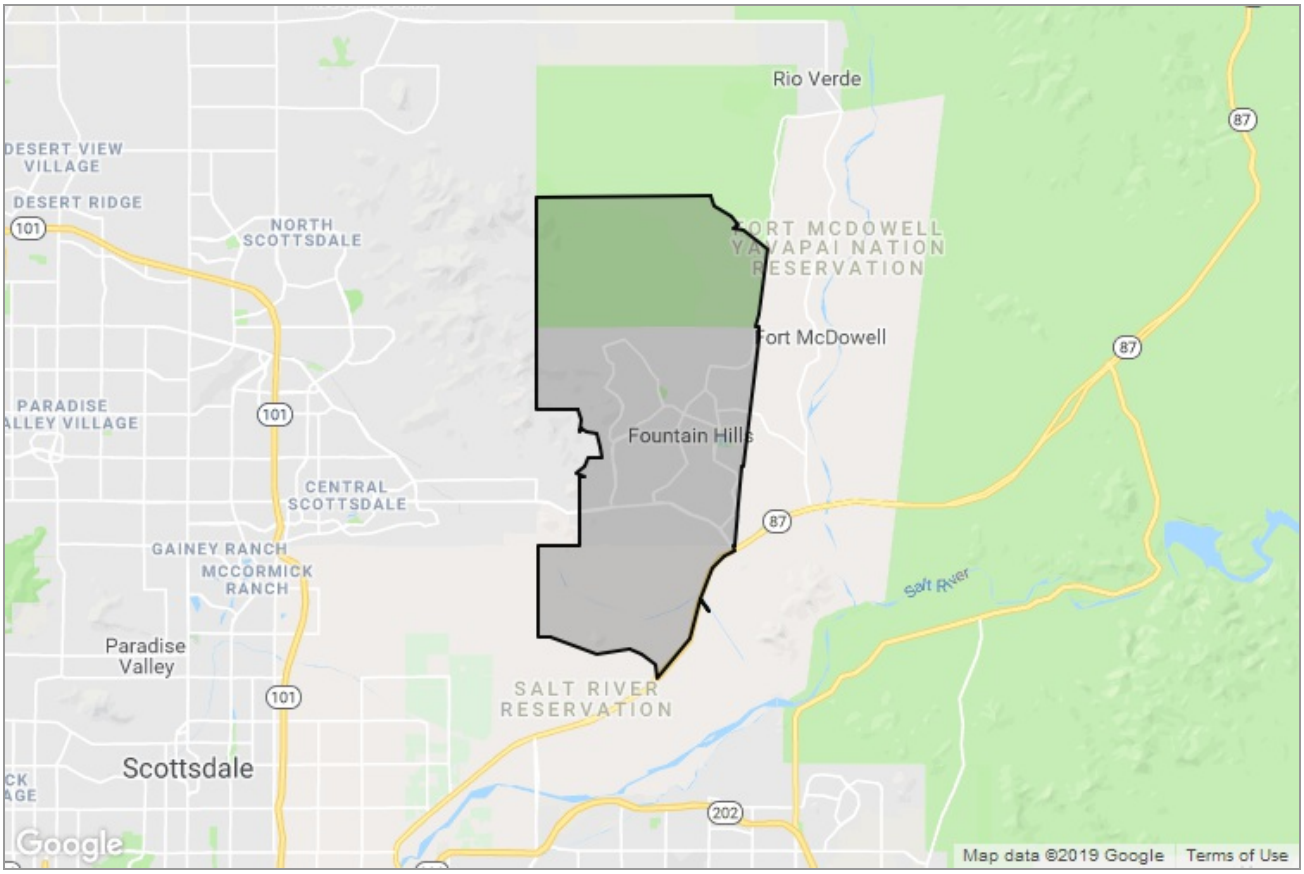
MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

For My Neighbors



Here is the Market report for the past 3 months. This report is for the entire 85268 zip code. Please let me know if you like to receive an isolated area (i.e. your neighborhood) report. I will be happy to provide it to you. Thanks, Realtor Kalim

Presented by

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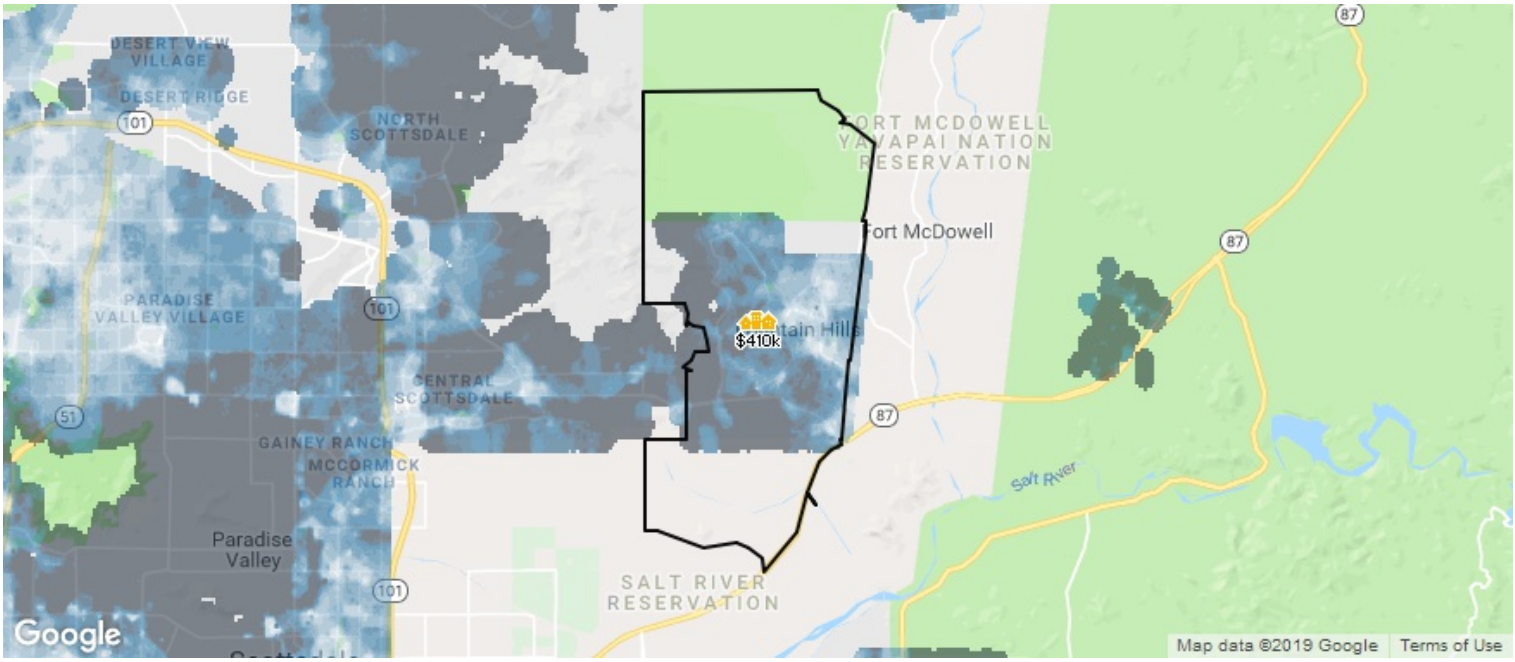
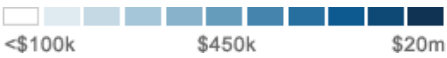
Fountain Hills, AZ 85268

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	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$410K	↑ **0.87%**	↑ **0.87%**	↑ **7.12%**	↑ **13.28%**
Updated: 1/31/2019				

