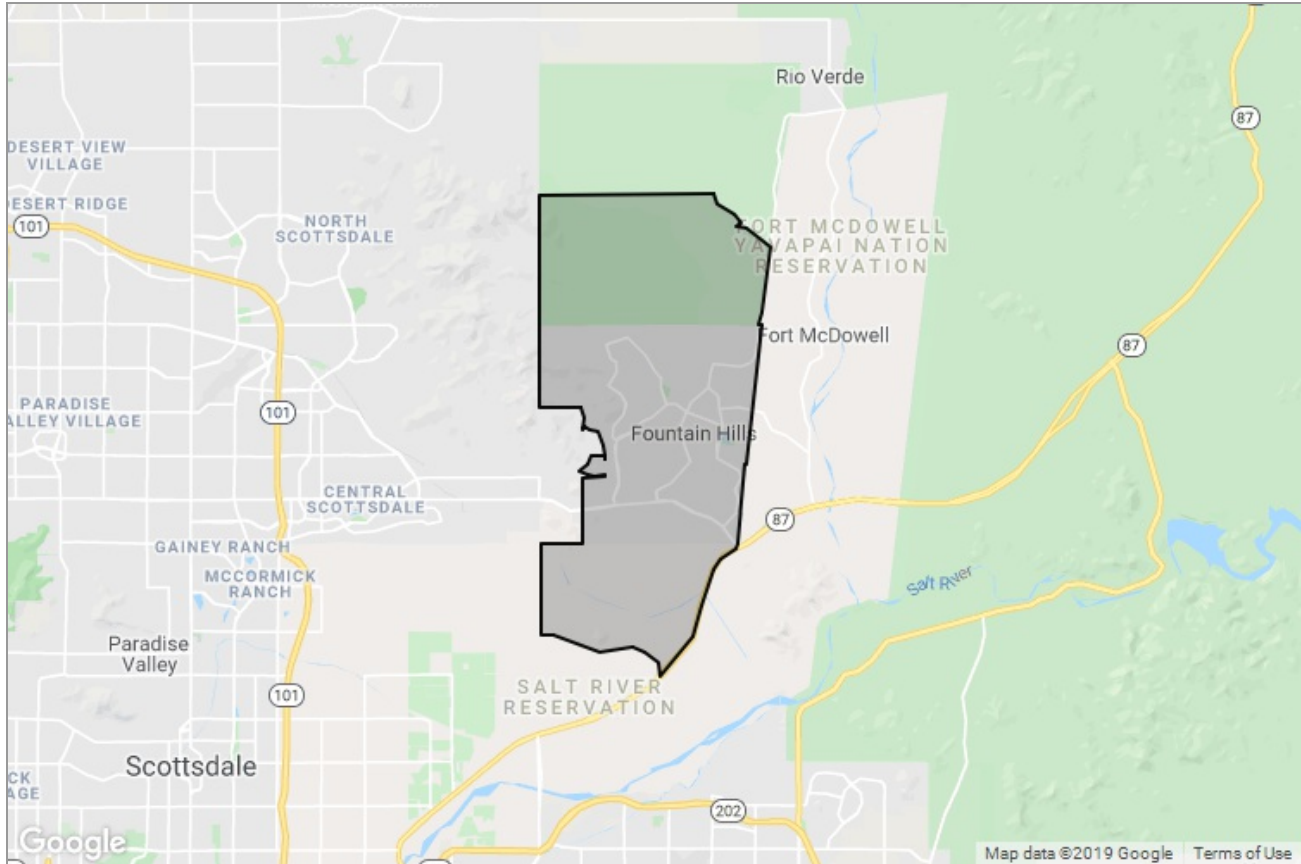


MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

For: My Neighbors



Presented by

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Other: <https://twitter.com/usMetroRealty> |

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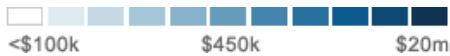
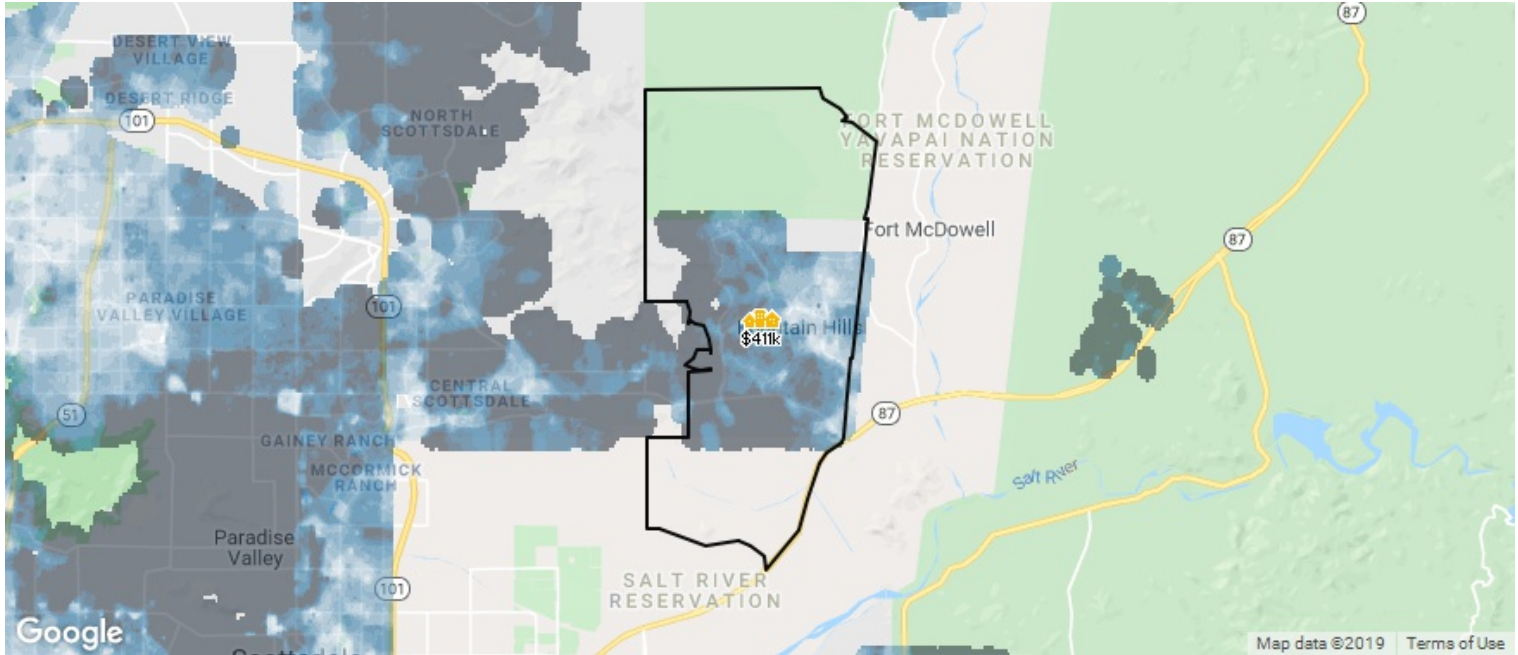
US Metro Realty

Happy Halloween!! Here is your monthly 85268 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



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

\$411K

Updated: 9/30/2019

Change Over
Last Month

↑ **1.35%**

Change Over
Last Quarter

↑ **0.24%**

Change Over
Last 12 Months

↑ **4.03%**

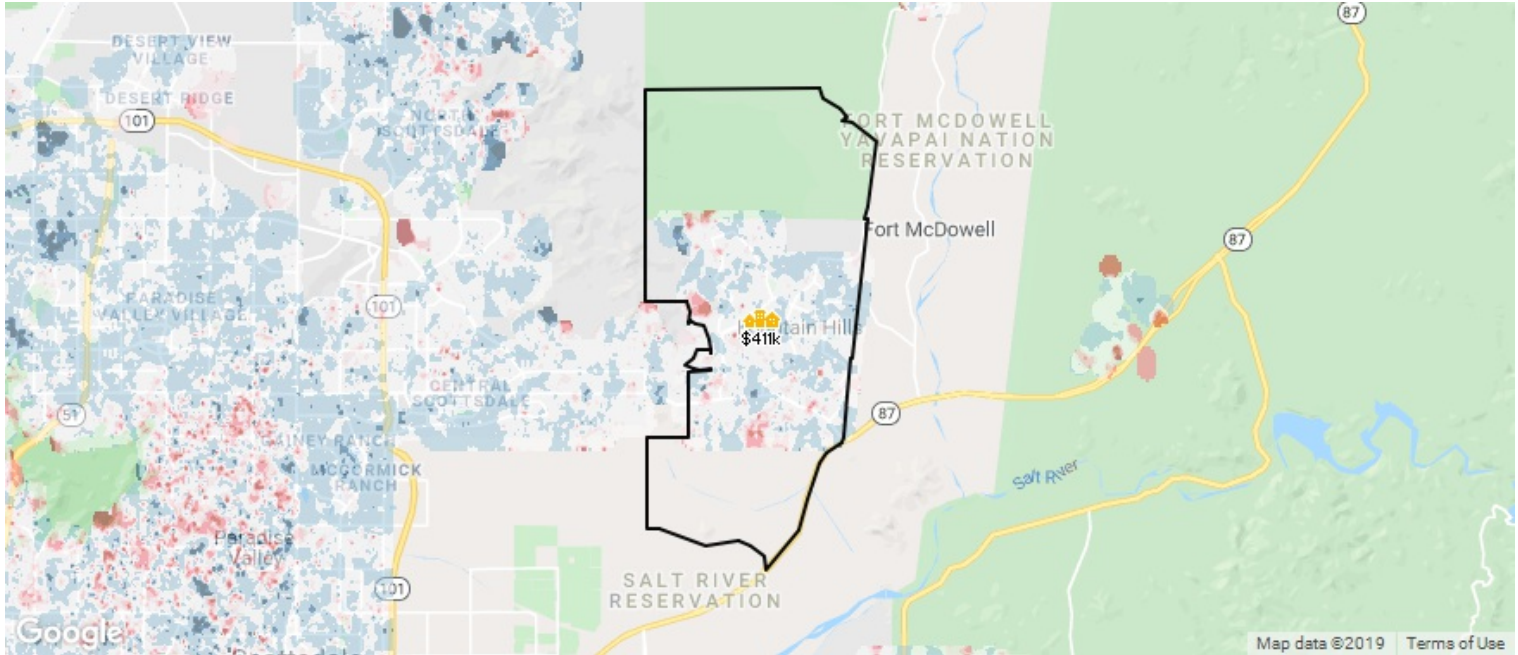
Change Over
Last 24 Months

↑ **8.38%**

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.

