let new owners update if desired. 3 recent sales within the subdivision range from \$1,169,000 to \$1,349,000 all in June 2019. This home is priced to give your client instant equity with plenty of room to update and get even more equity.								
Listing Courtesy of Realty One Group								
	 <b>PENDING</b>	* Pending as of 10/28/2019 MLS ID: 5997701						
<b>12286 E North Ln</b>	Single Family Detached	3/3	2,416 sq ft	5,955	10/28/2019	\$489,000	10/28/2019	\$202
Great Scottsdale Location! Drive up to this home and fall in love with the Mountain Views! This 3 bed/2.5 bath block built home is light and bright and turn key ready. Walk into the entry way and admire the beautifully constructed staircase. Then towards a kitchen that boast upgraded cabinetry & stainless appliances and opens to the eat in kitchen which is great for entertaining. Perfect location, close to shopping and fine dining, near the OdySea Aquarium and right next to the 101. Upstairs viewing deck with 360 views of the Mountains and city lights. Home is move-in ready								
Listing Courtesy of Homesmart								
	 <b>PENDING</b>	* Pending as of 10/28/2019 MLS ID: 5960422						
<b>12201 E Shangri La Rd</b>	Single Family Detached	6/5	5,511 sq ft	35,501	8/2/2019	\$1,325,000	10/28/2019	\$240
VOTED BEST HOME ON TOUR. Fantastic Scottsdale Custom 5 bdrm 4.5 Bath Home with over 5500 sq ft . 12 Ft ceilings with warm wood and stone accents throughout. Chefs Gourmet kitchen with 2 granite islands, double ovens, Stainless steel appliances. Master Bedroom Suite with attached convertible room featuring Fireplace and Spa like resort bath. Spacious Den/office w/private bath. Bright open basement w/ 2 bdrms, full bath and powder room and walk out area with barbeque and patio area w/BBQ. A 12ft glass door for plenty natural light, with game and family area, fireplace and wet bar. Private backyard Oasis with expansive patio oversees a large diving pool/spa BBQ area and adjoining large grassy area City Lights! Mountain Views!								
Listing Courtesy of West Usa Realty								
	 <b>PENDING</b>	* Pending as of 10/28/2019 MLS ID: 5988163						
<b>12925 N 145th Way</b>	Single Family Detached	3/3	2,783 sq ft	9,449	10/5/2019	\$635,000	10/28/2019	\$228
Nestled in the sought after gated Hidden Hills community, this home exudes inviting curb appeal. An impeccably maintained home w/a functional and flowing single level floor plan. 3 Bedrooms Plus a spacious Office/Library. Spacious island kitchen w/ slab granite, double ovens, 42" cabinetry, breakfast bar & eating area. High ceilings, tile flooring, gas fireplace, extra storage and solid core doors. Private backyard w/ peaceful Mountain views, large covered patio, BBQ, low maintenance landscaping, & relaxing heated Pool/Spool with water feature. Surrounded by the McDowell Mountains, Hidden Hills is close to Basis School, high performing Scottsdale Schools (open enrollment), Mayo Clinic & the scenic Sunrise Hiking Trail! Freshly painted & move in ready. A great Primary or 2nd home!								
Listing Courtesy of Re/Max Excalibur								
	 <b>PENDING</b>	* Pending as of 10/28/2019 MLS ID: 5878186						
<b>10800 E Cactus Rd, Unit 6</b>	Single Family Detached	4/5	4,050 sq ft	29,035	2/4/2019	\$935,000	10/28/2019	\$231
This cul-da-sac oasis has a great open floor plan and an entertainers dream backyard. Every bedroom has it's own en-suite bath allowing for comfortable family or vacation living. Soaring ceiling heights throughout this meticulously cared for home. The yard is home to a heated pool, jacuzzi, fire pit and a large grassy area for endless days/nights of enjoying the Arizona weather. The master has beautiful natural light, a generous walk in closet, rain shower and tub. 3 car garage is home to a workshop area for your hobby or abundant extra storage. Two new air conditioning units in 2018 and two new water heaters in January 2019. Perfect for a vacation getaway or a primary residence - you wont want to miss this opportunity to own a .66 acre cul-da-sac lot in this beautiful gated community!								
Listing Courtesy of Butte Realty								

## Pending Listings: 20 (cont.)

Pending Listings: 20 (cont.)




 **PENDING**


• UCB (Under Contract-Backups) as of 10/28/2019    MLS ID: 5977614

<b>11500 E Cochise Dr, Unit 2006</b>	Apartment	3/2	1,876 sq ft	1,798	9/12/2019	\$349,900	10/28/2019	\$187
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Welcome home to this charming Scottsdale condo in the gated community of Mirage Crossing. From the time you step through the front door, the warm, cozy living room with fireplace says, "Stay a while!" The adjoining dining area is perfect for hosting intimate meals for friends and family, while the private patio is a great place to enjoy breakfast or relax with a good book. The adjoining kitchen with corian counters makes every square inch count...clean, uncluttered and efficient. The large master bedroom with sitting area and in-suite bath provides a wonderful place to relax at day's end. The additional bedroom and den are perfect for family, guests, storage or in-home office.