*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.*

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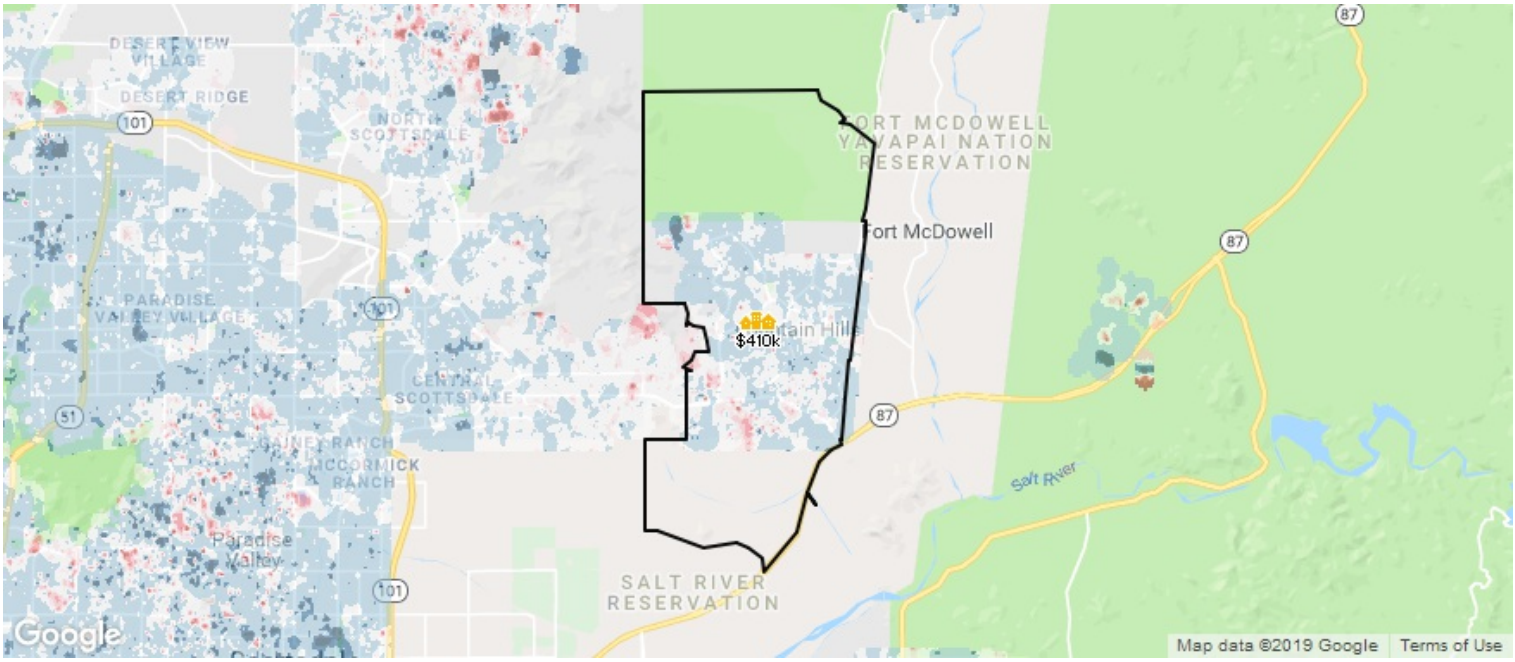
Fountain Hills, AZ 85268

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
$410K	**7.12%**	**13.28%**	**14.78%**
Updated: 1/31/2019			

*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.*

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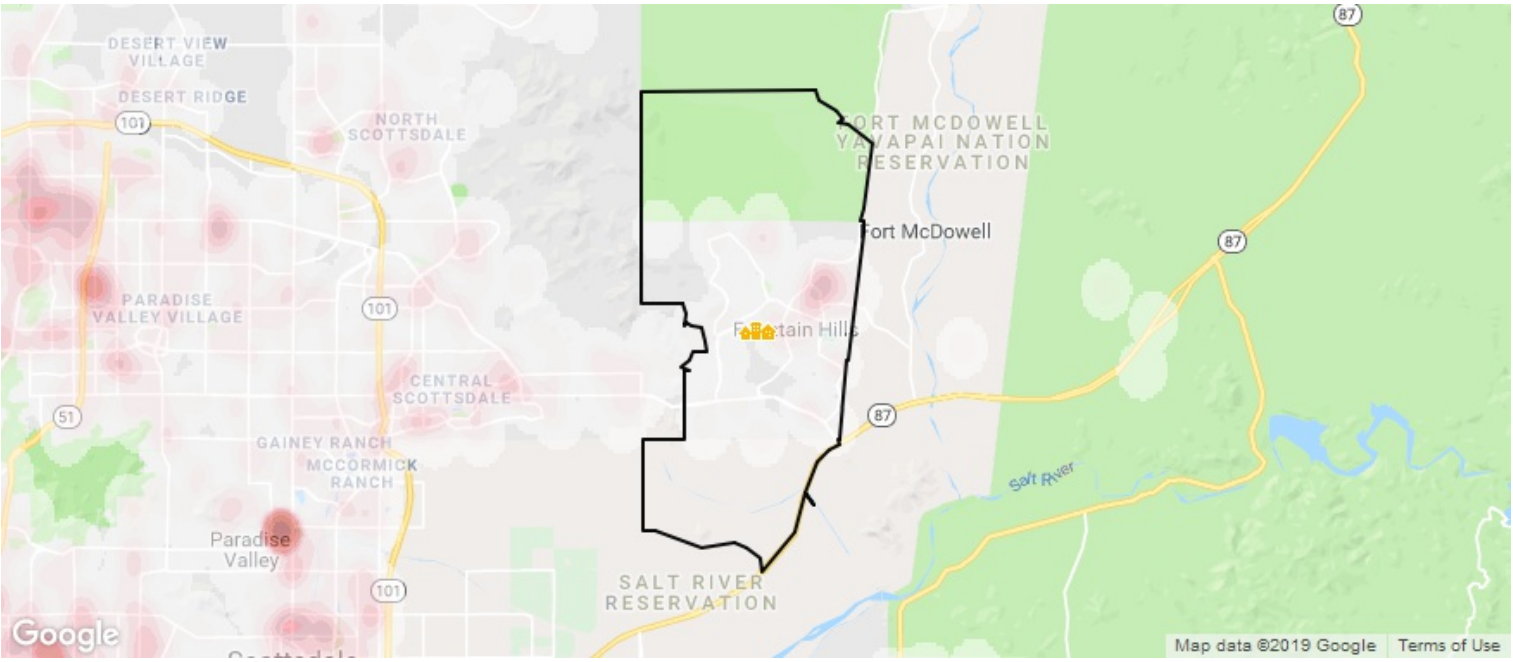
Fountain Hills, AZ 85268

Market Snapshot: Concentration of Distressed Properties



Low — High

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	# of Pre-Foreclosures	# of Foreclosures	# of Short Sales
39	**26**	**13**	**0**
Updated: 2/27/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/27/2019.*

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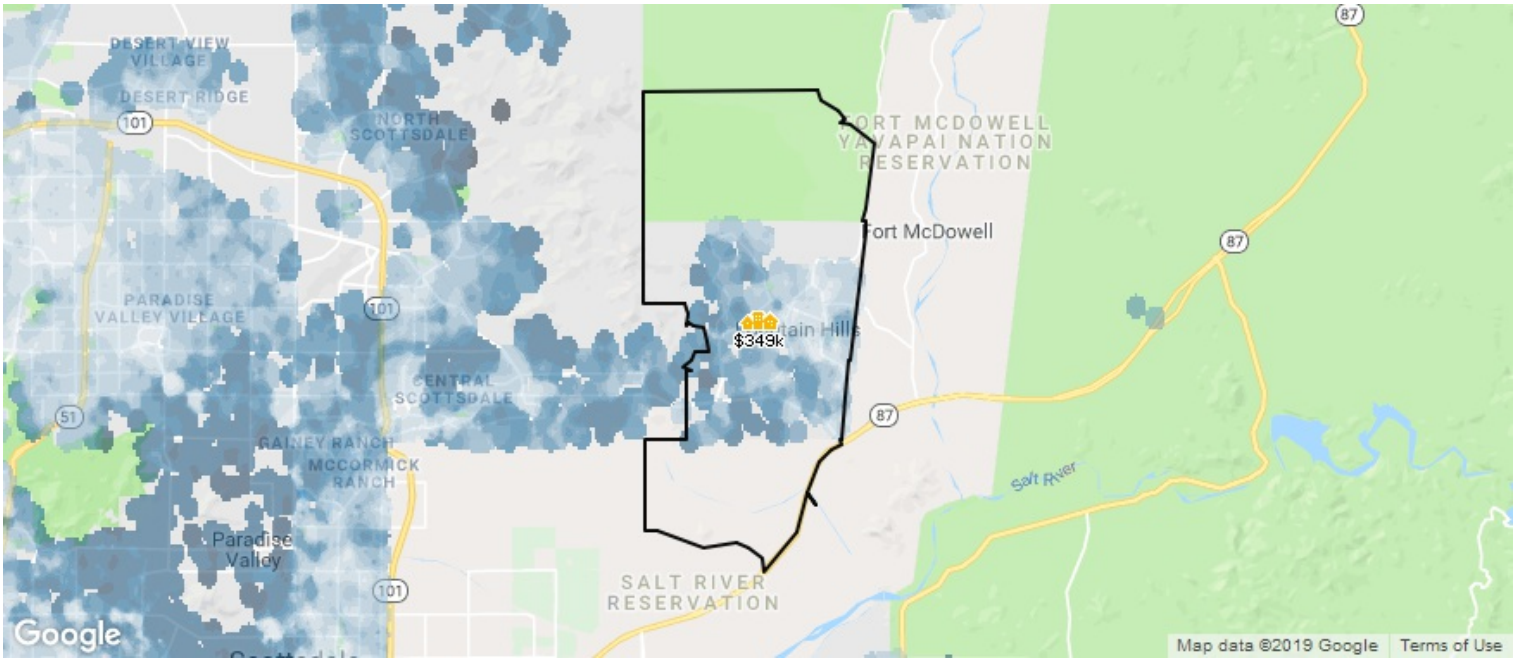
Fountain Hills, AZ 85268