Fountain Hills, AZ 85268

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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

\$411K

Updated: 9/30/2019

Change Over
Last 12 Months

⬆️ **4.03%**

Change Over
Last 24 Months

⬆️ **8.38%**

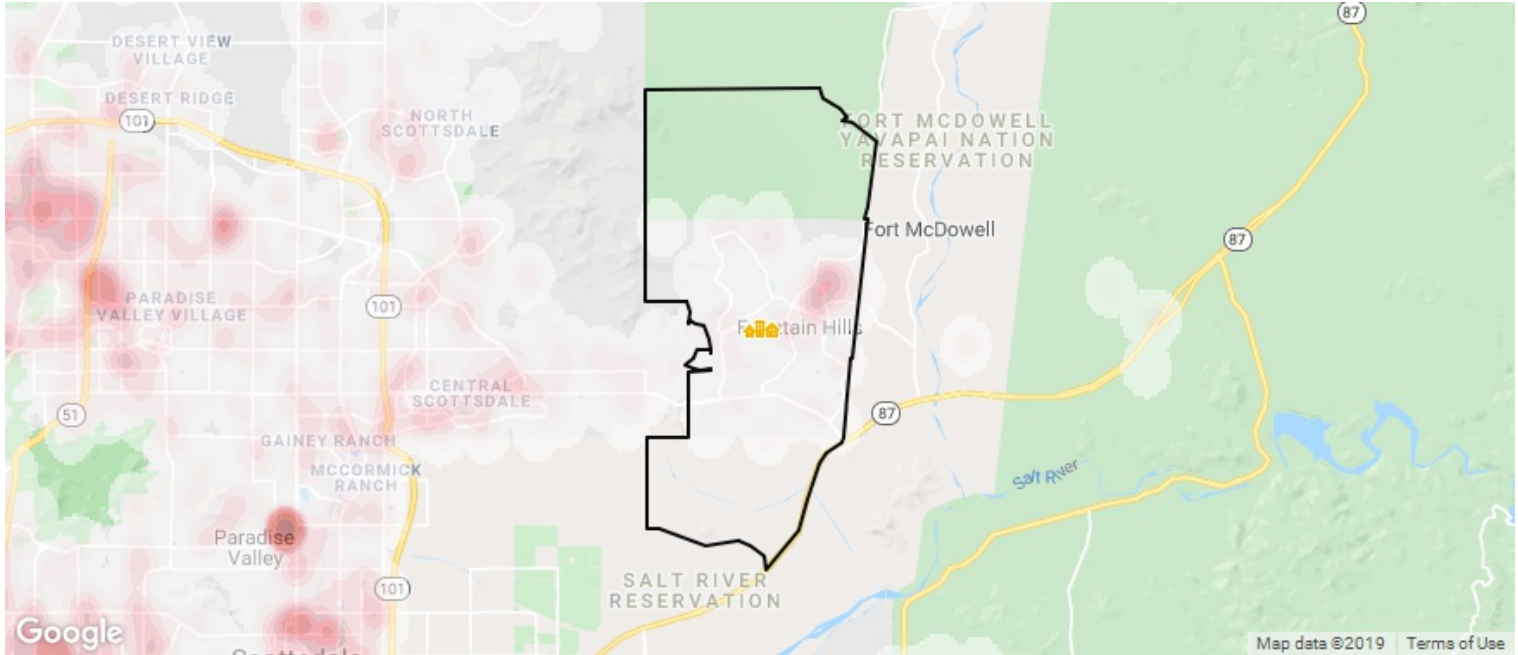
Change Over
Last 36 Months

⬆️ **12.67%**

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.

Fountain Hills, AZ 85268

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

23

Updated: 10/31/2019

of
Pre-Foreclosures

13

of
Foreclosures

10

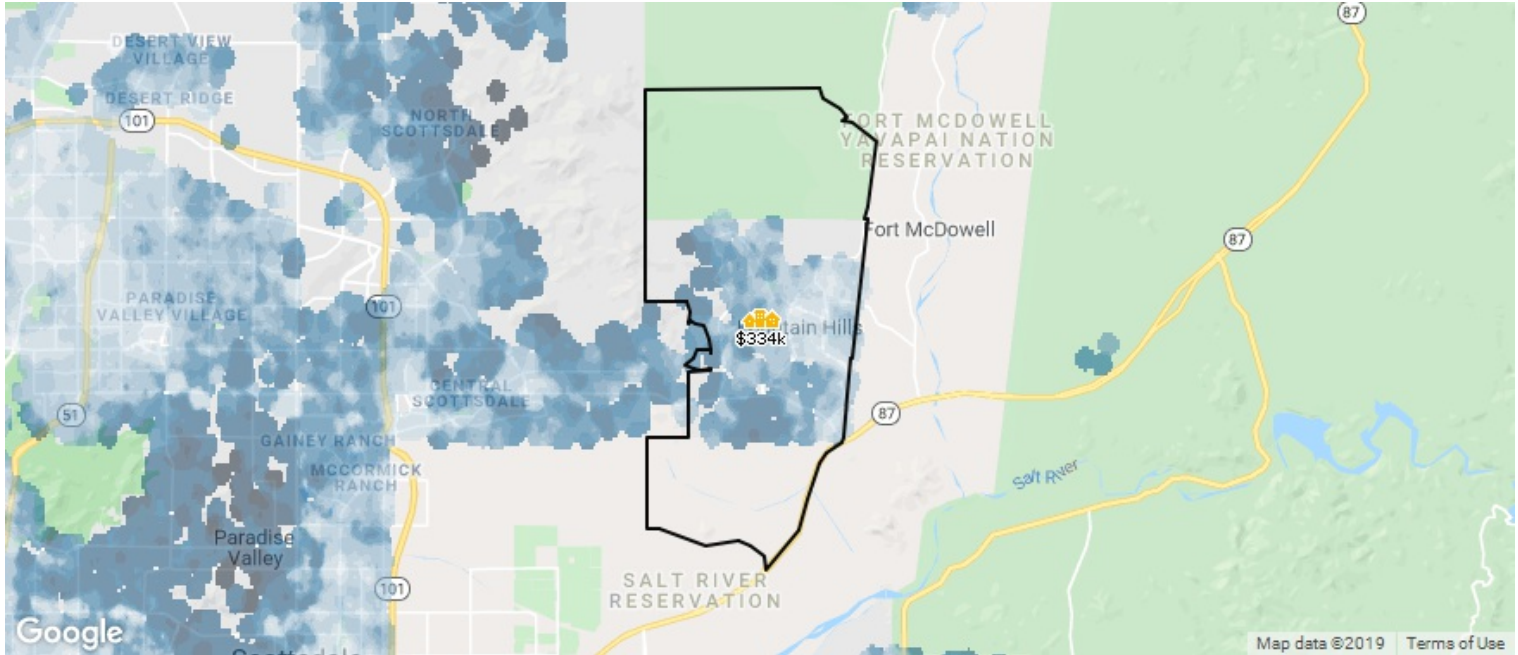
of
Short Sales

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.