*Listing Courtesy of Crestmark Realty Group LLC*




 **PENDING**


• UCB (Under Contract-Backups) as of 9/10/2019    MLS ID: 5971980

<b>13101 E Cochise Rd</b>	Single Family Detached	5/5	6,606 sq ft	47,480	8/29/2019	\$1,499,000	9/10/2019	\$227
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WOW! Stunning home on over an acre. Courtyard w/fountain & fireplace. Smart home technology in main house & casita. Greatroom w/cantera fireplace, stacking glass doors to patio. Kitchen built for large gatherings with brick groin vault ceiling, cantera vent hood, Wolf range; large SubZero, two dishwashers, warming drawer, granite counters, alderwood cabinets. Watch movies or play video games at home in the dedicated home theatre. Relax in the great outdoors by the pool/spa/fire pit, watching TV on the covered patio while cooking on the b/i BBQ. Office has custom alderwood doors for privacy. Casita has kitchen, lvg rm, bedroom, full bath, balcony. Near #1 ranked BASIS Scottsdale school & Mayo Clinic. No HOA! Plenty of parking. Square footage listed includes casita.

*Listing Courtesy of Coldwell Banker Residential Brokerage*




 **PENDING**


• Pending as of 10/28/2019    MLS ID: 5976990

<b>10960 E Gary Rd</b>	—	3/3	1,993 sq ft	3,842	9/11/2019	\$399,000	10/28/2019	\$200
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Tenant Occupied at \$2,400 a month through April 1, 2020! Perfect investment property or 2nd home! Completely upgraded Montana Del Sol Townhouse with 3 generous sized bedrooms and 3 bathrooms. Resort style courtyard surrounded by lush landscaping and mature palm trees perfect for coffee in the mornings or a drink at night. OWNED solar panels (NOT LEASED). Huge savings on your monthly electric bills! Must have 48 hour notice for showings!

*Listing Courtesy of Homesmart*




 **PENDING**


• UCB (Under Contract-Backups) as of 10/9/2019    MLS ID: 5958452

<b>13748 E Gary Rd</b>	Single Family Detached	4/5	6,171 sq ft	33,038	7/30/2019	\$1,750,000	10/9/2019	\$284
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Santa Barbara home with inside & outside amenities for the ultimate lifestyle! Incredible chef's kitchen with Viking appliances, dual refrigerators, beamed ceilings, double islands, & views of the McDowell Mountains! You will love the intimacy & spaciousness of this home. Stunning stone fireplace with hand carved mantel, wet bar, & wine cellar accessible from the formal dining area or the great room! Fully equipped home theatre located right in the heart of the action! Four ensuite bedrooms, plus a home office/exercise room/Billiards room! The outdoor space is designed to enjoy year round with a center courtyard, covered patio space, two outdoor fireplaces, putting green, a resort style pool & spa! No detail has been spared! Close to MAYO, BASIS, & hiking trails.