Market Snapshot: Sales Price



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	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$349K	↓ **13.83%**	↓ **13.83%**	↑ **21.6%**	↑ **7.38%**
Updated: 1/31/2019				

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

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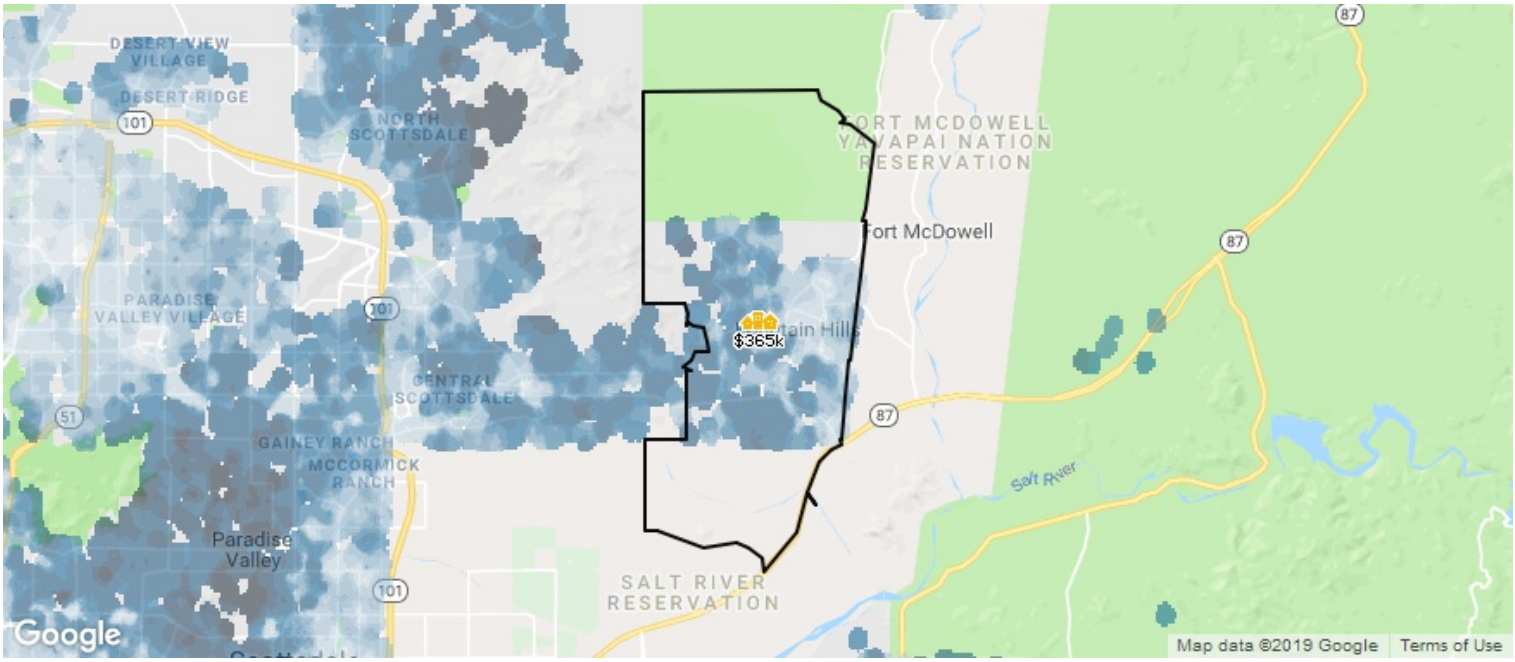
Fountain Hills, AZ 85268

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	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$365K	↓ **1.32%**	↓ **1.32%**	↑ **1.42%**	↑ **4.45%**
Updated: 1/31/2019				

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

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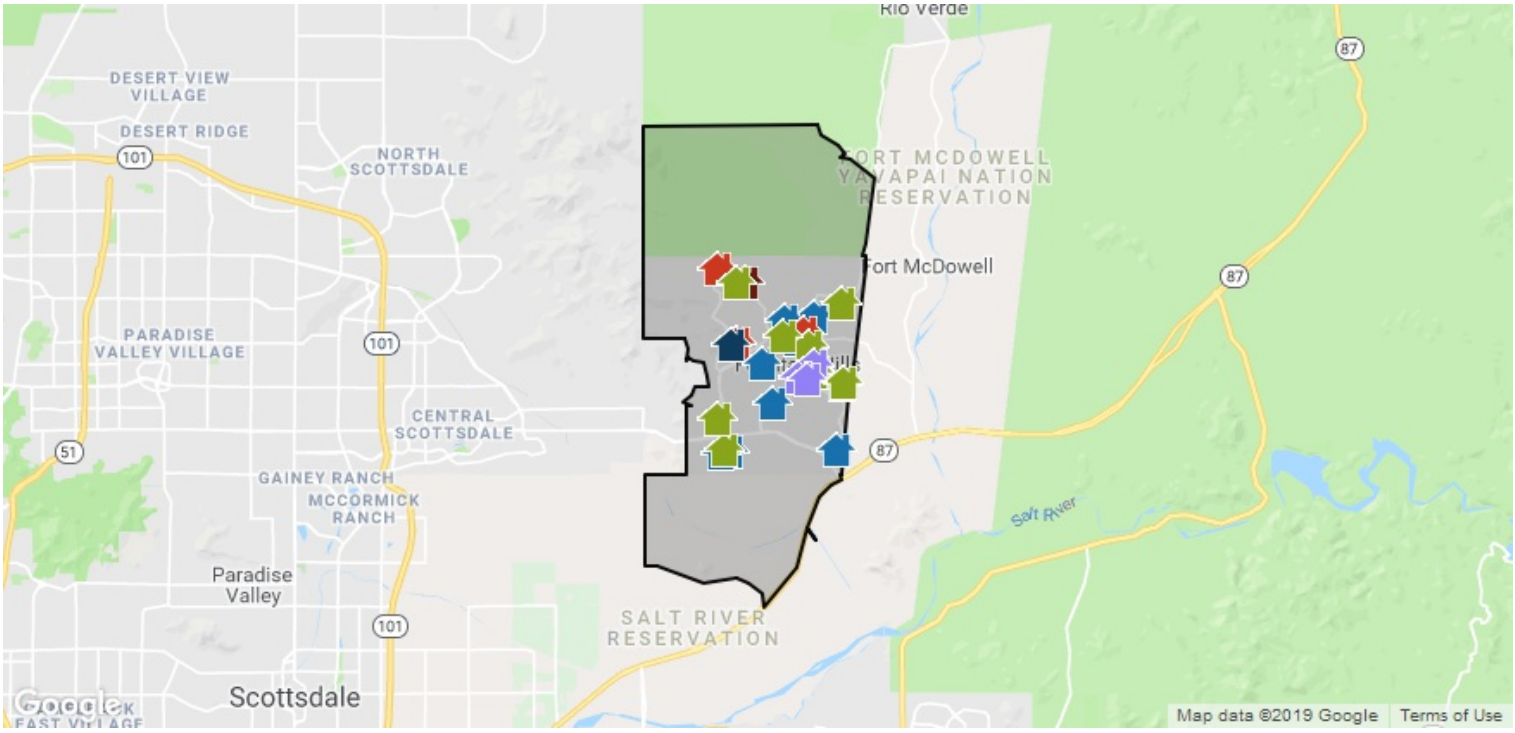
Market Activity Summary Stats