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

\$334K

Updated: 9/30/2019

Change Over
Last Month

 **9.8%**


Change Over
Last Quarter

 **1.84%**

Change Over
Last 12 Months

 **1.43%**

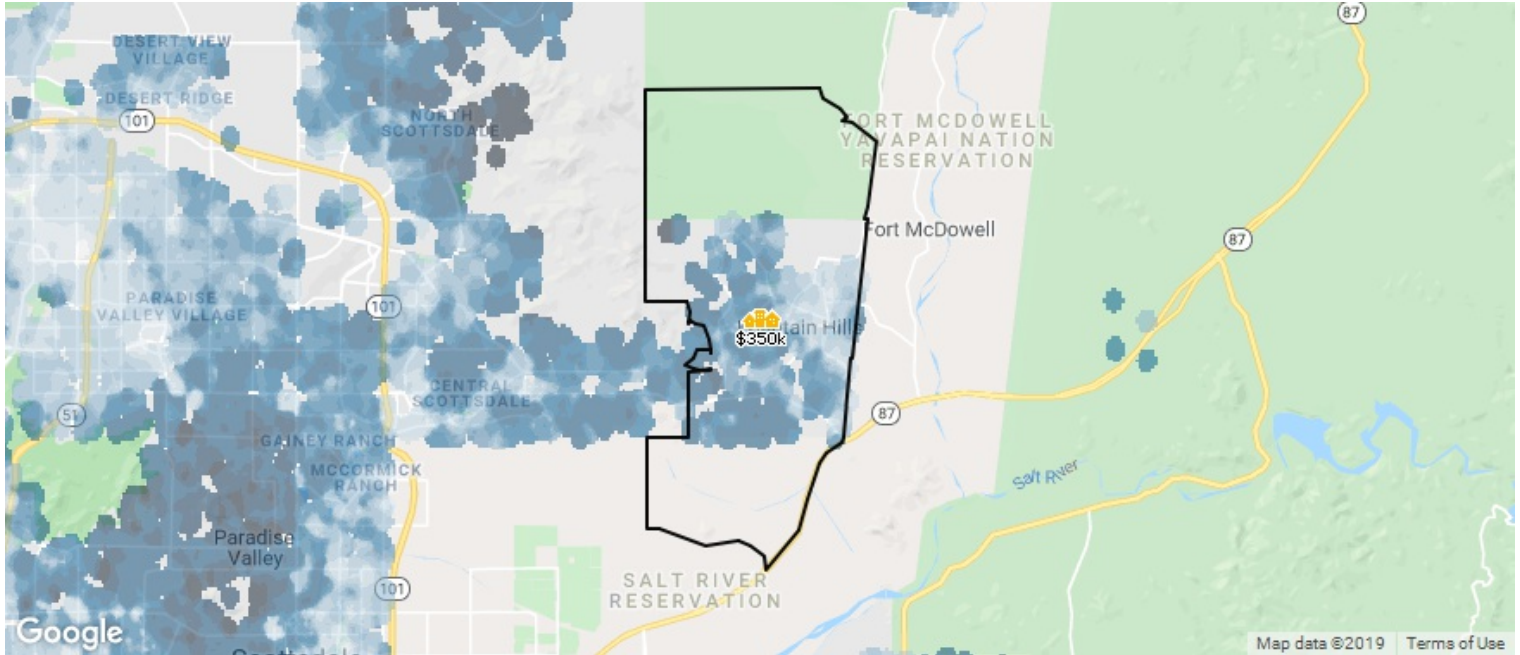
Change Over
Last 24 Months

 **13.14%**

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

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

\$350K

Updated: 9/30/2019

Change Over
Last Month

↑ **0.16%**

Change Over
Last 12 Months

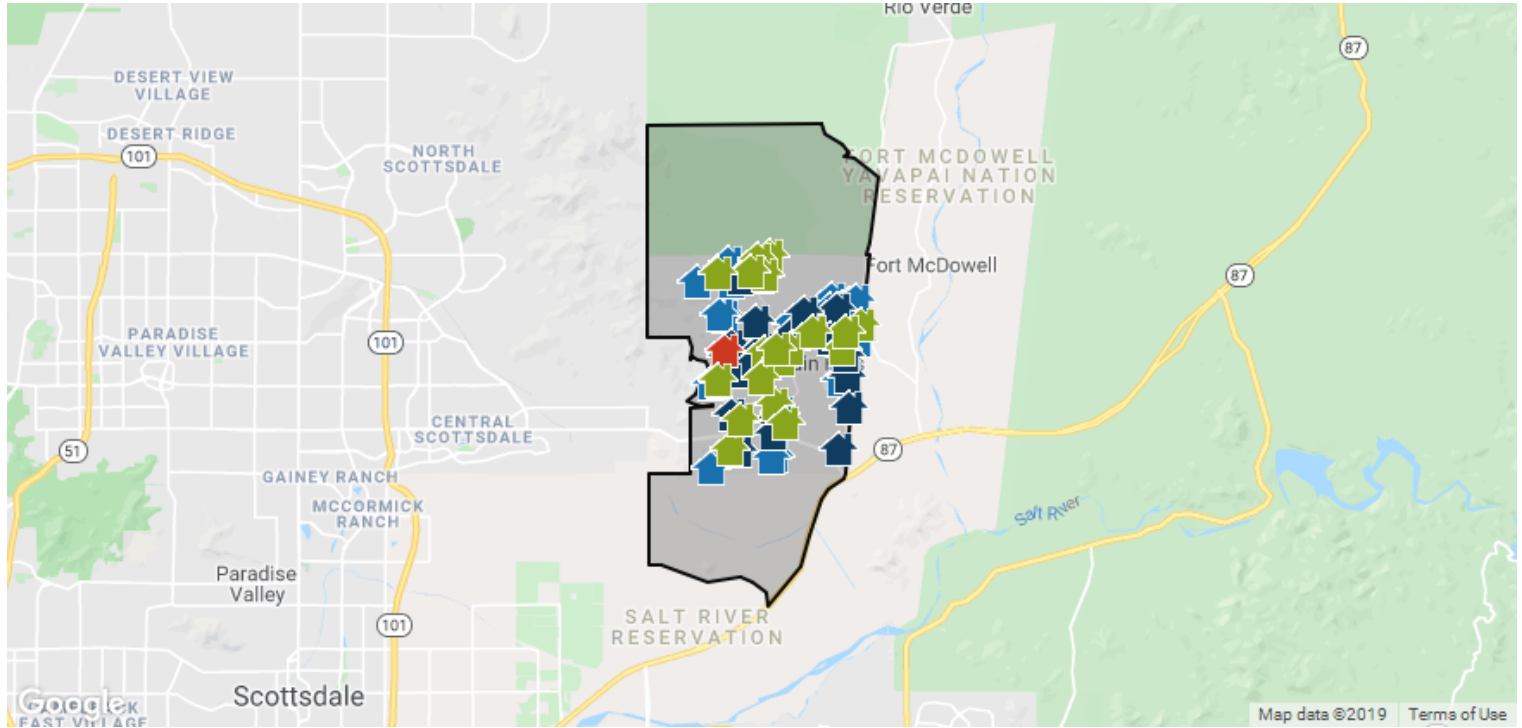
↑ **0.03%**

Change Over
Last 24 Months





↓ **7.22%**

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

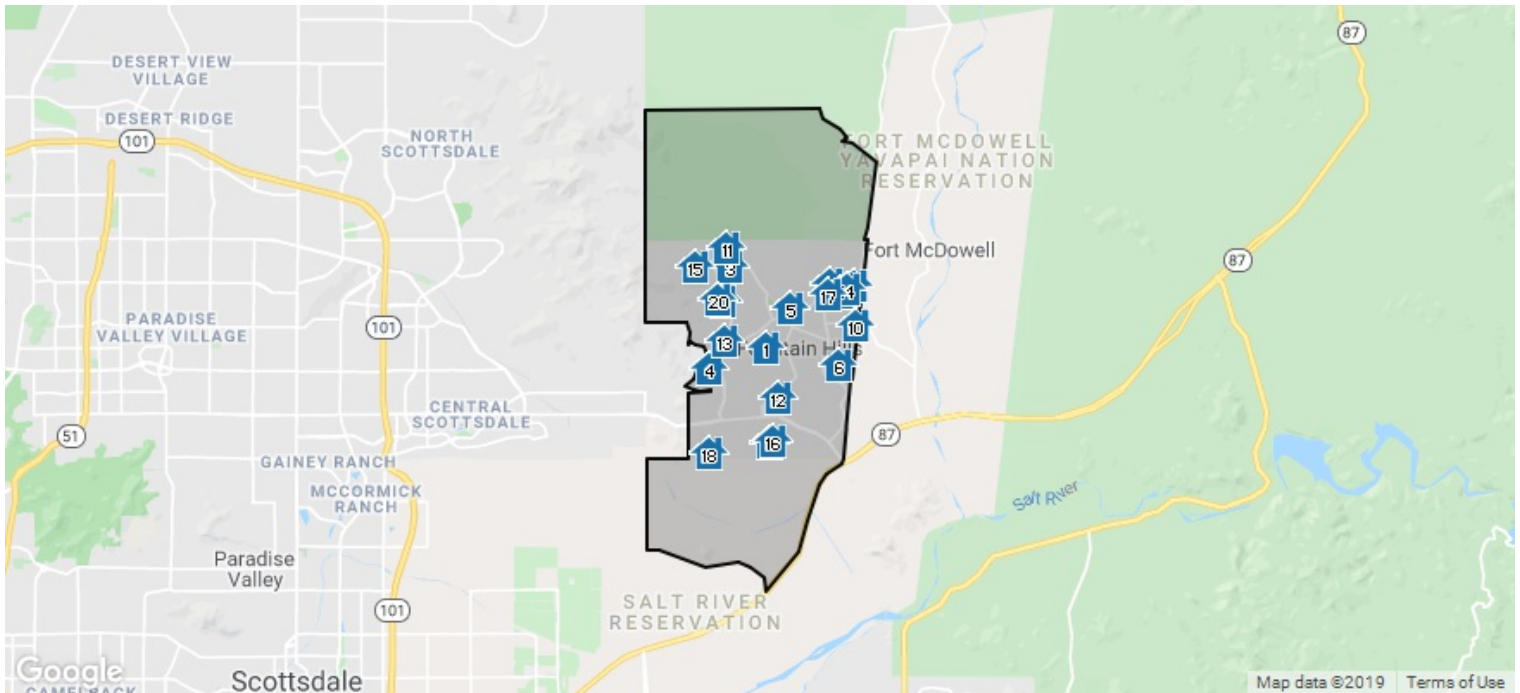
Market Activity Summary Stats



Search Criteria | **Location:** Fountain Hills, AZ 85268; **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
Number of Properties	20	20	1	20
Low Price / Value	\$319,000	\$309,000	\$949,900	\$320,000
Median Price / Value	\$549,950	\$504,950	\$949,900	\$476,250
High Price / Value	\$3,500,000	\$999,000	\$949,900	\$772,000
Average Price / Sq. Ft.	\$269	\$224	\$194	\$207
Median Price / Sq. Ft.	\$228	\$219	\$194	\$211
Average Days in RPR	23	78	2	115
Median Days in RPR	14	21	2	81
Total Volume	\$18,806,300	\$10,939,100	\$949,900	\$9,808,000

Fountain Hills, AZ 85268




New Listings: 20

New Listings: 20

 FOR SALE

New, Active: 10/24/2019

MLS ID: 5996084



15826 E Brodiea Dr

Single Family Detached

4/3

2,761 sq ft

11,866

1989


10/24/2019

\$574,900

\$208


his beautiful single story home with plantation shutters also boasts 4 beds, 3 baths, and a 3 car garage. Right away you'll notice the marvelous mountain views that includes Four Peaks and the 3 sliding glass doors which allow easy access to the patio and views. Adding character to this home you'll note the granite kitchen, skylights, bedrooms with vaulted ceilings, lighted art niches, and wood burning fireplace making this property unique. With dual door entry and private exit to the patio, the Master bedroom is sure to impress. Feel confident with the knowledge of new security doors, a 3 year old roof, remodeled bath, and flooring as well as a whole house filtration system. Contact us today to find out more!

Listing Courtesy of Keller Williams Arizona Realty

 FOR SALE

New, Active: 10/17/2019

MLS ID: 5993268



17004 E Cascade Dr

Single Family Detached

4/3

1,838 sq ft

10,733

1988


10/17/2019

\$346,000

\$188


This Fountain Hills two-story offers a patio, a balcony, a fireplace, and a two-car garage.

Listing Courtesy of Opendoor Brokerage, LLC

 FOR SALE

Active: 9/19/2019

MLS ID: 5980442



15647 N Cerro Alto Dr

Single Family Detached

5/6

8,550 sq ft

144,271

2002

9/19/2019













\$3,000,000

\$351











Privately gated, luxurious & meticulously maintained Tuscan estate settled on 3.3 acres of land in Fountain Hills. This property features two Master-Suites, split floor plan + 2 additional Jr suites and guest quarters! 12-seat movie theater wet bar, and state of the art kitchen with its very own Italian 750 bottle Wine Cellar. Step out to a Resort backyard with spectacular mountain with city views, multiple pools, jacuzzi, Grotto waterfall, streams and outdoor kitchen/BBQ. The property features Over-sized windows, abundant natural light & remote control chandeliers! The Chef's kitchen boasts granite counter-tops, custom Alder cabinetry, dual dish-washers, Subzero fridge & Dacor appliances! Don't miss Airconditioned 8 car garage with Travertine flooring throughout! See MOTION VIDEO

Listing Courtesy of Russ Lyon Sotheby's International 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.
	 FOR SALE	* New, Active: 10/29/2019 MLS ID: 5998713						
12208 N Cloud Crest Trl	Single Family Detached	4/4	3,961 sq ft	43,876	2007	10/29/2019	\$1,389,900	\$351
Great views Red Rock, Superstitions, Goldfield Mtns. Mesa Lights from large SE oriented patio, living rm & kitchen & Master. His/her closets, walk thru shower, jetted tub master bath. Den/bedroom has closet. Powder rm has shower. 2 guest bedrms have private bats and walkins. One guest BR has separate exit/entrance to patio. Electronic see thru shades, remote control play pool & water feature. Wine frig, double ovens. Built in outdoor cooking area, fire pit. Oversize 3 car garage. Fresh paint in and out Aug. 2017. Outstanding home. <i>Listing Courtesy of Re/Max Sun Properties</i>								
	 FOR SALE	* New, Active: 10/29/2019 MLS ID: 5998285						
14415 N Drury Ln	Single Family Detached	4/3	2,440 sq ft	14,057	2019	10/29/2019	\$499,900	\$205
Priced to sell...Brand new home in nice area...sitting on a large cul de sac lot with plenty of room for a pool. This new contemporary offers everything you're looking for. Large great room / kitchen combination is an excellent place to gather with friends and family. Main floor master suite has a custom tiled walk in shower and large closet. Super nice kitchen with stainless appliances/island and more/huge storage closet in hallway, and a powder room, laundry and oversized 2 car garage. Upstairs you'll find a spacious loft with fantastic mountain views! 3 more bedrooms and a bath. What a great family home...walking distance to schools! this is an opportunity you do not want to miss...Best value for a new construction in Fountain Hills. <i>Listing Courtesy of Mco Realty</i>								
	 FOR SALE	* Active: 9/4/2019 MLS ID: 5973709						
16827 E Eider Ct	Patio Home	3/2	1,689 sq ft	5,001	1986	9/4/2019	\$399,900	\$237
NEW PRICE!!! Fantastic Home, one of Fountain Hills most desirable places to call home. Lakeside Patio Home aprox 1700 sq ft , 3 bedrooms or (2 beds and a den) and 2 baths. Newly painted inside and out . newer carpet and newer Tile , just a perfect home . A Newly Trane AC a few years ago . Furniture and items that are present at home are available outside of escrow..Bring Offer!!! <i>Listing Courtesy of Mco Realty</i>								
	 FOR SALE	* Active: 8/8/2019 MLS ID: 5962368						
17418 E El Pueblo Blvd	Single Family Detached	3/2	2,221 sq ft	14,044	1988	8/8/2019	\$428,000	\$193
This Fountain Hills one-story offers an in-ground pool, a fireplace, granite kitchen countertops, a patio, and a two-car garage. <i>Listing Courtesy of Opendoor Brokerage, Llc</i>								
	 FOR SALE	* New, Active: 10/26/2019 MLS ID: 5997089						
15032 N El Sobrante Ave	Single Family Detached	3/3	1,656 sq ft	13,116	1983	10/26/2019	\$398,800	\$241
This motorcycle loving couple thought this was their forever home and the remodeling quality shows they had no intentions of leaving. Life sometimes opens up new opportunities however so their hard work might make this property your dream home. They totally renovated the kitchen in 2006 and did saltillo tile in the main living area. It has dual dishwasher drawers, a prep sink and wall mounted microwave & convection oven. The backyard is very private and has lots of shaded areas for hanging out with family and friends. The pool was replastered in 2011. If you have hobbies that keep you in the garage or yard more than most you will appreciate the garage 1/2 bath where you can clean up before going into the house. The A/C was replaced in 2013 and the roof in 2018. <i>Listing Courtesy of American Associates</i>								
	 FOR SALE	* Active: 8/27/2019 MLS ID: 5970461						
15837 E Firerock Country Club Dr	Single Family Detached	5/6	4,394 sq ft	40,943	2003	8/27/2019	\$1,599,000	\$364
Very private custom home in beautiful Firerock C.C. This 5B/R and 5.5 bath home is perfect for indoor or outdoor entertaining. From the large great room open up the 16 ft. infinity doors to expansive 93 ft. covered patio with 2 fireplaces, built in BBQ, great views of 16th fairway, mountains and city lights. Chefs kitchen has stainless sub-zero fridge, Wolf gas cooktop, dual ovens, large island and breakfast area. Beautiful master has fireplace, sitting area and access to covered patio. All bedrooms are en-suite. Lower level has large bonus room and 4th bed room with access to covered patio and heated spa and pool. 5th bedroom has private outside entrance by pool. Over \$200,000 spent on remodel and upgrades since 2014. Golf Club membership is optional. <i>Listing Courtesy of Mco Realty</i>								



New Listings: 20 (cont.)