*Listing Courtesy of Keller Williams Arizona Realty*



 **PENDING**





• Pending as of 10/28/2019    MLS ID: 5991158

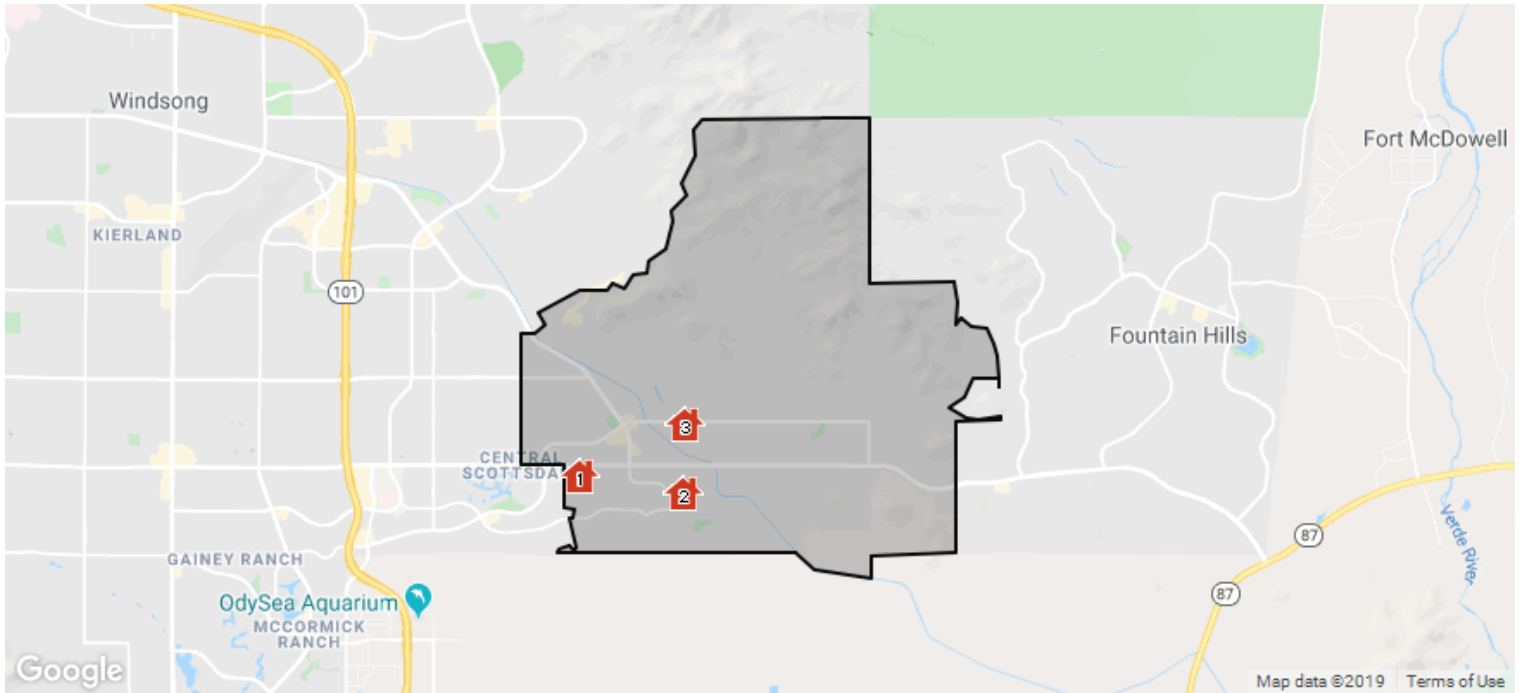
<b>11677 E Sorrel Ln</b>	Single Family Detached	4/2	2,883 sq ft	9,816	10/12/2019	\$679,900	10/28/2019	\$236
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One of the best floor plans in Stonegate. Single level 4 BDRMS + 2 BTHS split plan w/ 3 car garage & North/South Exposure. Lovely formal living & dining room with walk out to patio & large windows bring in natural light. Kitchen boasts Sub-Zero, Dacor Double Ovens loads of cabinets, granite counters and large center island which opens to family room with gas FP. Large Master Suite with private walk out. Master bath has deep jetted tub, shower and walk in closet. Pride of ownership & well maintained home. Peaceful backyard for relaxing on large covered patio. Garage w/ B/I storage cabinets, corner lot. Plantation Shutters t/o, Fans/Recessed Lighting + more. Loads of amenities - 24 hour guard gated, year round pool/spa/clubhouse, 7 tennis + 2 pickleball courts, playground, basketball, activities.



*Listing Courtesy of Homesmart*

## Pending Listings: 20 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 Pending as of 10/28/2019 MLS ID: 5924517							
	11765 E Terra Dr	Single Family Detached	4/3	3,617 sq ft	10,559	5/10/2019	\$729,000	10/28/2019 \$202
Popular Edmunds expanded 4 Bedroom in Stonegate Vintage. Terrific value under \$199 psf. Master split floorplan is wide open whether you're in the formal living and dining or enjoying the kitchen to family room openness. Lots of light through upper Clerestory windows! Lush front and rear yards create terrific curb appeal and backyard enjoyment. Two new (2018) HVAC units. Spacious Master Bedroom has added reading room area. Master bath includes new glass shower and tile, plus cedar walk-in closet. Green, private, and tranquil backyard has water feature. NEW ROOF with 20 YEAR WARRANTY completed in August. Great Stonegate amenities include heated pool and spa, tennis, pickle ball courts, walking/bike path, guard gated, This home and community is awesome!								
Listing Courtesy of Homesmart								
	 Pending as of 10/27/2019 MLS ID: 5962262							
	9157 N 115th St	Single Family Detached	5/3	3,647 sq ft	13,706	8/8/2019	\$799,900	10/27/2019 \$219
This Trevor Hancock home exudes the character & authentic details for which he was known. In The Reserve subdivision of guard-gated Stonegate, the home sits high above an arroyo w/trails & views of natural terrain to the south & east. Approach on a brick paver drive/sidewalk & take in views of mountains & the relaxing sound of the courtyard fountain. Enter the foyer w/views of the classic spiral stairway & relax in authentic Southwest living & dining rooms w/polished Saltillo floors, fireplace & vaulted ceilings. Kitchen includes a center island, hand-painted tile, Viking gas range, Sub-Zero refrig, dbl ovens, walk-in pantry & breakfast nook. Patio w/Travertine pavers, BBQ island, pool & no neighbors behind. MTN views from all over. Newer AC & wtr heater, shutters & elegant draperies								
Listing Courtesy of Homesmart								