Search Criteria

Location: Fountain Hills, AZ 85268; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold, New For Lease; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop; **Beds:** 2 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold	New For Lease
Number of Properties	10	4	10	9
Low Price / Value	$154,900	$349,500	$159,000	$1,175
Median Price / Value	$434,950	$439,000	$337,500	$1,649
High Price / Value	$809,900	$809,900	$750,000	$2,225
Average Price / Sq. Ft.	$208	$205	$194	$1
Median Price / Sq. Ft.	$211	$214	$193	$1
Average Days in RPR	21	29	127	23
Median Days in RPR	14	23	89	14
Total Volume	$4,408,400	$2,037,400	$3,588,300	$10,337

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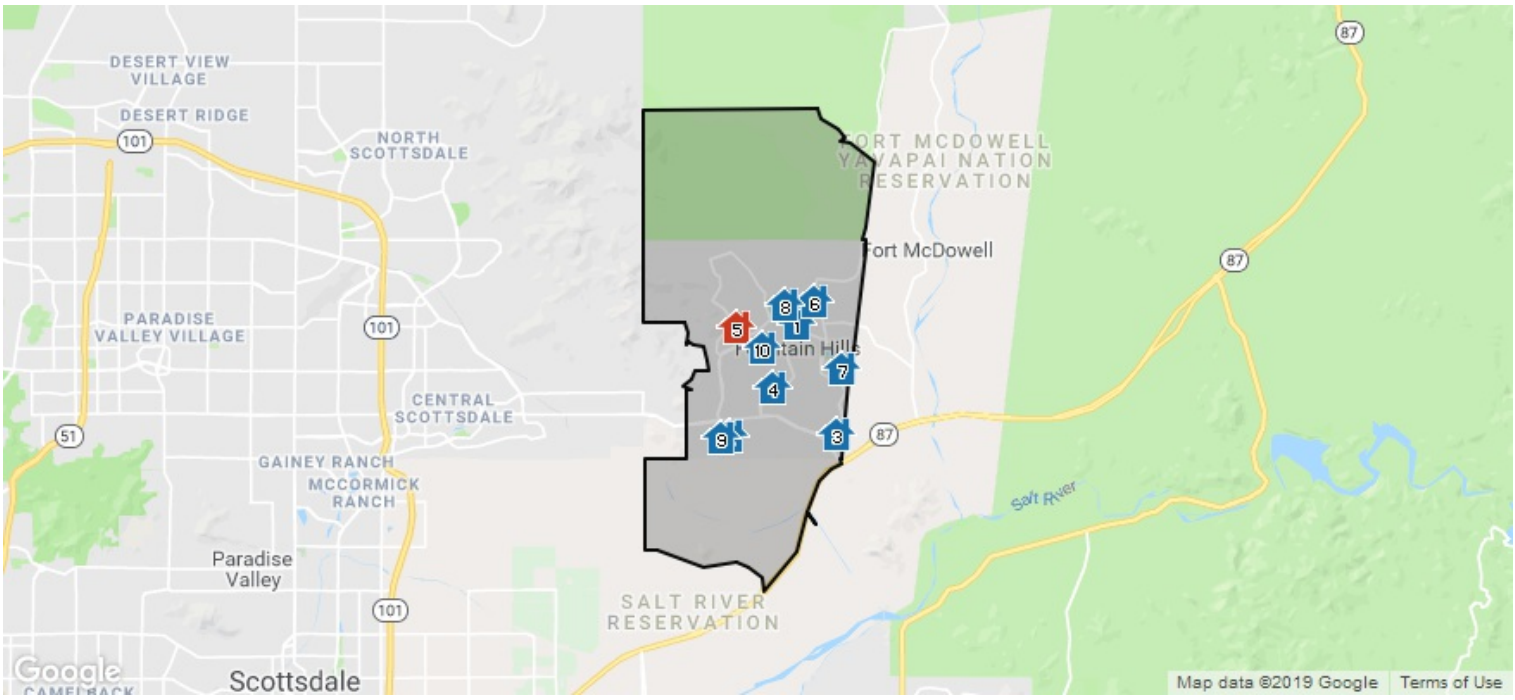
Fountain Hills, AZ 85268



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

1 FOR SALE · *Active: 2/7/2019* *MLS ID: 5880466*

16344 E Arrow Dr, Unit B1	Apartment	2/2	979 sq ft	993	1995	2/7/2019	$200,000	$204

Looking for a single level two bedroom (split plan) condo? Near to all shopping, restaurants, banks & all your basic needs. Newer tile flooring in great room, which is open to breakfast room and kitchen. Granite square tiles on kitchen cabinetry. Inside washer/dryer. Assigned carport. Privacy, backing up to common area & wash. Enjoy community pool. Great for a 2nd home or year around living. Per the Seller: the carpet will be replaced, the walls painted & the tile cleaned.

Listing Courtesy of Mco Realty

2 FOR SALE · *New, Active: 2/25/2019* *MLS ID: 5887851*

9817 N Azure Ct, Unit 1	Single Family Detached	2/2	1,764 sq ft	2,237	2003	2/25/2019	$419,900	$238

Make an offer now! Unbelievable property is now available on a cul-de-sac lot in desirable Fountain Hills. Gracious living at its finest! Providing a desert front landscaping. Amazing interior includes 2 bed, 2 bath, plantation shutters, den that can be used as a room or office, and beautiful fireplace in living room. You will absolutely love this well maintained kitchen complete with breakfast room, track lighting, ample cabinetry, sparkling clean appliances, and breakfast bar. Bright and cheerful master suite has picture windows, an impeccable full bath with dual vanity, separate tub, step-in shower, and walk-in closet. This perfect sized backyard includes a covered patio, built-in BBQ, and gorgeous mountain views. Dont wait any longer. This is the one. Call now and come see it today!

Listing Courtesy of Nexgen Real Estate

3 FOR SALE · *Active: 1/28/2019* *MLS ID: 5874495*

9723 N Baylor Dr	–	2/2	1,450 sq ft	3,480	1984	1/28/2019	$291,900	$201

Fabulous home in a small community. Vaulted ceilings, newer kitchen and baths, fireplace, separate dining room and eat in kitchen, granite countertops, stainless steel appliances, decorative concrete flooring. the large master has a walkin closet beautiful bathroom with two sinks and a private exit to the patio. Roof, water heater, light fixtures, fans paint and baseboards were replaced approx 3 years ago. A/C is only 5 years old! There's nothing to do but move in!!

Listing Courtesy of Realty Executives

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New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

4 FOR SALE · *New, Active: 2/13/2019* *MLS ID: 5882712*

15948 E Burro Dr	Single Family Detached	2/3	2,157 sq ft	9,640	1981	2/13/2019	$509,900	$236

Top quality Yoder built home with Slump block construction provides super energy efficiency! Resort style living with a very private,tranquil, huge backyard showcasing a sparkling pool, heated spa, outdoor bar with built-in BBQ & Kiva fireplace with seating area. Great VIEWS of Mountains from front yard bonus patio! Spacious open floor plan features vaulted ceilings with gorgeous exposed wood beams, wet bar & custom Alder wood accents. The gourmet kitchen offers granite counter tops, large island, beautiful cabinetry, stainless steel appliances and pendant lighting. Split Master suites have been updated. Den/office provides a possible 3rd bedroom. Plantation shutters throughout. 2 HVAC units. Most furnishings available via separate bill of sale. Seller is offering a 1 yr home warranty.

Listing Courtesy of Realty One Group

5 FOR SALE · *Preforeclosure, Notice of Trustee Sale, New, Active: 2/12/2019* *MLS ID: 5882321*

13628 N Catclaw Ct	Single Family Detached	3/4	3,523 sq ft	13,469	2000	2/12/2019	$809,900	$230

First time on Market!! Extraordinary Opportunity on this elevated Golf Course lot within coveted Sunridge Canyon Estates. Enjoy Sunrises and Sunsets with 2 Covered East and West facing patios with sweeping views of the McDowell Mountains as well as 4 Peaks. Barely lived in, Split interior floor plan with a separate Office and an Elevator!!! The Master Bedroom features a jetted tub, extra large walk in closet and a private exercise/reading room! Guest Rooms are on the opposite end of the home and have their own entrance to the Pebbletech pool. Climate Controlled oversized garage can fit as many as 6 cars with plenty of room for additional storage. Too much to list, this home must be seen in person to appreciate. All furnishings available on separate Bill of Sale!!