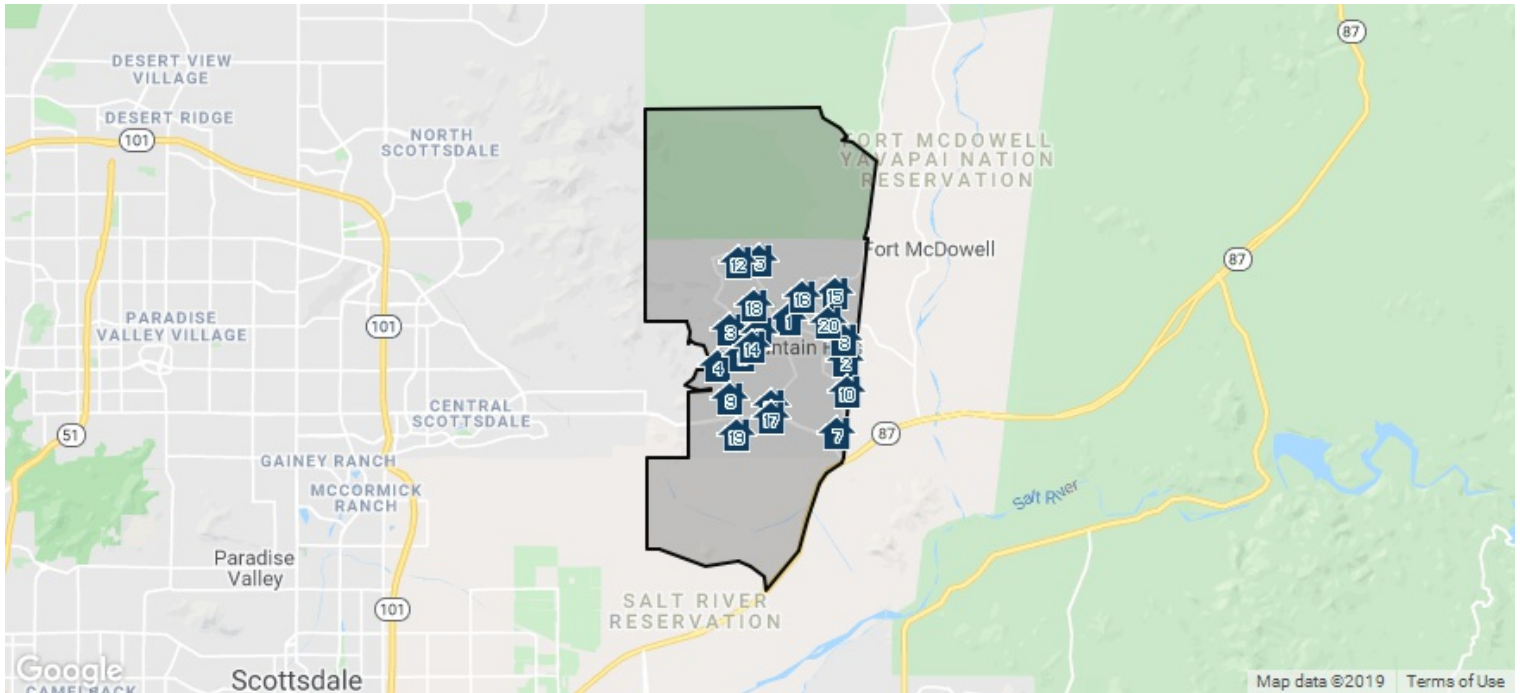
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	* Active: 9/20/2019 MLS ID: 5981547						
17515 E Grande Blvd	Single Family Detached	3/2	1,485 sq ft	10,193	1999	9/20/2019	\$349,000	\$235
This Fountain Hills one-story home offers a covered back patio, quartz kitchen countertops, a wood-burning fireplace, and a two-car garage.								
Listing Courtesy of Opendoor Brokerage, Llc								
	 FOR SALE	* Active: 10/15/2019 MLS ID: 5991935						
15113 E Greene Valley Dr	Single Family Detached	4/3	2,506 sq ft	10,463	1996	10/15/2019	\$525,000	\$209
This gorgeous family home sits on a large corner lot and I call it: Renovation Done Right! It has a unique addition that you're gonna love! The home sits tucked away in Fountain Hills on a quiet street and has plenty of space to roam about. In the last couple of months, it has undergone almost \$50k in renovations, including the improved landscape. The home has an abundance of flexible spaces that can be used for multiple purposes. It has 2 large living areas including an extra large family room. You'll love the kitchen being the central hub of the home and opens to the great room area where you can sit and read by the fire or comfortably watch your favorite cooking shows while prepping meals.								
Listing Courtesy of Exp Realty								
	 FOR SALE	* New, Active: 10/23/2019 MLS ID: 5998108						
11022 N Indigo Dr, Apt 111	—	3/3	1,660 sq ft	144	1999	10/23/2019	\$330,000	\$199
Very lightly lived-in home with Master bedroom on the main level with it's own exit to the covered patio. Great light throughout with new roller shades. Kitchen has newer GE slate appliances, the A/C unit is 2 years old and the washer and dryer are brand new Kenmore Elites. Upstairs features a roomy loft with 2 bedrooms and the 2nd full bath. This townhome-style is located in a small, gated community with the community pool close by as well as guest/extra parking around the pool area. Close to hiking trails, and is easy access to Shea as well as the 87/Beeline highway.								
Listing Courtesy of Coldwell Banker Residential Brokerage								
	 FOR SALE	* Active: 9/27/2019 MLS ID: 5984055						
13333 N Manzanita Ln	Single Family Detached	5/4	3,582 sq ft	10,750	1998	9/27/2019	\$644,900	\$180
Pool & Sunridge Golf Course Views just as you enter! Enjoy single level living with the bonus of guest quarters on the lower level! Main floor is about 2800 sq ft with all the living amenities: Updated Kitchen w/Breakfast Nook, Dining Rm, Living Rm, Family Rm, Split Master Suite, Office w/adjacent Ba, Laundry & 3-car Garage w/Cabinets, All on One Level. Separate Guest Quarters, perfect for family & friends located on Lower Level w/additional Family Rm, 2-Guest Bds & Full Ba. Kitchen updated w/Granite surfaces, newly Refinished Cabinetry & SS Appliances. Spacious split Master Suite w/Sitting area & Glass slider to Pool. Master Ba has Garden Tub, Walk-In Shower & Large Closet. Cozy Family Rm w/Gas Fireplace & Living Rm overlook Pool & Spacious Outdoor Entertaining Area w/Large Covered Patio.								
Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties								
	 FOR SALE	* New, Active: 10/17/2019 MLS ID: 5993467						
17302 E Oro Grande Dr	Single Family Detached	3/2	1,493 sq ft	10,010	1987	10/17/2019	\$329,000	\$220
Welcome to this well maintained 3 bedroom , 2 bath ranch in Fountain Hills! You will love being able to see the snow on the 4 Peaks this winter. Front yard is tastefully landscaped while the backyard is zero maintenance. The home was built in 1987 by Allen-West and is just under 1,500 sq. ft.. The property is about a 1/4 acre. The previous owners were here 24 years and we have the receipts to back up every bit of upkeep. It was repainted in 2018. A new garage door was put on in 2019. Kitchen and bathroom floors were done in 2014. It's time for a new family to put their mark on this quiet neighborhood home.								
Listing Courtesy of American Associates								

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.
	 FOR SALE	New, Active: 10/31/2019 MLS ID: 5998772						
16007 N Ringtail Trl	Single Family Detached	4/4	3,817 sq ft	43,953	2013	10/31/2019	\$1,595,000	\$418
<p>Stunning home located in guard gated community of Eagles Nest. You can walk in and live in this home. Home being sold with the furniture. Truly a turnkey residence. This is a top of the line custom home built in 2013 designed for indoor/outdoor living. Enter the residence and take in the amazing view, the negative edge pool and the high end finishes. The home is designed for family living with plenty of space to gather and entertain. The great room flows to the backyard seamlessly through huge glass doors that disappear into the wall. The gas fireplace warms the room on cool winter evenings. The kitchen is a chef's delight with 5 gas burners imported from Italy; a huge island workspace, top of the line cabinetry, amazing granite counters and the list goes on. Fourpeaks and Fountain View!</p> <p><i>Listing Courtesy of Realty Executives</i></p>								
	 FOR SALE	New, Active: 10/24/2019 MLS ID: 5995992						
9550 N Rock Ridge Trl	Single Family Detached	5/6	5,350 sq ft	53,987	2018	10/24/2019	\$3,500,000	\$654
<p>Situated to offer breathtaking views of Red Rock & Four Peaks, this brand new custom built home will inspire you w/ its very livable, casual elegance. While basking in the warm glow of the floor to ceiling Isokem Fireplace in the living room, the incredible views will also warm your heart! Adjacent to the formal dining room you'll appreciate the wine room w/ 2 sub-zero wine closets & wet bar which includes a built-in ice maker. The well appointed kitchen features wolf & sub-zero appliances including 2 dishwashers. You'll be delighted by the coffee bar & beverage center in the master bedroom which features another one of 4 Isokem fireplaces. A spacious walk-through shower awaits you in the master bathroom along w/ a large built-in tub w/ a picture perfect view & separate water closets.</p> <p><i>Listing Courtesy of Re/Max Fine Properties</i></p>								
	 FOR SALE	Active: 10/3/2019 MLS ID: 5987100						
16941 E Sabinas Dr, Apt B	—	3/2	1,782 sq ft	2,321	2004	10/3/2019	\$319,000	\$179
<p>This Fountain Hills one-story offers granite kitchen countertops, stainless steel appliances, tile and laminate flooring, and a two-car garage.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
	 FOR SALE	New, Active: 10/17/2019 MLS ID: 5994393						
14806 E Shimmering View —	Single Family Detached	3/2	2,278 sq ft	7,919	1998	10/17/2019	\$629,000	\$276
<p>If you are looking for an amazing home with a backyard that will WOW everyone who comes to your home, then look no further! This is a gorgeous 3bedroom plus den updated home that boasts of an open concept living space, pool with built in spa, BBQ and a swim up bar that will make you feel like you are on vacation when you are home! In the coveted neighborhood of Eagle Mountain in Fountain Hills it's just a few short minutes to Scottsdale.</p> <p><i>Listing Courtesy of Keller Williams Arizona Realty</i></p>								
	 FOR SALE	New, Active: 10/18/2019 MLS ID: 5993494						
15054 E Sundown Dr	Single Family Detached	6/6	5,588 sq ft	17,572	2002	10/18/2019	\$1,199,000	\$215
<p>Phenomenal views in every direction!!! Executive living at its finest. Amazing, true custom home designed to encompass some of the best views in Fountain Hills. Extremely private lot elevated on one of the highest view plateaus in the area. Architect did an amazing job designing this hillside dream home. They designed the floor plan for single level, one story living with all secondary bedrooms with private entry to second family room, perfect for two families! Seller just freshly painted interior and exterior plus installed new carpet upstairs. Replacement cost on this home would be well over 2 million to duplicate, may want to jump on the lowest price per sq. ft. home in area.</p> <p><i>Listing Courtesy of Hague Partners</i></p>								