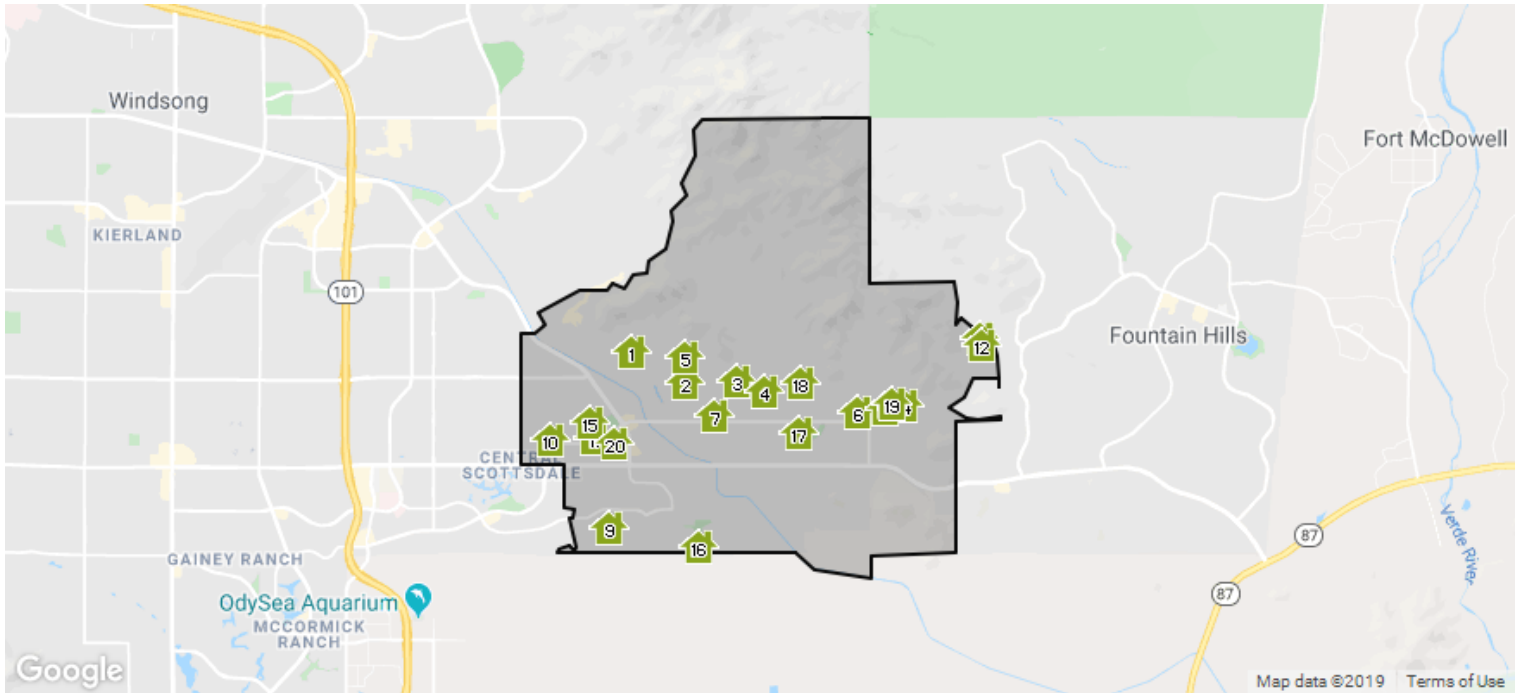


## Distressed Activity: 3





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	FOR SALE	Preforeclosure, Notice of Trustee Sale, New, Active: 10/29/2019 MLS ID: 5998324						
	10968 E Onyx Ct	Single Family Detached	5/4	4,731 sq ft	16,920	\$1,099,900	10/29/2019	10/29/2019 Preforeclosure
Beautiful north/south facing home located in the desirable and exclusive Monteloma gated subdivision. This home features 5 bedrooms, den, media/teen room, 3.5 bathrooms, pool/spa, built-in BBQ and three-car side entry garage. Enter the home through the gated courtyard, complete with peaceful water feature. Entertain family and friends in the large kitchen, which opens to the family room and fireplace. Large windows let the outdoors in, and make this home light and bright! The kitchen features a walk-in pantry, stainless steel appliances (double ovens, microwave, gas cook top & dishwasher) and a built-in fridge. The tastefully appointed master bedroom retreat is oversized and finished with a butler area, built-in custom cabinets and his & her closets. The large master bath boasts a double								
Listing Courtesy of Realty Executives								
	FOR SALE	Preforeclosure, Notice of Trustee Sale, Active: 8/30/2019 MLS ID: 5972669						
	10051 N 118th St	Single Family Detached	5/5	4,769 sq ft	24,009	\$849,900	8/30/2019	8/30/2019 Preforeclosure
An incredible opportunity at an exceptional value! Located in one of the most desirable communities in east Scottsdale, this home may be one of the best buys on the market. Beautiful two story foyer with formal living and dining room. Great room is a perfect size with tons of windows providing a perfect amount of natural sunlight. Kitchen is upgraded with large kitchen island and plenty of cabinet space. Master retreat will give you the space you need with a beautiful fireplace, views and exceptional ensuite. Backyard is a potential resort all in its own. With a gorgeous pool, spa, bbq area, plenty of space and privacy. We have priced this to sell immediately! Don't miss it!								
Listing Courtesy of My Home Group Real Estate								

## Distressed Activity: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	<b>FOR SALE</b> * Preforeclosure, Notice of Trustee Sale, Active: 10/10/2019 <b>MLS ID: 5990166</b>							
	11329 N 118th Way	Single Family Detached	5/3	3,410 sq ft	12,310	\$775,000	10/10/2019	10/10/2019 Preforeclosure
<p>Nestled in the highly desirable Via Linda Estate on a cup-de-sac premium lot, this STUNNING CUSTOM home features OPEN FLOOR PLAN, 12' coffered ceiling, noise-block vinyl windows, 4 Titan security Iron doors, granite countertop, EXPANSIVE kitchen island, 42" maple cabinets, elegant custom drapery, wood shutters, gas fireplace with custom niches for art collections, and so much more! ORIGINAL OWNER with pride of ownership and care shows throughout the house. Huge backyard bordering desert wash with NO neighbors behind! Mature trees, full bloom desert plants, paved patio, water feature, built in BBQ, large island make it the perfect place to entertain your family and guests! Only 1/2 mile from schools including the national top rated school Scottsdale BASIS. Close to shopping/hiking trails.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								