Listing Courtesy of Re/Max Fine Properties

6 FOR SALE · *Active: 12/7/2018* *MLS ID: 5855077*

14645 N Fountain Hills Blvd, Unit 201	–	2/2	986 sq ft	1,073	1988	12/7/2018	$154,900	$157

This is the lifestyle you deserve! Living is easy in this impressive, generously spacious residence! The open floor plan encompasses 2 spacious bedrooms with plenty of room for study, sleep and storage. Two luxurious bathrooms, and a sleek and stylish gourmet kitchen that flows through to the dining room. The expansive living room opens up to a spacious rear balcony and showcases a cozy fireplace. The master bedroom, complete with stunning wood flooring, ensures parents have a private space where they can enjoy! Come enjoy the mountain views at the Villas at Club Mirage! This is a beautiful community you will enjoy for years to come! Look no further! Book your showing today! Your dream home awaits!

Listing Courtesy of Exp Realty

7 FOR SALE · *New, Active: 2/25/2019* *MLS ID: 5888055*

12232 N Gambel Dr	Single Family Detached	3/2	1,661 sq ft	4,508	1994	2/25/2019	$363,000	$219

Fabulous Remodel!! 3 Bedroom, 2 bath w/2 car garage in Beautiful community. Remodeled in today's color pallet. Beautiful new tile throughout. Kitchen offers large breakfast bar, Quartz counters, upgraded appliances, newer backsplash & plenty of cabinets. Newer light fixtures & ceiling fans throughout w/ newer plumbing fixtures too. Both bathrooms have been remodeled beautifully w/ shower tile surrounds, vessel sinks, light fixtures, glass shower enclosure & framed mirrors (MB) Home has a water softener & water filter system. Backyard has lush landscaping and 2 tiled patios, great for entertaining. Grapefruit, Orange & Lemon trees. Garage has epoxy floors & built in cabinets. Community pool close by too. HOA covers Basic TV Cable, Garbage & Community heated pool. Blocks from the Fountain.

Listing Courtesy of Homesmart

8 FOR SALE · *New, Active: 2/26/2019* *MLS ID: 5888148*

16218 E Glenview Pl	Single Family Detached	3/2	1,830 sq ft	7,166	1995	2/26/2019	$450,000	$246

MOUNTAIN VIEWS! This single level home has an Open Floor Plan and spacious Great Room, tile is throughout the entire home. Cozy 2 way fireplace that opens into the Formal Living room. Kitchen has updated appliance to include a new dishwasher and a Viking stove/oven (propane). Plantation shutters accent the home throughout. This home has all the right rooms, 3 bedrooms, Master Bedroom is generous in size along with an en suite bath and an exit directly to the patio. This home has a spacious separate office. Garage has attached cabinets for storage and newly epoxied floor. Covered Patio w/ speaker has a built in barbecue grill, opens to the pool area for wonderful entertaining. The PEFECT HOME!!

Listing Courtesy of West Usa Realty

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New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

8 FOR SALE · *New, Active: 2/26/2019* *MLS ID: 5888316*

9626 N Indigo Hill Dr	Single Family Detached	5/4	3,718 sq ft	8,864	1999	2/26/2019	$719,000	$193

ATTN INVESTORS! PRICED TO SELL! ON GOLF COURSE! THE MOST SPECTACULAR VIEWS! of Golf course, city lights, mountains! MILLION DOLLAR VIEWS FOR UNDER A MILLION! Entertainment paradise with Amazing views. Lots of space w/5BR + Huge bonus room (large office or play room) + library. kitchen w/maple cabinets. World renowned, guard gated, golf community just a few short minutes to Scottsdale, world-class shopping & entertainment, the Mayo Clinic. THIS ONE WON'T LAST! UNDER $200 PER FOOT! CHECK THE COMPS! CALL US TODAY!

Listing Courtesy of Hague Partners

10 FOR SALE · *Active: 1/1/2019* *MLS ID: 5861840*

15751 E Jericho Dr	Single Family Detached	4/3	3,185 sq ft	15,455	1995	1/1/2019	$489,900	$154

Over 1/3 acre premium VIEW lot! Original owner has priced this to sell fast at $153 sq.ft. Wow! Enjoy Fountain & Mountain VIEWS from your oversized back yard with plenty of room for a future pool, putting green, kids play area etc. True 4 bedroom home (one on main level) plus a loft area provide all the space you need. Formal living & dining rooms. Additional Family room with fireplace opens the chef's Kitchen showcasing Granite counters, 5 burner Induction stove top, GE Profile double ovens & large walk-in pantry. Master suite offers a large balcony with amazing Mountain & City light VIEWS. New Tiger Paw Concrete tile Roof in 2015 w/ warranty thru 2025. One HVAC new in 2015. Unique "no squeak" floors in upper level of home. Seller is offering a 1 Yr Home Warranty. Spa conveys as-is.

Listing Courtesy of Realty One Group

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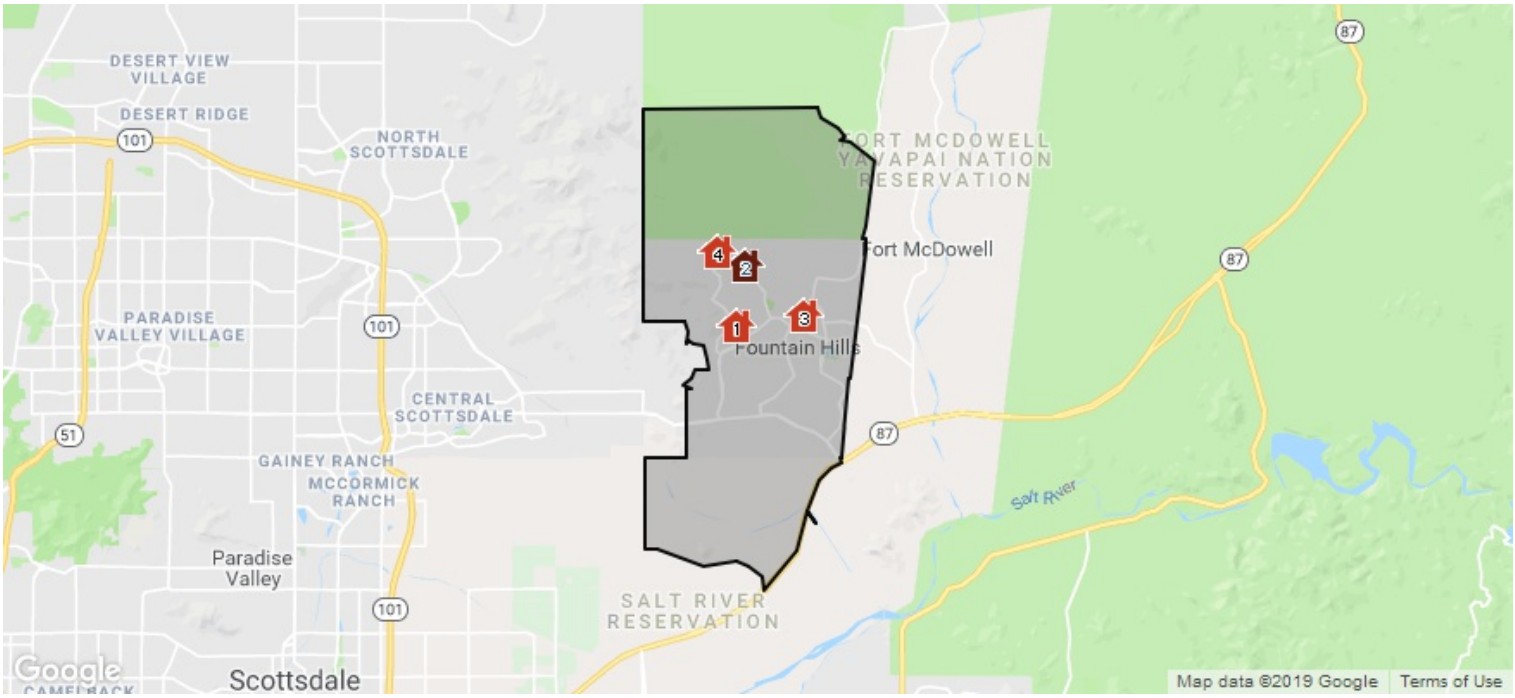

Distressed Activity: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status

1 FOR SALE · *Preforeclosure, Notice of Trustee Sale, New, Active: 2/12/2019* *MLS ID: 5882321*

13628 N Catclaw Ct	Single Family Detached	3/4	3,523 sq ft	13,469	$809,900	2/12/2019	2/12/2019	Preforeclosure

First time on Market!! Extraordinary Opportunity on this elevated Golf Course lot within coveted Sunridge Canyon Estates. Enjoy Sunrises and Sunsets with 2 Covered East and West facing patios with sweeping views of the McDowell Mountains as well as 4 Peaks. Barely lived in, Split interior floor plan with a separate Office and an Elevator!!! The Master Bedroom features a jetted tub, extra large walk in closet and a private exercise/reading room! Guest Rooms are on the opposite end of the home and have their own entrance to the Pebbletech pool. Climate Controlled oversized garage can fit as many as 6 cars with plenty of room for additional storage. Too much to list, this home must be seen in person to appreciate. All furnishings available on separate Bill of Sale!!