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.
	* New, Active: 10/18/2019 MLS ID: 5993973							
	Single Family Detached	4/3	2,829 sq ft	20,517	2005	10/18/2019	\$750,000	\$265
 <p>14921 E Zapata Dr</p> <p>** SOLAR DEAL! The home has a PAID IN FULL 20 year solar lease on it through 2032. NO payments or cost to you to transfer the lease** Breathtaking mountain VIEWS including Four Peaks. This home backs to a wash & creates a pristine & relaxing space. Situated on a quiet, cul-de-sac street, this beautiful custom home has been meticulously cared for by the original owners. Gorgeous finishes throughout including slate flooring & alder woodwork that extends through the home including doors for a custom, uniform feel. The master retreat is complete with a private balcony w/ more views, huge bathroom with dual vanities, walk-in closet, jetted soaking tub & limestone tiled walk-in shower. Relax on the back patio in the charming swing & enjoy the beautiful sights Arizona has to offer</p> <p><i>Listing Courtesy of My Home Group Real Estate</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.
 PENDING	Pending as of 10/26/2019 MLS ID: 5996041							
	16232 E Keymar Dr	Single Family Detached	3/2	2,193 sq ft	10,023	10/23/2019	\$475,000	10/26/2019 \$217
This LOCK and LEAVE custom home is TURN KEY, move-in ready and has low maintenance mature landscaping and awesome VIEWS. The OWNED SOLAR is perfect for low electric bills. The travertine floors, cherry cabinets, and newer quartz countertops and fixtures add a luxurious feel to this open floor plan. Surround sound speaker system ensures a top-notch entertaining experience as you move from the living and kitchen spaces through the double French doors, and take the event outside to the perfectly landscaped yet private yard that has a built in gas BBQ grill and views of Four Peaks and much more. The very private master suite has a spa-like quality with the glass block, oversized, recently upgraded shower and a large walk-in closet. See this home today! See documents tab for full comments.								
Listing Courtesy of Realty Executives Northern Arizona								
 PENDING	Pending as of 10/31/2019 MLS ID: 5997876							
	17330 E Via Del Oro Street	Single Family Detached	4/3	2,693 sq ft	10,559	10/29/2019	\$449,900	10/31/2019 \$167
COME SEE THIS SPECIAL HOME IN BEAUTIFUL, EXCLUSIVE PUERTO DEL LAGO COMMUNITY, WITHIN WALKING DISTANCE TO EVERYTHING. FOUNTAIN, LAKE PARK, RESTAURANTS, SHOPPING AND COMMUNITY POOL. QUIET STREET ON A HUGE CORNER LOT WITH VIEWS. A SUPER CLEAN, WELL CARED FOR FAMILY HOME. OPEN FLOORPLAN WITH DRAMATIC HIGH CEILINGS. FORMAL LIVING AND DINING ROOMS. CORIAN COUNTERTOPS & PLENTY OF LIGHT MAPLE CABINETS. LARGE KITCHEN ISLAND WITH BREAKFAST BAR. DOWNSTAIRS BEDROOM IS PERFECT FOR GUESTS WITH FULL SEPARATE BATH. LOVELY HOME THAT SHOWS VERY WELL. LOTS OF TILE AND RECENTLY REPLACED CUSTOM CARPET AND PAD. BEAUTIFUL COMMUNITY POOL JUST DOWN THE STREET. FOUNTAIN HILLS PARK IS WALKING DISTANCE. THIS IS THE ONE YOU HAVE BEEN LOOKING FOR.								
Listing Courtesy of Perfect Choice Real Estate								

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 * Pending as of 10/30/2019 MLS ID: 5989092							
	13542 N Manzanita Ln	Single Family Detached	5/3	3,986 sq ft	11,297	10/5/2019	\$639,500	10/30/2019 \$160
5 BEDROOM 3 BATH BASEMENT HOME IN BEAUTIFUL SUNRIDGE CANYON.SURROUNDED BY GORGEOUS MOUNTAIN VIEWS. THE FINISHED BASEMENT BOASTS 2 HUGE BEDROOMS,LARGE GAME ROOM AND FULL BATH. GENEROUS MASTER SUITE IS SPLIT FROM REMAINING 2 BED ROOMS AND OFFICE/DEN. THE REAR YARD IS A PRIVATE OASIS OFFERING SPARKLING POOL, SPA,, BUILT IN BBQ, LARGE RAMADA, AND GRASSY PLAY AREA.								
Listing Courtesy of Homesmart								
	PENDING * UCB (Under Contract-Backups) as of 10/30/2019 MLS ID: 5977786							
	14933 E Mountainview Ct	Single Family Detached	3/2	2,720 sq ft	9,275	9/12/2019	\$655,000	10/30/2019 \$241
Motivated Sellers Beautifully maintained single story home built by TWWLewis in the gated community of Cordillera at Copperwynd that sits at the end of a quiet cul-de-sac. This home has no interior steps, 3 car garage, surround sound built in speakers, tile and carpet, his and hers walk in closets in master bath, granite countertops, pull out shelves in kitchen cabinets and gorgeous views from the backyard that boasts an extra large covered patio, pebble tec pool, and built in BBQ with its own dedicated gas line. You need to see this home!								
Listing Courtesy of American Equity Realty								
	PENDING * UCB (Under Contract-Backups) as of 10/30/2019 MLS ID: 5989868							
	15668 E Teepee Dr	Single Family Detached	3/2	1,563 sq ft	16,148	10/10/2019	\$375,000	10/30/2019 \$240
VIEWS, VIEWS, VIEWS. Amazing views of McDowell Mountains and Four Peaks from every room. Very desirable quiet subdivision, prime location with space on property that can be used for a pool. Single level, NO steps. Completely updated in 2015. Beautiful tile throughout. NEW- kitchen, bathrooms, and double pane Wndows. Come and see this beautiful 3 bed, 2 bath hillside property with a split floor plan now for sale in Fountain Hills! Featuring desert landscaping, 2 car garage, dining/living areas, a cozy fireplace, and neutral paint throughout, you simply won't believe your eyes! You'll love the fabulous kitchen, with its ample cabinet and counter space, pantry, matching stainless steel appliances, and charming breakfast bar. Kick back and relax in the elegant master bedroom, which indud...								
Listing Courtesy of Re/Max Fine Properties								
	PENDING * Pending as of 10/30/2019 MLS ID: 5922979							
	15740 E Tumbleweed Dr	Single Family Detached	4/3	2,958 sq ft	13,051	5/8/2019	\$525,000	10/30/2019 \$177
"Spacious Home On A Hill with Gorgeous Breath-Taking Views of The Fountain & Surrounding Mountain Ranges. Serenity and Peace are found in these Views. You will hear people say, "There is just something about Fountain Hills. It's Special."Very Private Resort-Like Backyard with Sparkling Pool. Shade found through out. Plenty of space to spread out for gatherings, yet intimate enough to still feel cozy. Formal Dining w/Columns Surrounding.Formal Living Room with Built-In Bookshelves. Wndows allow you to encounter all the beauty that surrounds you.The Master Suite with Wood/Gas Fireplace is just a few steps up from main floor and still captures the Fountain r								
Listing Courtesy of Homesmart								
	PENDING * UCB (Under Contract-Backups) as of 10/28/2019 MLS ID: 5991649							
	9820 N Sunrise Cir	Single Family Detached	4/2	1,831 sq ft	8,597	10/14/2019	\$385,000	10/28/2019 \$210
You'll fall in love with this MOVE-IN READY completely REMODELED house that is waiting for you to call home. Set on a cul de sac lot it offers privacy, an open layout, 4th bedroom/ bonus room and lots of natural light. Vaulted ceiling, split bedrooms, beautiful, durable new flooring and some surprises. Bonus room is unexpectedly large. Features walk in closet and 2 window seats with storage. Breakfast bar, breakfast nook and great room large enough for an additional dining area if you need it. Guest bedrooms are split from master providing privacy for family members. Huge yard with easy-to-maintain landscaping creates a sense of seclusion. A rare find in a subdivision.The pictures tell the story. Easy access to Shea, Target, Beeline. Don't wait! Nothing like this on the market.								
Listing Courtesy of Re/Max Sun Properties								


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 • Pending as of 10/29/2019	MLS ID: 5989839						
13231 N Vista Del Lago –	Single Family Detached	3/2	1,386 sq ft	6,933	10/10/2019	\$395,000	10/29/2019	\$285
LOCATION, LOCATION, LOCATION Don't let this one get away! Very desirable Courtyards at Diamante Del Lago subdivision, seldom available, prime location with open space in rear of home. Single level, NO steps. exudes pride of ownership. Front courtyard welcomes you with a view of fountain park and mountains. 3 bedroom, 2 remodeled bathrooms, great room floor plan, beautifully remodeled kitchen w/stainless appliances, washer dryer included. Travertine like tile and wood window shutters throughout. 2 car garage with a few built in upper cabinets. Private rear covered patio with extended cobblestone pavers. Sit back relax and enjoy the wildlife, serenity & all nature. Within walking distance to Fountain Park, dining and shopping. A/C replaced 2015, new smoke detectors 2019. MOVE IN READY								
Listing Courtesy of Realty One Group								
	 PENDING • Pending as of 10/27/2019	MLS ID: 5891456						
11002 N Mesa Vista Ct	Single Family Detached	3/3	2,450 sq ft	14,009	3/4/2019	\$544,900	10/27/2019	\$222
This beautifully warm and welcoming home is situated on a premier oversized lot with great views in the desirable gated WestRidge Village. A lovely Southwestern environment evidenced by the exquisite professional desert landscaping seen through oversized windows throughout. This floorplan has great flow that draws you easily in. Tastefully upgraded gourmet kitchen. Formal dining w two sided fireplace. Gorgeous master suite and 2 more bedrooms plus office, all with new wood floors, and 3 full baths. Surprise bonus room perfect for kids, game room or man-cave! Brand new pool makes for resort like backyard. Arizona living at its best.								
Listing Courtesy of Homesmart								
	 PENDING • UCB (Under Contract-Backups) as of 10/28/2019	MLS ID: 5993079						
11402 N Saguaro Blvd, Unit D	–	3/3	1,851 sq ft	81	10/17/2019	\$309,000	10/28/2019	\$167
This 3 bed, 2.5 bath home features 2 stories, 1851 sqft of generous living space and a 2 car garage. Appreciate stunning mountain views from a private balcony or enjoy your evenings relaxing on the covered patio. Inside, you'll marvel at the new paint, beautifully remodeled closets, and spacious granite kitchen with recent stainless appliances. Make sure to take note of the newer heater, cabinets, Corian vanities, and mirrors, and don't miss the newer blinds, wood flooring, and light fixtures as well. This could be your new dream home!								
Listing Courtesy of Keller Williams Arizona Realty								
	 PENDING • UCB (Under Contract-Backups) as of 10/28/2019	MLS ID: 5983193						
15421 E Sycamore Dr	Single Family Detached	3/3	2,895 sq ft	70,393	9/25/2019	\$875,000	10/28/2019	\$302
Million Dollar Views! From sunrise to sunset, every room has a view! This stunning hillside home, with Southern exposure, has been completely remodeled and painted throughout! This split bedroom design home has an easy flowing floor plan. Step out of 1 of the 4 patio doors to an extensive covered patio extending the length of the home, complete with remote shades. The floor to ceiling stone fireplace enhances the beamed ceiling living room. Lots of windows to let in the natural sunlight. The kitchen remodel included new cabinetry, quartz countertops, and top of the line LG appliances, flooring, a Chef's dream! NO HOAs! A unique gem sitting high on the hill, looking out at beautiful scenes. Home can be purchased fully furnished. See docs for complete upgrades! (Agent/Owner)								
Listing Courtesy of Mco Realty								
	 PENDING • UCB (Under Contract-Backups) as of 10/28/2019	MLS ID: 5969615						
15311 E Two Gun Cir	Single Family Detached	3/3	2,675 sq ft	20,530	8/24/2019	\$500,000	10/28/2019	\$187
This is a Fabulous Single Level home on a Cul-de-sac w/ RV parking & a solar heated POOL/SPA. There's an RV Gate which leads to brick paved parking & a 30 amp electrical outlet. The Pergola covered back patio looks onto the recently refinished sparkling Pool/Spa & the Private yard w/ some rolling hill Views. The kitchen and bathrooms have recently been remodeled with flat panel Hickory cabinets. The Kitchen boasts thick Granite Slab Counters, SS built in Appliances, center Island w/ Bkfst Bar & wine fridge. There's an eat-in nook w/ bay window, a 2 way wood burning fireplace (between FR and Office). Also, don't miss the Lg. Bonus Room off the MB w/ access to the backyard. Each Bdrm/Bath is separated for privacy and there are Handicap accessible features throughout. The laundry room has								
Listing Courtesy of Coldwell Banker Residential Brokerage								