## Recently Sold: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <b>16</b> RECENTLY SOLD	Sold Date: 9/30/2019, MLS Listing 5879641: 2/7/2019 MLS ID: 5879641							
 12722 N 114th St	Single Family Detached	5/5	3,658 sq ft	23,802	1996	9/30/2019	\$902,500	\$247
POSSIBLY THE BEST VIEWS and LOT IN NORTH SCOTTSDALE - A RARE FIND, over a half acre on the Ancala Golf and Country Club course at the base of the McDowells. Enjoy Spectacular MOUNTAIN, City Light and expansive GOLF Course VIEWS,an entertainer's DREAM! This beautifully maintained home has been continuously updated. Located in the rarely available gated community of Taliesin West, with easy 101 access.Features:5 bedrms,4.5 bath, Gourmet kitchen, Gas cooktop, newer AC,many upgrades and a floor plan perfect for family living and entertaining.The stunning backyard oasis can be viewed from all the common living areas. Enjoy the tranquility of the lush landscaping,heated pool and spa, built in bar-B-Q & island that makes outdoor entertaining a breeze.Are you ready for resort living?								
Courtesy of Hometown Usa, Llc								
 <b>16</b> RECENTLY SOLD	Sold Date: 10/30/2019, MLS Listing 5978833: 9/15/2019 MLS ID: 5978833							
 12139 N 119th St	Single Family Detached	5/4	3,872 sq ft	19,143	1996	10/30/2019	\$1,095,000	\$283
Lowest priced in Ancala Country Club. A golf course lot with beautiful mountain views. Luxurious living with a gourmet kitchen with new refrigerator and induction cooktop, disposal. Double ovens, large island, granite countertops. Generous sized split master suite offers his and hers walk in closets, custom cabinets with his and her sinks and a separate tub and shower. Backyard offers privacy with your own pool and spa with water feature. New BBQ, 4 additional bedrooms are spacious with high ceilings, ample closet space. Bed 5 is set up as office. All new in July 2019- 2 A/C units, 2 water heaters, water filtration system, reverse osmosis, electrical panel and breakers, auto garage door openers, interior paint, pool lights, ceiling fans, resurfaced pool deck. Misting system, Gas Bbq								
Courtesy of Homesmart								