Listing Courtesy of Re/Max Fine Properties

2 PENDING · *Preforeclosure, Notice of Trustee Sale, Pending* *MLS ID: 5873707*

15467 E Golden Eagle Blvd	Single Family Detached	3/2	2,210 sq ft	11,996	$479,000	1/25/2019	1/25/2019	Preforeclosure

Beautiful mountain & sunset views, fantastic location in Fountain Hills. 3-bdrm, 2-ba, den/office, spacious living & dining rm, kitchen w/cozy dinette is open to family rm w/fireplace. Step out to covered patio & enjoy the fantastic views. Large backyard & patio w/sparkling pool. Floorplan has master bedroom split from the other 2 bedrooms. 3-car garage w/epoxy floor.

Listing Courtesy of Re/Max Fine Properties

3 FOR SALE · *Foreclosure, Notice of Trustee Sale, New, Active: 2/21/2019* *MLS ID: 5886255*

16601 E Cotswold Ct	Single Family Detached	3/2	1,654 sq ft	11,848	$349,500	2/21/2019	2/21/2019	Foreclosure

Incredible opportunity to own this genuine corner lot property located on a quiet cul-de-sac with mountain views and no HOA! 2.5 car over-sized garage, brand new A/C and air handler, plus new water heater 2018! Fabulous re- painted interior providing split 3 bed, 2 bath. Living/dining area, vaulted ceilings, luxurious light fixtures throughout, and beautiful wood burning tiled fireplace in living room. Dreamy eat-in kitchen offers sparkling black appliances, ample cabinetry, tiled back-splash, plenty of counter-top space, and a pantry. Bright master suite showcases private exit to patio, and lavish full bath with dual vanity, separate tub, and step-in shower. Huge backyard with extended covered patio and RV gate is ideal to build a pool or create your own oasis landscaping.

Listing Courtesy of Re/Max Desert Showcase

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Distressed Activity: 4 (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status

4 FOR SALE · *Preforeclosure, Notice of Trustee Sale, Active: 12/23/2018* *MLS ID: 5860067*

14906 E Kit Fox Pl	Single Family Detached	4/3	2,477 sq ft	17,454	$399,000	12/23/2018	12/23/2018	Preforeclosure

MOTIVATED SELLER **SUBMIT ALL OFFERS TODAY!Beautiful Custom Home w/ 4 Bedrooms, 3 Baths, over 2,477 sq ft and guest suite! The home perfectly placed with mountain views from every angle.. Entertaining home with two way fireplace to warm up living room and family room for guests.. maybe place a baby grand piano at Formal dining room. Kitchen complete with mid-century style cabinets, granite counter-top computer niche, eat-in kitchen and breakfast bar. Master suite complete with jacuzzi tub, shower, walk-in closet and exit to covered patio for morning coffee mediation... Guest suite has master bedroom that connect to den that's for perfect man cave room.... Enjoy picking fresh fruit off the citrus trees and pick a bouquet of roses from the backyard as you watch the sunse

Listing Courtesy of Realty One Group

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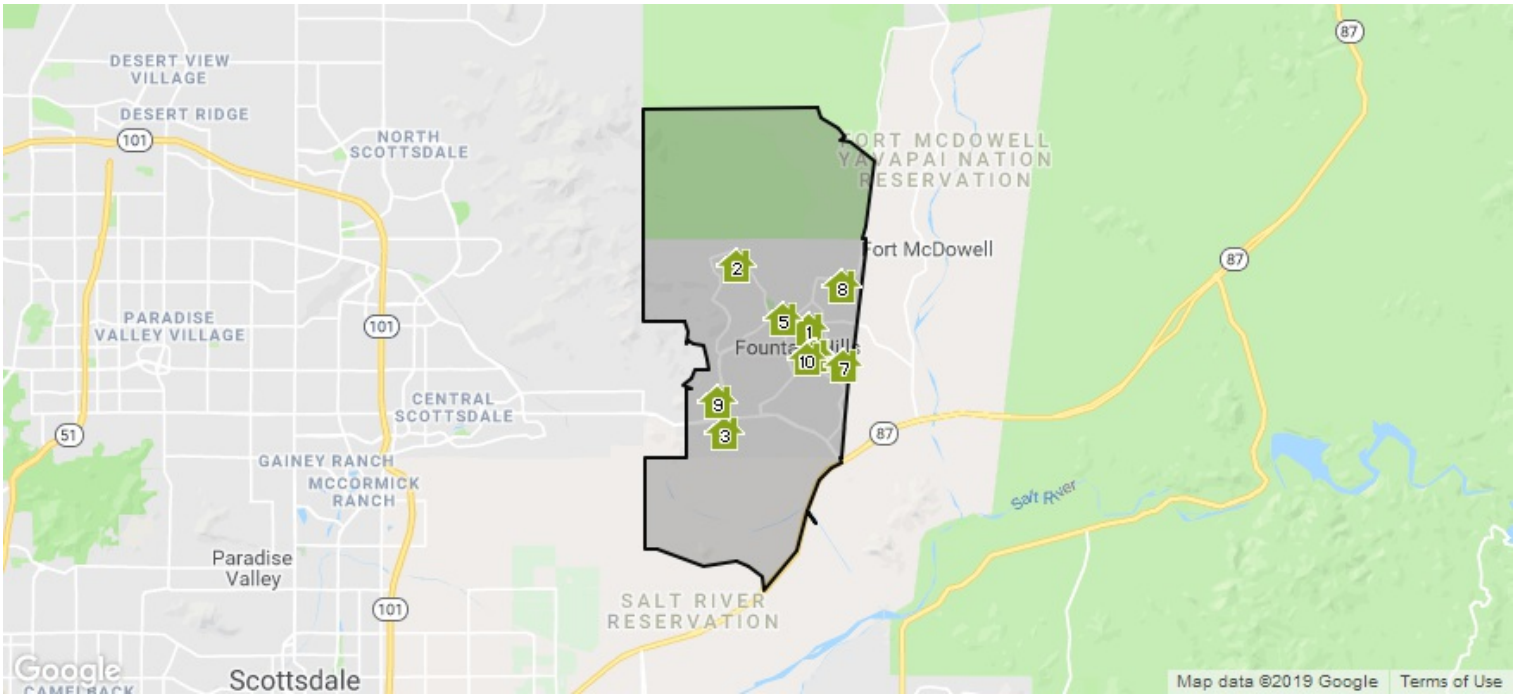

Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

1 RECENTLY SOLD · *Sold Date: 2/25/2019, MLS Listing 5860966: 12/28/2018* *MLS ID: 5860966*

16624 E Almont Dr, Apt 102	Apartment	3/3	1,364 sq ft	659	1985	2/25/2019	$169,400	$124

THIS 3 BD. / 2.5 BA. CONDO IS TO BE SOLD AT AUCTION.

Courtesy of The Larsen Company Real Estate And Auctions

2 RECENTLY SOLD · *Sold Date: 2/25/2019, MLS Listing 5798584: 7/26/2018* *MLS ID: 5798584*

16010 N Aspen Dr	Single Family Detached	4/2	2,336 sq ft	10,995	1985	2/25/2019	$474,900	$203

This Extremely well-maintained territorial offers a unique floor plan with numerous updates as well as lots of charm and character. Gorgeous new resort style guest bath with wood look tile flooring and walk in stone shower. Anderson wood windows & doors throughout. Skylights everywhere. Updated kitchen with granite counters, 42" cabinets, island with breakfast bar and nook that opens to cozy family room with fireplace, beamed ceiling, wood mantel & flagstone hearth - Arcadia door leads to very serene and private setting backing to huge wash with no neighbors behind. Spacious master has newer travertine bath with tile flooring and updated cabinets. Lot extends 12 feet past Kiva. Beautiful sunset views. 4th bedroom is being used as an office. Seller may consider owner financing.