Pending Listings: 20 (cont.)

Pending Listings: 20 (cont.)




 PENDING


• UCB (Under Contract-Backups) as of 10/28/2019 MLS ID: 5996232

15917 E Venetian Ln	Single Family Detached	3/2	2,146 sq ft	11,578	10/24/2019	\$435,000	10/28/2019	\$203
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AMAZING HOME! PRIVATE POOL WITH MOUNTAIN VIEWS! Welcome to this beautiful home located in the highly desirable Fountain Hills community! This open, split floor plan offers plenty of upgrades and features for you and your guests to enjoy. Updates include Engineered Wood throughout most of the home along with resurfaced dark cabinets in the spacious kitchen with stainless steel appliances and plenty of engineered stone countertop space for meal prep or entertaining! There's also extra decorating space in the kitchen and throughout areas of the home. The updates don't stop there, the exterior and interior were freshly painted just last year and throughout the home, you'll find newer upgraded ceiling fans, faucets, fixtures and more! Even the Carrier 5 ton HVAC system is newer and still has 6

Listing Courtesy of Keller Williams Realty East Valley




 PENDING


• UCB (Under Contract-Backups) as of 10/27/2019 MLS ID: 5995865

15541 E El Lago Blvd	Single Family Detached	3/3	2,636 sq ft	12,497	10/24/2019	\$620,000	10/27/2019	\$235
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This home has so many new and updated features you won't believe your eyes! Beginning with the exterior of the house, you'll marvel at the replaced roofing, the freshly painted exterior walls, newly replaced front entry doors and French doors to the back patio, 9 new windows, and the charming added patio in front of the house by the beautiful fountain. With newly installed slate tile on the patio and steps to the pool, updated pool to pebble tec, a redone pool deck surface, and a new pool pump, spending time by the pool will take on a whole new meaning. Venturing to the interior of the house, you'll discover updated kitchen cabinets, newly installed granite countertops, a new sink, and updated stainless steel appliances; appreciate the added blinds throughout the home as well as the

Listing Courtesy of Keller Williams Arizona Realty




 PENDING


• Pending as of 10/26/2019 MLS ID: 5966837

14838 N Calle Del Prado –	Single Family Detached	3/3	1,620 sq ft	13,473	8/18/2019	\$319,000	10/26/2019	\$197
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This Fountain Hills one-story home offers a covered deck, a wood-burning fireplace, vaulted ceilings, stainless steel appliances, and a two-car garage.

Listing Courtesy of Opendoor Brokerage, LLC




 PENDING


• UCB (Under Contract-Backups) as of 10/26/2019 MLS ID: 5993434

14808 N Greenhurst Ave	Single Family Detached	3/2	2,098 sq ft	11,979	10/18/2019	\$509,900	10/26/2019	\$243
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Premium corner 1/4+ acre lot with Fountain & MOUNTAIN VIEWS! Gorgeous curb appeal! Huge front wrap around patio area, sparkling pool, newer spa, large covered patio and extended paver patio create the perfect entertaining atmosphere. Spacious open floor plan showcases top quality fixtures & finishes! Newer Porcelain tile throughout. Great room offers a stone accented fireplace for those chilly AZ nights. Chef's Kitchen updated with granite counters, glass tile backsplash & stainless appliances. Master suite has its own private patio, custom tile walk in shower & dual sink vanity. Large office/den/exercise room with separate access perfect for home biz. Energy efficient block construction. Newer windows and sliders. Lots of other recent improvements! Seller is offering a 1 yr home warranty

Listing Courtesy of Realty One Group



 PENDING







• UCB (Under Contract-Backups) as of 10/25/2019 MLS ID: 5994701

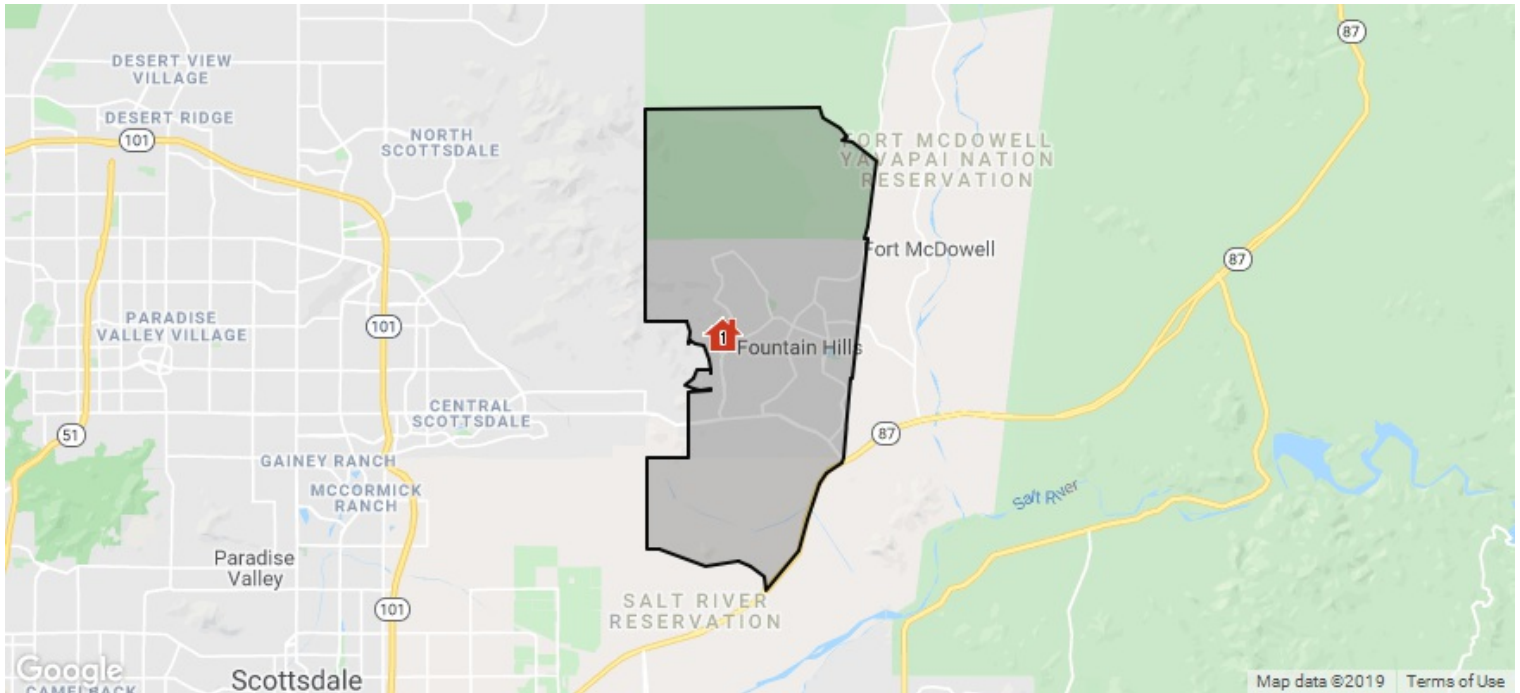
10436 N Villa Ridge Ct	Patio Home	3/3	3,050 sq ft	5,607	10/21/2019	\$999,000	10/25/2019	\$328
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This beautiful FireRock Villa has all the elegant high-end finishes you'd expect from a former model home. Perfect for entertaining great room has a 4-panel slider that opens to patio with tile floors, built-in BBQ, gas fireplace, and beautiful mountain and golf course views. Gourmet kitchen with Wolf appliance package, wine refrigerator and bar seating. Enjoy your private heated pool off the master bedroom. Office offers access to courtyard, wood floor, wood beam ceiling, built-in desks and shelves. Your guests will love the private casita with separate entrance. Country club living at the best price in the community. Perfect home for the full-time resident or a lock and leave lifestyle. Villa amenities include community pool & workout room.



Listing Courtesy of Mco Realty

Pending Listings: 20 (cont.)