## Recently Sold: 20 (cont.)

Recently Sold: 20 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<div><div><div>3</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 9/30/2019, MLS Listing 5945363: 6/26/2019</div><div>MLS ID: 5945363</div></div></div>							
12149 N 123rd Way	Single Family Detached	4/5	3,809 sq ft	16,990	2002	9/30/2019	\$955,000	\$251
<p>Enjoy entertaining and relaxing in this stunning custom-built home in a gated community on a cul-de-sac with McDowell Mountain views, ensuite bedrooms &amp; high-end finishes throughout. Your great room has a full bar for guests. The center-island eat-in kitchen with Kitchen Aid appliances opens to the family room with a 2-way gas fireplace. The spectacular grassy backyard oasis has a sparkling pool &amp; spa, terraced flagstone patio with gas fireplace &amp; fire pit, built-in gas BBQ &amp; seating, tiki torches, water features &amp; beautiful landscaping. Your luxurious master suite leads to a covered "Scottsdale" patio with mountain views, gas fireplace &amp; stairway to a view deck with 360 degree views. Home is across street from hiking trail &amp; near fantastic schools, including renowned BASIS Scottsdale.</p> <p>Courtesy of Dpr Realty Llc</p>								
	<div><div><div>4</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 9/30/2019, MLS Listing 5967673: 8/20/2019</div><div>MLS ID: 5967673</div></div></div>							
12619 E Jenan Dr	Single Family Detached	4/2	2,879 sq ft	11,925	1994	9/30/2019	\$670,000	\$233
<p>BEAUTIFUL HOME IN PRIME SCOTTSDALE LOCATION of the gated community of Sonoran Heights. Enter the courtyard where you'll be greeted with the gorgeous paver stoned entry before approaching the 8 foot french doors. This updated property features a split floor plan mixing granite, travertine, warm wood cabinetry, new tile flooring and 12' ceilings. The kitchen features a breakfast bar, nook, new fixtures and Jenn-Air SS appliances. New paint and updated window treatments create a tranquil home. Outdoors, home really shines with its covered patio and expansive stone decking surrounding a sparkling pool. Super low maintenance yard including a sport court and new artificial turf. Near stunning hiking trails, golf course and nationally ranked schools. OWNER IS A LICENSED AGENT IN ARIZONA.</p> <p>Courtesy of Homesmart</p>								
	<div><div><div>5</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 10/29/2019, MLS Listing 5980910: 9/19/2019</div><div>MLS ID: 5980910</div></div></div>							
11911 E Larkspur Dr	Single Family Detached	4/4	4,039 sq ft	24,452	1997	10/29/2019	\$1,430,000	\$354
<p>SPECTACULAR UNOBSTRUCTED views of Camelback Mtn &amp; City Lights from a single level, elevated golf course lot. Located in prestigious 24/7 guard gated Ancala, this beauty will impress all! Open concept Great Room floor plan, all new Kitchen, split Master Retreat w/TWO Water Closets &amp; dual entry Closet, separate Casita w/Kitchenette &amp; bath, spacious 3 Car Garage w/ample storage + Golf Cart stall w/separate entry.</p> <p>Courtesy of Russ Lyon Sotheby's International Realty</p>								
	<div><div><div>6</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 10/29/2019, MLS Listing 5942377: 6/18/2019</div><div>MLS ID: 5942377</div></div></div>							
13450 E Via Linda Street, Unit 1035	Patio Home	3/4	2,285 sq ft	1,887	2006	10/29/2019	\$555,000	\$243
<p>One of the most popular floor plans. Single level home with private courtyard perfect for outside entertaining and detached Casita for office or mother in law quarters. Enter the house with two full bedrooms and 2.5 baths and a gourmet kitchen for even more space for entertaining family and friends. Front private courtyard built for fun BBQ's and entertaining great gas fire pit. My clients have used this home for a private getaway through the winters. Please come and see the fantastic amenities the property has to offer.</p> <p>Courtesy of Provident Partners Realty</p>								
	<div><div><div>7</div><div>RECENTLY SOLD</div></div><div><div>Sold Date: 10/28/2019, MLS Listing 5949931: 7/8/2019</div><div>MLS ID: 5949931</div></div></div>							
12199 E Mary Katherine Dr	Single Family Detached	4/4	4,003 sq ft	24,920	1999	10/28/2019	\$990,000	\$247
<p>Looking for Backup Offers! Fabulous Home &amp; property both inside &amp; outside! Fantastic Views of Mountains to North &amp; South. Large Open Lot w/Mountain &amp; City Light Views at night! Heated Negative Edge Pool w/ Elevated Spa &amp; Water Fall pouring into pool w/ special lighting for Dramatic Outdoor Living &amp; Views. Great View Deck too. Huge rear Patio w/"Horseshoe" style Wet Bar. Nicely designed Putting Green &amp; unbelievable room for large boats &amp;/or Toy Haulers w/RV Gate. (NO HOA!) Highly customized Classic Stellar home has Grand Entry w/12' + Ceilings in main rooms &amp; walls of windows bringing in views. Travertine stone flooring thruout except Bedrooms. HUGE Kitchen Open to Grt Rm w/Gorgeous Granite Slab tops, Woven Travertine stone backsplash &amp; Stainless appls. 4 Bedrooms &amp; Bonus Rm w/Wet Bar &amp; wine cooler</p> <p>Courtesy of Realty One Group</p>								






## Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<b>8</b> <b>RECENTLY SOLD</b>	* Sold Date: 9/26/2019, MLS Listing 5947075: 7/1/2019 MLS ID: 5947075						
<b>12902 N 145th Way</b>	Single Family Detached	4/4	2,870 sq ft	9,810	2004	9/26/2019	\$695,000	\$242
REDUCED!!! BEAUTIFUL HOME IN HIGHLY DESIRABLE NE SCOTTSDALE GATED COMMUNITY. LOCATED ON AN ELEVATED LOT THAT BACKS TO THE ARROYO OFFERING MTN. VIEWS & PRIVACY. WELL MAINTAINED, NATURAL GAS, OPEN FLOOR PLAN, ATTACHED CASITA W/SEPARATE ENTRANCE FROM PRIVATE FRONT ENTRY COURTYARD, AUDIO SYSTEM THROUGHOUT. FABULOUS BACKYARD W/HHEATED POOL/SPA W/SPILLOVER & ROCK WATERFALL, BUILT-IN BBQ, INTIMATE FIREPIT AREA, & COVERED PATIO W/COMFORTABLE OUTDOOR LIVING SPACE. ENJOY ARIZONA LIVING AT ITS FINEST!!!								
Courtesy of Realty One Group								
	<b>9</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/27/2019, MLS Listing 5974232: 9/4/2019 MLS ID: 5974232						
<b>11210 E Del Timbre Dr</b>	Single Family Detached	5/6	4,403 sq ft	19,398	1993	10/27/2019	\$1,150,000	\$261
Located in highly desired, guard-gated Stonegate, this property is perfectly situated on a cul-de-sac lot in the Retreat. The high-end remodel has 5 spacious bedrooms, 5.5 bathrooms (all remodeled), a well appointed office and 3-car garage. The kitchen is the heart of this entertaining home and features gorgeous custom cabinetry, double ovens, Sub-Zero frig, two dishwashers, granite counter tops and walls of windows looking out on the fabulous backyard featuring private pool, spa, 3-hole putting green & fruit trees. Additional features include: hardwood & marble flooring, beautiful crown molding & wainscoting, north/south exposure and large laundry room with sink. Stonegate has unsurpassed community amenities including resort-style pool, spa, tennis & pickle ball courts and walking path								
Courtesy of Realty Executives								
	<b>10</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/25/2019, MLS Listing 5947376: 7/2/2019 MLS ID: 5947376						
<b>11106 N 106th Way</b>	Single Family Detached	3/3	1,950 sq ft	9,399	1980	10/25/2019	\$412,000	\$211
This Scottsdale one-story corner lot home offers a fireplace, an office, a wet bar, stainless steel appliances, granite kitchen countertops, and a two-car garage.								
Courtesy of Opendoor Brokerage, Llc								
	<b>11</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/25/2019, MLS Listing 5966851: 8/18/2019 MLS ID: 5966851						
<b>11065 N 111th St</b>	Single Family Detached	3/2	1,471 sq ft	3,200	1990	10/25/2019	\$342,000	\$232
Enjoy resort living in single story home on cul-de-sac street. Two swimming pools and a club house in the community. This home features a nice, spacious split floorplan w/ 3 bedrooms, 2 baths, vaulted ceilings and plantation shutters throughout. Two upgraded bathrooms inspired by a trip to Barcelona. Tuscan style kitchen with granite and stainless steel appliances. Cozy living room with a fireplace. Entire home has wood laminate and tile flooring for easy cleaning and maintenance! Covered patio with low maintenance backyard. Minutes from Kierland Commons, Scottsdale Quarter, TPC, West World, Shea Medical Center, hiking trails, and restaurants along the Shea corridor. Easy access to 101 and 87 freeway. Great school district, very close to Basis Scottsdale (top rated school in the USA)								
Courtesy of Clients First Realty, Llc								
	<b>12</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/25/2019, MLS Listing 5934349: 6/2/2019 MLS ID: 5934349						
<b>14605 E Corrine Dr</b>	Single Family Detached	4/4	2,925 sq ft	9,605	2004	10/25/2019	\$635,000	\$217
Stunning view home w with Casita in Hidden Hills! The walkway out front leads you through unique doors to a quaint courtyard. Walk through the front door to find beautiful tiling and a spacious living area with fireplace. The kitchen has a unique tiled breakfast bar, granite countertops, and lots of storage space. The kitchen overlooks a dining area with gorgeous light fixtures. Down the hallways, you will find 4 bedrooms, one of which is the vast master suite. The master, with an open bathroom, features a large walk in closet, double vanities, a tiled soaking tub, and a beautiful shower. Retreat to the backyard where there is a lovely pool and long, covered patio with views of the Arizona sky. New price 9-6-19 and recent touch-ups to the interior. Must see!								
Courtesy of Homesmart								

## Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<b>13</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/25/2019, MLS Listing 5965698: 8/15/2019 MLS ID: 5965698						
<b>13638 E Geronimo Rd</b>	Single Family Detached	4/3	2,875 sq ft	13,049	1994	10/25/2019	\$770,000	\$268
This beautifully maintained 4 bedroom, 2 1/2 bath home sits on a large (.3 acres) lot and backs to a huge arroyo with views of the Majestic McDowell Mountains and Saguaro Cactus! (No homes behind) Dramatic vaulted ceilings, 2 way fireplace, large family room opens to recently updated kitchen, including dry bar with wine cooler. Large master bedroom with beautiful recently updated bath with walk-in shower, jetted tub, granite counter tops. Guest bath has also been recently updated. Views from the resort like backyard is a paradise with mature landscaping, large heated pool and spa! Quiet cul-de-sac street. Close to Scottsdale Schools, BASIS School, Mayo Clinic and the 101 Freeway								
Courtesy of Russ Lyon Sotheby's International Realty								
	<b>14</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/24/2019, MLS Listing 5945247: 6/27/2019 MLS ID: 5945247						
<b>11691 N 139th Pl</b>	Single Family Detached	3/3	2,844 sq ft	9,866	1994	10/24/2019	\$583,000	\$205
Stunning home with breathtaking mountain views and tons of upgrades! Gourmet eat-in kitchen incorporates granite counters, mosaic tile backsplash, custom cabinetry, huge island with storage, stainless appliances, and an Electrolux microwave and stove. Perfect for entertaining with a double sided charming fireplace, wet bar with wine fridge, and built-in buffet. Other features include freshly painted exterior and interior, paver front walkway, tons of storage, bonus room, spacious loft, and two newer AC units. Hall bath with quartz countertop. Master suite has a balcony with mountain views and a full bath with dual sinks, granite counters, soaker tub, frameless glass shower enclosure with subway tile surround and walk-in closet. Private backyard offers mountain views, extended covered...								
Courtesy of Exp Realty								
	<b>15</b> <b>RECENTLY SOLD</b>	* Sold Date: 9/3/2019, MLS Listing 5940278: 6/14/2019 MLS ID: 5940278						
<b>11595 N 110th Pl</b>	Single Family Detached	4/3	2,450 sq ft	8,291	1988	9/3/2019	\$600,000	\$245
Gorgeous 2450 sq foot home with 4 bedroom 3 bath. Remodeled kitchen center island, with coffee bar and granite island that opens up to the rest of the home. Inviting floor plan opens up to this private backyard paradise, covered patio and gazebo with built in BBQ, and fireplace overlooking the pool and spa is perfect for entertaining in Arizona evenings. Additional storage unit on side of home.								
Courtesy of Keller Williams Arizona Realty								
	<b>16</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/18/2019, MLS Listing 5966980: 8/18/2019 MLS ID: 5966980						
<b>12068 E Bella Vista Cir</b>	Single Family Detached	4/3	3,297 sq ft	10,529	1996	10/18/2019	\$690,000	\$209
Warm & Sophisticated style, located in the beautiful guard gated community of Stonegate in Windcrest. Attention to detail is apparent as you enjoy the custom finishes, a chef's gourmet kitchen w/high end appliances, warming drawer, side/side fridge/freezer, Jenn Air range/hood, built in wine fridge, custom over-sized kitchen island all opening up into a large great room. Spacious Master with separate sitting area & large walk-in closet. Tastefully remodeled master bath w/walk-in shower & soaking tub. A true spa experience. Bedrooms 2 & 3 are adjoined by a Jack & Jill bath. Downstairs bedroom can be used as an office/den. Backyard is an entertainer's dream featuring an oversized lot with resort style pool/spa backing to wash. Orientation is the preferred North/South exposure.								
Courtesy of Russ Lyon Sotheby's International Realty								
	<b>17</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/21/2019, MLS Listing 5938984: 6/12/2019 MLS ID: 5938984						
<b>11217 N 129th Way</b>	Single Family Detached	5/4	3,720 sq ft	8,319	1989	10/21/2019	\$605,000	\$163
Sharp and light contemporary 5 Bedrooms 3.5 bath Mountain view home backs to natural area open space with fabulous mountain view. Recent updating kitchen and baths. Exquisite entry with soaring ceilings, neutral color palette, beautiful tiled floors and an amazing spiral staircase! Entry to formal living and dining rooms with large bay windows that let in the wonderful natural light. Open floor plan, eat-in kitchen and family room with feature wall, wet bar. perfect house for entertaining! Beautiful updated kitchen has custom espresso cabinets, concrete counter tops, center island -breakfast bar. The downstairs master with private backyard access. Master bath with double vanity, walk-in closet, soaking tub and separate shower. Huge upper deck views!								
Courtesy of West Usa Realty								