Courtesy of Re/Max Prime

3 RECENTLY SOLD · *Sold Date: 1/25/2019, MLS Listing 5853703: 12/4/2018* *MLS ID: 5853703*

15024 E Desert Willow Dr	Single Family Detached	3/2	1,832 sq ft	6,652	1999	1/25/2019	$415,000	$227

Charming single level home w/in the Prestigious Guard Gated Golf Community of Eagle Mountain. 3 bdrms-2 baths. 3rd bdrm used as Den/Office w/double door entry. Open, spacious floorplan, lots of natural light, eat-in-kitchen, granite counters, breakfast bar, recessed lighting, arcadia door to covered patio, family room w/gas fireplace, nice size master bdrm, master walk-in closet. Pride of ownership shows throughout. Ceiling fans, laundry room w/cabinets, 2 car garage w/built-in storage, nice size low maintenance yard. Multiple upgrades. New paint throughout, upgraded vanities, new shower faucets, new wood floors throughout, new fireplace front. Enjoy the views at the Eagle Mountain Clubhouse while dining or shopping in the Pro Shop. Residents receive discounted golf rates.

Courtesy of Homesmart

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Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

4 RECENTLY SOLD · *Sold Date: 2/25/2019, MLS Listing 5748777: 4/8/2018* *MLS ID: 5748777*

16800 E El Lago Blvd, Unit 2043	Apartment	2/2	1,873 sq ft	1,903	2005	2/25/2019	$355,000	$190

Best deal available now in downtown Fountain Hills! Premiere condo community, located next to the pool with resort like views. 2 bd/2bth with den. Large two car garage with extra storage. One owner condo and upgraded to the max! All new appliances, new carpet in living room, stacked stone fireplace and facing wall. Plantation shutters throughout and custom paint. 1873 sft of bright, comfortable luxury. Gated community boasts year round heated pool, hot tub and fitness center. HOA fee of $245 covers internet and TV, and all equipment. HOA has excellent reserves. Walking distance to downtown events, art fairs, Fountain Park, library, community center, post office, grocery stores, shopping and dining nearby. Motivated sellers.

Courtesy of Kelleher Realty & Associates

5 RECENTLY SOLD · *Sold Date: 2/25/2019, MLS Listing 5853428: 12/3/2018* *MLS ID: 5853428*

16156 E Palisades Blvd	Single Family Detached	2/2	1,258 sq ft	9,997	1984	2/25/2019	$325,000	$258

PRICED REDUCED $5000 UNDER RECENT APPRAISED VALUE, INSTANT EQUITY.Views, views, views! Gorgeous sunrise, mountain views and the fountain. Also view the fireworks from your pool on 4th of July. This home is all about the backyard! Large covered patio the length of the house, private pool with a pool heater/cooler and beautiful desert landscaping. View fencing encloses back yard (snake fencing also installed). Newer front door, iron security gate, lighting, fans. A new wall oven and A/C compressor this year. Both bedrooms have room for king-size beds. In the kitchen the pantry and lower cabinets have roll-out drawers, lots of kitchen storage.

Courtesy of Coldwell Banker Residential Brokerage

6 RECENTLY SOLD · *Sold Date: 2/24/2019, MLS Listing 5881459: 2/7/2019* *MLS ID: 5881459*

16800 E El Lago Blvd, Unit 2066	Apartment	2/2	1,348 sq ft	1,452	2005	2/24/2019	$265,000	$197

BRILLIANT REMODELED CONDO IN GATED COMMUNITY NEXT TO THE YEAR ROUND HEATED POOL! 1 CAR GARAGE, 2 BD/1.75 BATH WITH VIEWS TO THE NORTH. KITCHEN GORGEOUSLY REMODELED, UPGRADED TILE THROUGHOUT. HEALTHY HOA WITH OVER 700K IN RESERVES. LOCATED IN SCENIC DOWNTOWN FOUNTAIN HILLS.

Courtesy of Kelleher Realty & Associates

7 RECENTLY SOLD · *Sold Date: 2/25/2019, MLS Listing 5870510: 1/18/2019* *MLS ID: 5870510*

17236 E Quail Ridge Dr	Patio Home	3/2	1,641 sq ft	4,500	1990	2/25/2019	$340,000	$207

Morningside Lakeside home is nice and clean and ready to move in, Cabinets in the garage for storage, with Epoxy Floor. Great open living space with dining area, Walk-in shower in master and extra space for moving around, 2nd bedroom with built-ins and Murphy Bed, Backs to wash, with great views and no homes behind. Stainless steel appliances, Refrigerator, washer, and dryer. Updated Anderson windows.

Courtesy of Mco Realty

8 RECENTLY SOLD · *Sold Date: 2/19/2019, MLS Listing 5842417: 11/3/2018* *MLS ID: 5842417*

17229 E El Pueblo Blvd	Single Family Detached	3/2	1,767 sq ft	10,001	1986	2/19/2019	$335,000	$190

ABSOLUTELY lovely recently remodeled 3 bed/2 bath light & bright single level home with no steps. Sure to please the most discriminating buyer! This meticulously maintained home exudes extraordinary charm and is move-in ready, waiting for you to enjoy all that AZ living has to offer both indoors & out. This very open floor-plan offers ample everyday living & entertaining space with beautiful high vaulted ceilings. The master bedroom features plenty of storage space with an ex-large walk-in closet and built-in shelving. Low maintenance landscaping and easy Lock & Leave. Extra PLUS = NO HOA!

Courtesy of Russ Lyon Sotheby's International Realty

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Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

9 RECENTLY SOLD · *Sold Date: 1/24/2019, MLS Listing 5753728: 4/18/2018* *MLS ID: 5753728*

10915 N Mountain Vista Ct, #20	Single Family Detached	4/4	4,072 sq ft	4,485	2010	1/24/2019	$750,000	$184

TRUE 180 DEGREE VIEWS!! Vast Array of windows showcasing Arizona's famous Jaw Dropping Sunsets. INVESTORS- Last sale 7/25/17 on this street was at $930,000 and 400 sqft smaller!!! Enjoy coffee while soaking in 180 degree views from almost every room!! Great Room Plan. Dacor appliances, Slab Granite kitchen with handsome hardwood cabinetry. Master as well as Second master on the main floor each en suite & walk-in closets. Four Bedrooms, 3 1/2 baths plus an office/bonus room. Interior just professionally repainted.Two Masters on main floor.Lower level family room, wet bar plus two more spacious bedrooms one with bath and both have views. Walk out to heated Pool, Spa, and Patios. Great Lock and Leave. $40k PRICE DROP!!!

Courtesy of Re/Max Excalibur

10 RECENTLY SOLD · *Sold Date: 2/22/2019, MLS Listing 5849471: 11/20/2018* *MLS ID: 5849471*

16540 E Gunsight Dr, Unit 2004	Apartment	2/2	1,010 sq ft	104	1988	2/22/2019	$159,000	$157

With an ideal central location and superior access to everything Fountain Hills has to offer, as well as Mazatzal AND McDowell Mountain views, you'll be hard-pressed to find a more attractive value in a Fountain Hills condo. This front-to-back split bedroom floor plan with totally open living spaces features recently installed wood laminate floors & window treatments throughout. A private north-facing balcony provides a private outdoor setting from which you can appreciate the scenery in year-round shade, while the community pool & spas offer a respite from hot summer days OR cold winter nights. Virtually every destination, amenity, or restaurant in town you'll want to visit is just a few hundred yards to 3/4 mile away. What exactly is it that you're waiting for? Check this one out TODAY!