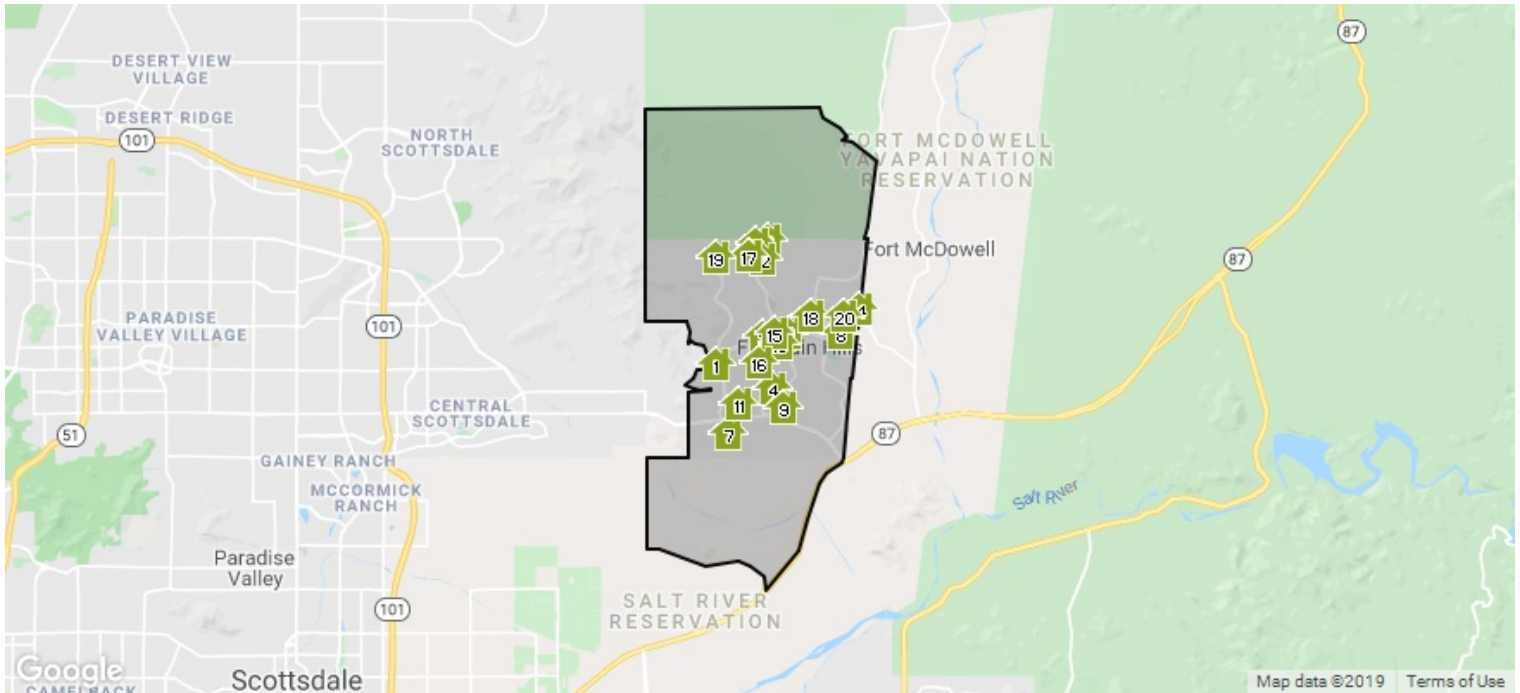
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING • UCB (Under Contract-Backups) as of 10/24/2019 MLS ID: 5995840							
	14501 N Lark Ct	Single Family Detached	3/2	2,524 sq ft	9,283	10/23/2019	\$519,000	10/24/2019 \$206
Beautiful Home at the end of a Quiet cul de sac in the Sunridge Canyon Golf Community. 3 bedrooms + office/den. Huge Kitchen has tons of storage, breakfast bar, gas cook top, double ovens, all SS appliances & slider to covered back patio. Formal Dining Room as large windows looking out to the backyard. The backyard offers views of 4 Peaks, lots of entertainments space, perfectly maintained desert landscaping & privacy. The extended height ceilings make the home feel much larger than it is. Newer carpets in BR, Office & Family Room. AC & Heatings units replace in 2016. Newer SS Appliances in Kitchen. First Impression Front Security Door. <i>Listing Courtesy of Homesmart Lifestyles</i>								
	 PENDING • UCB (Under Contract-Backups) as of 10/23/2019 MLS ID: 5686172							
	9723 N Palisades Blvd	Single Family Detached	3/4	3,756 sq ft	19,899	11/10/2017	\$999,000	10/23/2019 \$266
Beautiful custom built home sits on the 5th fairway with views of the 6th, and fabulous city light views at night. Home offers great room concept. Great room is light and bright with a wall of windows, and offers wet bar and fireplace. The wall of windows continues in eating area. Kitchen with island, prep sink, bar seating and abundance of cabinets. Large home office/library has a full room of built-in shelves, two desks, cabinets and closet. Spacious master has his and her closets with built-ins, jetted tub and double sinks. Lower level has a wet bar, built-in desk and cabinets, access to pool area and two bedrooms. South facing backyard offers negative edge pool, pool bath, built-in barbecue, covered tiled patio, and fire pit. Three car garage has workbench and built-in cabinets <i>Listing Courtesy of Mco Realty</i>								
	 PENDING • Pending as of 10/11/2019 MLS ID: 5984093							
	16918 E Britt Ct	Single Family Detached	3/2	1,844 sq ft	6,630	9/27/2019	\$409,900	10/11/2019 \$222
Great opportunity to own a beautiful 3 bed, 2 bath property located in Fountain Hills! Desert landscaping, 2 car garage, dining and living areas, designer paint throughout, you simply have to come see it to believe it! The gorgeous kitchen is equipped with everything you need for home cooking, ample cabinet and counter space, a pantry, matching stainless steel appliances, and a lovely island complete with a breakfast bar. You'll love the gorgeous master bedroom, with its spacious walk in closet and private bath with double sinks. Also including a cozy backyard with a covered patio and AMAZING VIEW of Four Peaks & the McDowell Mountain Range!!! home simply has it all! Schedule a showing before it's gone! <i>Listing Courtesy of Homesmart</i>								



Distressed Activity: 1


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
  FOR SALE	Foreclosure, Notice of Trustee Sale, New, Active: 10/29/2019 MLS ID: 5998051							
	Single Family Detached	4/5	4,900 sq ft	39,688	\$949,900	10/29/2019	10/29/2019	Foreclosure
<p>WOW, Lender owned luxury home with some of the best views ever. Upstairs 2 bedroom, 2.5 baths with open floor plan and kitchen that appears never used. Large master with luxury bath also appears as new. Large dining room with mountain views. Stunning pool surrounded by boulders. Downstairs additional 2 bedrooms, 2 baths and a family room .+ a kitchenette. Views of Four Peaks from multiple balconies. Please see private remarks for important information. Seller's addendum follows acceptable offer. Buyer to confirm all items of material importance. Note, no SPDS or CLUE report. Seller has added new carpet, paint, roof resurfaced, etc.</p> <p><i>Listing Courtesy of Realty Executives</i></p>								





Recently Sold: 20

Recently Sold: 20


 16 RECENTLY SOLD • Sold Date: 9/30/2019, MLS Listing 5932888: 5/28/2019 MLS ID: 5932888




14880 E Summit Dr	Single Family Detached	4/3	2,784 sq ft	11,320	2000	9/30/2019	\$612,000	\$220
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AMAZING NEW PRICE! MUST SELL! Best priced home in neighborhood/Motivated seller/wants this sold now!! Immaculate single level TW Lewis semi custom home on large private lot. Grt rm, open concept floor plan. Enter into a lovely foyer & notice the gorgeous travertine tile set in the Versailles pattern/walk into the grt rm/notice the wall of windows bringing in natural light, gas fireplace/open to formal dining large enough for family gatherings! The kitchen's a dream w/large rounded bar/all granite counters, 6 burner gas Viking range/SS appliances, island. breakfast rm w/built in desk area and & more windows! Lg laundry rm w/ sink & lots of cabinets. 3 bed plus den/office w/an ensuite...can easily be the 4th bedroom! Large master suite w/beautiful bath & newly remodeled walk in shower..

Courtesy of Mco Realty

 2 RECENTLY SOLD • Sold Date: 10/29/2019, MLS Listing 5975523: 9/7/2019 MLS ID: 5975523








16416 N Kim Dr	Single Family Detached	4/3	2,638 sq ft	14,018	1989	10/29/2019	\$540,000	\$205
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Located in prestigious Fountain Hills, this single-story, curb appealing gem boasts an oversized 3 car garage, split floor plan, and NO HOA! Open foyer greets you with meticulously maintained Saltillo tile that continues throughout the main living areas. This entertainer's dream home has both a formal living and dining room. Soaring ceilings that lead you to the gourmet kitchen which opens to a spacious great room and dining area. Eat-in kitchen has cabinets galore, pot shelves, granite slab counters, oversized center island with breakfast bar, SS appliances and walk-in pantry. Bathe in natural light pouring in from skylight and oversized windows. The large master suite has a private entrance, vaulted ceilings, and dual walk-in closets. Serene backyard oasis has lush landscaping

Courtesy of Keller Williams Arizona 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.
	3 RECENTLY SOLD	* Sold Date: 10/29/2019, MLS Listing 5953091: 7/16/2019 MLS ID: 5953091						
15743 E Sunflower Dr	Single Family Detached	6/4	3,301 sq ft	19,123	2003	10/29/2019	\$772,000	\$234
Magnificently remodeled custom home nestled in amazing Fountain Hills on nearly a half acre lot! Upon entering this home, you are greeted with WOW and tons of natural light, gorgeous flooring and a welcoming great room! All living on one level+ Casita adjacent to pool/patio. The island kitchen features quartz countertops, pantry, breakfast bar, wall ovens, tiled backsplash, plant shelving, SS appliances and stark white cabinetry. The spacious bedrooms offer plenty of room for sleep, study and storage. The resort style master bathroom showcases a garden style bathtub, large walk-in shower, dual sinks/vanities and an expansive walk-in closet! The backyard has 4 separate balcony/sitting areas, famous fountain view, pristine salt water pool w/water feature, lush green grass and panoramic mountain views.								
Courtesy of Coldwell Banker Residential Brokerage								
	4 RECENTLY SOLD	* Sold Date: 10/28/2019, MLS Listing 5935480: 6/5/2019 MLS ID: 5935480						
15921 E Burro Dr	Single Family Detached	3/2	2,021 sq ft	11,256	1979	10/28/2019	\$499,900	\$247
PRICED TO SELL! Large cul-de-sac lot elevated to enhance the beautiful view from yard and patio areas. Enter to a large quartz fire place and zooming high ceilings and beams. Flooring and counters are beautiful and give this home so much of its charm. The master bedroom stays warm with a floor to ceiling rose quartz fireplace and walk-in closet. Classy closet in every bedroom's walk-in closet and even throughout the garage as you walk on finished garage floors, like a piece of art itself. Great little nooks and crannies in all the right places. You will love relaxing in the Heated pool and Jacuzzi ALL year round! Home has a \$3500 ADT security system. This is an amazing home. Co-listing agent is related to owners.								
Courtesy of Homesmart								
	5 RECENTLY SOLD	* Sold Date: 9/26/2019, MLS Listing 5897920: 3/18/2019 MLS ID: 5897920						
13600 N Fountain Hills Blvd, Unit 102	—	3/3	2,132 sq ft	1,123	2005	9/26/2019	\$342,500	\$161
Here is your Gorgeous, Gated Territorial Style end unit. This unit offers you 3 bedrooms and a loft style den. You have plenty of room in this high ceiling unit. Master bedroom is on the main floor along with kitchen and family room. New stainless appliances in the kitchen! Direct access to the 2 car garage directly from the unit! Close walking distance to shopping and dining! Beautiful resort feel community pool and spa close by. You will love this unit!								
Courtesy of Mco Realty								
	6 RECENTLY SOLD	* Sold Date: 10/25/2019, MLS Listing 5975007: 9/6/2019 MLS ID: 5975007						
16861 N Stoneridge Ct	Single Family Detached	3/2	2,329 sq ft	10,145	1996	10/25/2019	\$470,000	\$202
Meticulously Maintained Custom Home w Spectacular Mountain Views, 3 Bed/ 2 Bath w Oversize 2 CG, 2329sf, Backs to 24,000 Acre State Park. Open Floor Plan, Kitchen w Breakfast bar, 2-way FP, Cinnamon Stained 36" Oak Cabinets, Stunning Mstr w Lrg Balcony Affords Gorgeous Views, Ceiling fans throughout, 1/2" Bubblers Front & Back, Water Softener Loop, Extra Insulation, RV Gate, Laundry Room w sink! SHOW & SELL!! All living on 1st floor, Only 1 bed/ bath upstairs.								
Courtesy of Berkshire Hathaway Homeservices Arizona Properties								
	7 RECENTLY SOLD	* Sold Date: 10/25/2019, MLS Listing 5984023: 9/22/2019 MLS ID: 5984023						
9815 N Desert Rose Dr	Single Family Detached	3/2	1,832 sq ft	7,135	1999	10/25/2019	\$450,000	\$246
ABSOLUTELY charming well maintained home located in the guard gated area of EAGLE MOUNTAIN. Walk to all amenities a golf community offers or relax in your private resort like backyard. Spacious bright floorplan w/travertine and wood floors. Well appointed kitchen features SS appliances, pantry, breakfast bar, eat in dining area opens to family room w/fireplace. Large master bedroom, walk-in closet, soaking tub, separate shower. Stunning backyard w/pool, custom pergola, grassy area and firepit. Additional features include shutters thru out, "smart" home features, newer ceiling fans, new water heater, new 17 seer A/C, garage epoxy floors, updated 4 zone irrigation, laundry w/sink and cabinets. Bdrm 3 currently utilized as a den. Most furniture avail. on sep. bill of sale. MOVE IN READY!								
Courtesy of Berkshire Hathaway Homeservices Arizona Properties								