## Recently Sold: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<b>18</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/18/2019, MLS Listing 5910466: 4/11/2019 MLS ID: 5910466						
<b>12970 E Cibola Rd</b>	Single Family Detached	4/5	7,303 sq ft	51,834	2008	10/18/2019	\$1,850,000	\$253
Views! Privacy! Location! No HOA! This Custom Estate offers Stunning sunrises & sunsets. Vast area of protected open space enhances unobstructed views of the mountains. Home features Huge Master bedroom w/sitting area, large master bath, his-n-hers custom closets. The master wing includes separate office and home gym. Large open great room floor plan with soaring ceilings is viewed by the Gourmet kitchen with commercial grade Viking appliances, Custom Alder cabinets, Double Ovens, Heating Drawer, built-in microwave, massive slab island bar & breakfast area opens to Great Room. Walnut & Stone floors, cantera stone & Barrel ceilings throughout. Do not miss the 1,000 bottle wine room and \$100,000+ Home A/V system managed by Control 4! See it Today!								
Courtesy of Realty Executives								
	<b>19</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/21/2019, MLS Listing 5956017: 7/24/2019 MLS ID: 5956017						
<b>13708 E Geronimo Rd</b>	Single Family Detached	3/2	2,001 sq ft	9,598	1994	10/21/2019	\$525,000	\$262
Scottsdale Mountain home in gated community surrounded by natural desert on three sides, features breathtaking mountain views. Stepping through a stunning entry into porcelain wood tiles. The formal living and dining rooms flow into a Great room with gas fireplace and a large kitchen with granite counters, stainless appliances and a center island. The Master-suite with majestic vistas has a large bath and a deep walk in closet. Two other bedrooms, one used as an office. A beautiful home and patio where you will dine and watch the sunsets.								
Courtesy of Realty One Group								
	<b>20</b> <b>RECENTLY SOLD</b>	* Sold Date: 10/21/2019, MLS Listing 5955899: 7/23/2019 MLS ID: 5955899						
<b>11242 E Mercer Ln</b>	Single Family Detached	3/2	2,298 sq ft	4,590	1990	10/21/2019	\$455,000	\$198
Gorgeous complete remodel in a quiet convenient Scottsdale neighborhood close to the 101 North, shopping, dining, top rated schools & hiking! High quality porcelain tile flooring throughout with brand new carpet in the bedrooms. The fabulous remodeled kitchen features new white cabinets, Himalayan gray granite counter tops, new stainless appliances, a pantry & darling breakfast nook. This desirable floor plan includes the spacious master bed on the bottom floor with access to the private backyard oasis & sparkling pool. The master bath suite is the perfect retreat with a roman soaking tub, remodeled separate shower, new dual sinks, vanity and spacious walk in closet! This home is perfect for entertaining with a wet bar next to the formal dining. There is even a cozy upstairs to enjoy!								
Courtesy of Homesmart								

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- **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

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