Courtesy of Long Realty The Fox Group

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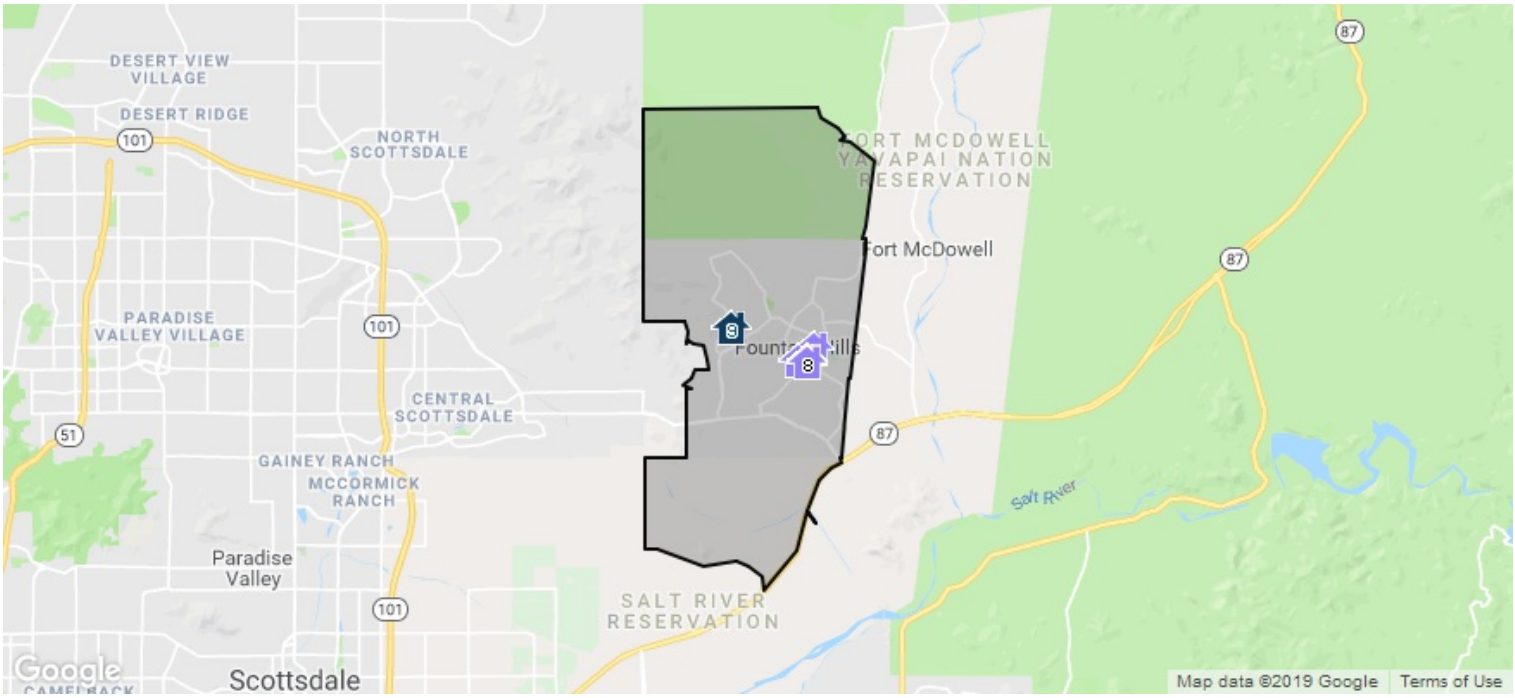

New For Lease: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
16725 E Avenue Of The Fountains, #C-324	Apartment	3/2	1,347 sq ft	–	2017	12/22/2018	$2,140	$2

1 FOR LEASE • *Active: 12/22/2018* *MLS ID: 5859920*

TEN WEEKS FREE RENT!* Gorgeous and contemporary 3 bedroom unit has dual master-bedrooms with en-suite bathrooms in resort community of Fountain Hills! Enjoy mountain views and designer finishes in this open-concept split floor plan include wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit

Courtesy of Nest Realty

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
16725 E Avenue Of The Fountains, #D-206	Apartment	2/2	1,020 sq ft	–	2017	2/26/2019	$1,499	$1

2 FOR LEASE • *New, Active: 2/26/2019* *MLS ID: 5888288*

SIX WEEKS FREE!* Beautiful pool views from this contemporary 2 bedroom in resort community of Fountain Hills available now!Enjoy views of the resort pool and courtyard along with designer finishes in this open-concept split floor plan includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit.

Courtesy of Nest Realty

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New For Lease: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.

3 FOR LEASE · *New, Active: 2/26/2019* *MLS ID: 5888283*

16725 E Avenue Of The Fountains, #D-312	Apartment	2/2	1,020 sq ft	–	2017	2/26/2019	$1,499	$1

SIX WEEKS FREE!* Gorgeous and contemporary 2 bedroom in resort community of Fountain Hills with pool views available now!Enjoy views of the resort pool and courtyard along with designer finishes in this open-concept split floor plan includes wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit.

Courtesy of Nest Realty

4 FOR LEASE · *New, Active: 2/26/2019* *MLS ID: 5888301*

16725 E Avenue Of The Fountains, #D-331	Apartment	2/2	1,207 sq ft	–	2017	2/26/2019	$1,799	$1

TEN WEEKS FREE RENT!* Pool view from this gorgeous and contemporary unit with dual master-bedroom/en-suite bathrooms located in a resort community of Fountain Hills! Designer finishes in this open-concept split floor plan include wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit.

Courtesy of Nest Realty

5 FOR LEASE · *Active: 12/22/2018* *MLS ID: 5859921*

16725 E Avenue Of The Fountains, #D-410	Apartment	3/2	1,347 sq ft	–	2017	12/22/2018	$2,225	$2

TEN WEEKS FREE RENT!* Gorgeous mountain views from this contemporary 3 bedroom unit has dual master-bedrooms with en-suite bathrooms in resort community of Fountain Hills! Designer finishes in this open-concept split floor plan include wide-plank flooring, gourmet kitchen with quartz counters, tile backsplashes, stainless appliances, breakfast bar. Private patio. Full-size washer/dryer in separate laundry room inside unit. Pet-friendly luxury community with resident fitness center, clubhouse with lounge and entertainment area, expansive resort pool and spa, BBQ stations, climate controlled interior corridors and 24-hour parcel concierge. *Restrictions Apply. Price/special/availability subject to change without notice. Photos are renderings of community and unit

Courtesy of Nest Realty

6 FOR LEASE · *New, Active: 2/16/2019* *MLS ID: 5884566*

16424 E Desert Sage Dr	Residential Vacation Rental	3/2	1,836 sq ft	11,343	1994	2/16/2019	–	–

Fully Furnished, 3 bed + Den light-filled home. Just bring your suitcase. Walking distance to all in downtown. Mountain & City Fountain views are seen from the full back patio. 3 car garage. 1 King bed, 2 Queens & sleeper sofa. Only available 4/1/2019 through 12/30/2019. 4 HD TV's Hi-End Dish Network pkge. WIFI, Water/Sewer, Landscaping included. Lessor is related to Owner. Currently occupied. Fenced in back yard. Already BOOKED for Winter 2020 @ $5,200. per month.

Courtesy of Coldwell Banker Residential Brokerage

7 FOR LEASE · *Active: 1/29/2019* *MLS ID: 5875274*

16540 E Gunsight Dr, Unit 1003	Apartment	2/2	1,010 sq ft	1,032	1988	1/29/2019	$1,175	$1

Ground level unit, 2 bedrooms with extra area for den. Close to Downtown area.

Courtesy of Cpl Properties

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New For Lease: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.

FOR LEASE • *New, Active: 2/12/2019* *MLS ID: 5884570*

16615 E Gunsight Dr, #A113	Residential Vacation Rental	2/2	1,511 sq ft	–	1984	2/12/2019	–	–

Perfect Patio Home (not a condo)Temp. Housing for 3-9 Mos. Most utilities included. Dish Network 200 channels. Avail 4/1-12/30 ONLY Fully Furnished and Accessorized (3 HDTVs & WIFI) townhouse in a quiet, secure complex near downtown shops, restaurants, and Fountain Park. Vaulted ceilings in open plan, LR and DR. King beds in 2 bedrooms. Den is 3rd bedroom w/ sleeper sofa. Large kitchen with newer stainless appliances. Pool/Spa near front door. Pets considered (1 Dog max). Covered patio w/ private grill. Tenant reimburses for electric in off season. . Booked for winter 2020 @ $4,100. per month.

Courtesy of Coldwell Banker Residential Brokerage

PENDING LEASE • *Pending: 2/1/2019* *MLS ID: 5876741*

13641 N Mesquite Ln	Single Family Detached	3/3	3,012 sq ft	10,141	1999	2/1/2019	$3,200	$1

This stunning golf course home is light, bright and neutral throughout.. Located on the 3rd hole at Sun Ridge Canyon Golf Course residents can swim and sun while the overlooking the beautiful fairway and surrounding mountains. You'll love the 12 foot ceilings. The master suite is enormous and has direct access to patio and pool. There is a large 3 car garage for all the toys. The backyard features a gas grill, firepit and sparkling pebble tec pool with water feature. Seldom will you find such a lovely home come available in Fountain Hills. Tenant rights do apply. Tenant is very cooperative. Call tenant for appt to show. do not use showing time.

Listing Courtesy of Guardian Realty & Mgmt, Inc

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