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.
	8 RECENTLY SOLD • Sold Date: 10/24/2019, MLS Listing 5958221: 7/29/2019 MLS ID: 5958221							
	13511 N Vista Del Lago --	Single Family Detached	3/3	1,680 sq ft	6,000	2000	10/24/2019	\$349,000 \$208
Enjoy living in picturesque Fountain Hills within a short distance to World Famous Fountain, restaurants and shops. This 3 bedroom, 2.5 bath home is spotless and ready for your new beginning! Located in Diamante Del Lago with granite counter tops and tiled flooring in kitchen; first floor master with walk in closet and spacious master bath. Second level boasts two additional bedrooms, full bath and office/loft with Red Rock views. Large laundry room includes storage closet plus cabinets in two car garage... Private shaded patio for relaxing with an easy distance to lovely community heated pool and spa. Subject to owner's relocation. Please allow 48 hours for response.								
<i>Courtesy of Sonoran Lifestyle Real Estate</i>								
	9 RECENTLY SOLD • Sold Date: 10/22/2019, MLS Listing 5952442: 7/13/2019 MLS ID: 5952442							
	16106 E Venetian Ln	Single Family Detached	4/3	2,625 sq ft	42,123	1995	10/22/2019	\$560,000 \$213
IEW! This home is gorgeous. Open & bright great room floor plan with 3 or 4 bedrooms on nearly 1 acre lot. Den can easily be made into 4th bedroom. With decorative painting throughout, this home shines. Large Master with plenty of room for sitting area. Spacious island kitchen with breakfast room. Third bath access to fabulous negative edge pool with beach entry, and built in table and bench. Backs to saguaro filled wash for privacy.								
<i>Courtesy of Abraham Watkins Realty</i>								
	10 RECENTLY SOLD • Sold Date: 10/21/2019, MLS Listing 5964880: 8/14/2019 MLS ID: 5964880							
	15633 E Centipede Dr	Single Family Detached	4/4	4,628 sq ft	24,080	1987	10/21/2019	\$492,000 \$106
Stunning custom home built by Tom Raymond a student of Frank Lloyd Wright. Sweeping panoramic mountain views of the Red Mountains, Superstitions McDowell and Four Peak ranges as well as the desert preserve and wildlife. Enjoy the breathtaking views from over 2000 sqft of covered deck from 2 levels or from the countless picture windows throughout the home. This 4 bedroom, 4 bath home has over 4500 sqft of living space which include spacious bedrooms with vaulted ceilings and walk in closets, formal living room with floor to ceiling stone fireplace, dining room with bay window and loft. The spacious master bedroom has deck access and master bathroom features double sinks, private toilet, separate shower, soaking tub with fireplace and enormous walk in closet with sky high storage possibility								
<i>Courtesy of Keller Williams Realty East Valley</i>								
	11 RECENTLY SOLD • Sold Date: 10/22/2019, MLS Listing 5971656: 8/29/2019 MLS ID: 5971656							
	15315 E Hillside Dr	Single Family Detached	3/3	2,873 sq ft	10,132	1999	10/22/2019	\$615,700 \$214
Rarely available Westridge Village gated community, backing to Open Space. Open concept living has vaulted ceilings with oversized windows and plenty of space for living, game areas, dining and flex space. Great Room features a gas fireplace & media center/art niches plus Redrock views. Island kitchen features gas cooking, double SS Ovens, & Refrig. Tile and wood flooring throughout. Elegant master suite has entrance to the back patio, an enlarged & exquisitely designed stone shower, soaking tub, & large closet. Split bedroom floor plan allows for privacy with the 2 guest bedrooms. A front flex space is perfect for the home office or fitness space. Outdoors, enjoy a covered patio, pebble finish pool and water feature, plus a Chiminea fireplace in the thoughtfully landscaped yard								
<i>Courtesy of Sonoran Lifestyle Real Estate</i>								
	12 RECENTLY SOLD • Sold Date: 10/21/2019, MLS Listing 5981642: 9/21/2019 MLS ID: 5981642							
	16218 N Kilmer Ct	Single Family Detached	3/2	1,525 sq ft	11,604	1988	10/21/2019	\$370,000 \$243
Cul-de-sac location on almost 1/4 acre lot. Fantastic remodel with new wood-look tile flooring, new cabinets, granite counters, tile back splash, and stainless steel appliances, overlook nook with box window and wood blinds. Double door entry to master with vaulted ceiling lighted fan & bow window. Master bath has new flooring, cabinetry, counters and tile shower, and full bath has the same. Open floor plan with vaulted ceilings, wood-burning fireplace with access to rear covered patio and huge lot. Formal dining off family room. Plenty of room for a pool and sports court and an RV Gate and storage. New Trane AC unit and handler only 1 year old, new softener and newer H2O. All lighting is LED and this home is move-in-ready.								
<i>Courtesy of Re/Max Prime</i>								


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.	
 RECENTLY SOLD	* Sold Date: 10/21/2019, MLS Listing 5953903: 7/18/2019 MLS ID: 5953903								
	13046 N Ryan Way	Single Family Detached	4/3	3,322 sq ft	12,902	1999	10/21/2019	\$569,900	\$172
<p>This beautiful 2 story, 4 bed, 2.5 bath home features 3322 sqft and a 3 car garage. Nestled in the Paradise Ridge Community on a quiet cul-de-sac, you'll love the vaulted ceilings and floor to ceiling travertine fireplace in the great room. For the cooking enthusiast, the gourmet kitchen with modern stainless steel appliances, granite countertops, and oversized island with bar seating will delight, along with the ice-maker, built-in desk, and walk-in pantry. You'll love the Master suite on the main floor complete with his-and-her sinks, large soaking tub in the bathroom, and walk-in closet; you'll feel pampered by the slider to the patio as well as you drink in those cool evenings. Enjoy a bonus room on the upper level with another slider to the balcony. All the windows on the side and..</p> <p><i>Courtesy of Keller Williams Arizona Realty</i></p>									
 RECENTLY SOLD	* Sold Date: 10/21/2019, MLS Listing 5962230: 8/8/2019 MLS ID: 5962230								
	14401 N San Carlos Dr	Single Family Detached	3/2	2,373 sq ft	9,583	1973	10/21/2019	\$435,000	\$183
<p>Updated 3 bedroom home with the ability to easily make the Arizona room a 4th bedroom. This home is great for entertaining both inside and out. The open concept living includes a kitchen with maple cabinets and stainless appliances. The master bath is spa like with custom slate, walk-in shower, ADA compliant features and custom lighting. For energy efficiency the home has sunscreens throughout as well as a 13 SEER Rating Heat Pump, attic contains a thermostat controlled Circulating Fan as well as additional blown in insulation. Home contains accessibility features such as wider doors (32"), opening under bath sinks, grab bars, roll-in shower. Recently the pool equipment was updated, several rooms of the interior are freshly painted. This one won't last long at this price!</p> <p><i>Courtesy of Keller Williams Arizona Realty</i></p>									
 RECENTLY SOLD	* Sold Date: 10/18/2019, MLS Listing 5690451: 11/20/2017 MLS ID: 5690451								
	15942 E Sunflower Dr, Unit B	—	3/2	2,100 sq ft	10,000	2017	10/18/2019	\$432,500	\$206
<p>Custom NEWLY BUILD upscale TOWN HOME. This is a hilltop view property, majestic views of Four Peaks and mountain views. Enjoy large front court yard with great views. Family room with sliding patio doors onto a patio with beautiful views. Open floor plan with 3 bedrooms, 2 FULL and 2 half baths. Hardwood and travertine flooring around the home. Kitchen has granite counters and tile backsplash, high end appliances - dual fuel range. 2 car garage. Includes washer and dryer.</p> <p><i>Courtesy of West Usa Realty</i></p>									
 RECENTLY SOLD	* Sold Date: 10/18/2019, MLS Listing 5940706: 6/15/2019 MLS ID: 5940706								
	15704 E Sycamore Dr	Single Family Detached	4/3	2,665 sq ft	9,988	2019	10/18/2019	\$670,000	\$251
<p>Custom home under construction w/end of Aug completion. Great floorplan w/exquisite finishes t/o! Gorgeous Quartz countertops, wood look tile floors, 8 foot interior doors, huge sliding patio door & custom bathroom mirrors. Fabulous kitchen w/huge island, pendant lighting, backsplash, upgraded stainless appliances, 42" cabinets w/crown molding, walk-in pantry, hidden outlets & LED under cabinet lighting. Modern light fixtures, soft close doors/drawers & neutral paint t/o. Master suite has divine bathroom w/built in bench & inlaid tile shower, his/ her sinks, private toilet room & enormous walk-in closet. Bedroom 2 & 3 have walk-in closets & Jack/Jill bath. Office/Den has closet & barn doors so can also be used as guest room. Large laundry room w/deep basin sink, upper & lower cabinets.</p> <p><i>Courtesy of Revelation Real Estate</i></p>									
 RECENTLY SOLD	* Sold Date: 10/18/2019, MLS Listing 5944010: 6/24/2019 MLS ID: 5944010								
	15524 E Tepee Dr	Single Family Detached	3/2	1,720 sq ft	13,512	1981	10/18/2019	\$385,000	\$224
<p>STUNNING Panoramic Views from Four Peaks to the McDowell Mountain Range. Privacy plus in this 1,720 Square Foot home backing to huge wash adjacent to hiking trails and all nature has to offer. 3 spacious Bedrooms with walk-in closets, 2 baths, 20" ceramic tile throughout. This open floor plan features granite countertops, Breakfast Bar, Built-In oven & microwave, formal dining, large greatroom with gas fireplace. French doors from large master open to private patio to enjoy the spectacular views! Approximately 350 SF Arizona Room is an added bonus and perfect for entertaining. Brand New Roof in 2018!! Quiet cul-de-sac location!</p> <p><i>Courtesy of Sonoran Lifestyle Real Estate</i></p>									

Recently Sold: 20 (cont.)

Recently Sold: 20 (cont.)


 **RECENTLY SOLD** • Sold Date: 10/17/2019, MLS Listing 5981154: 9/13/2019 MLS ID: 5981154




14040 N Edgeworth Dr, Unit A	Twin Home	3/3	1,833 sq ft	932	2007	10/17/2019	\$320,000	\$175
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Mountain & City light views from all upstairs bedrooms and large deck. Freshly painted interior. Model sharp! Cherry wood kitchen cabinets with granite tiled counters & stainless steel GE appliances. Country wood doors and plantation shutters throughout. Large master suite w/ private deck & views! Master walk in closet plus double closet. Luxurious master bath w/ jetted tub & separate custom tiled shower. Travertine tile & plush carpet throughout. Ceiling fans, decorative niches, recessed lighting, so much more. Private backyard w/ covered tiled patio, raised viewing section & flowering bushes. Quiet, private interior location a short distance from beautiful downtown Fountain Hills & Fountain Park

Courtesy of Realty Executives


 **RECENTLY SOLD** • Sold Date: 10/10/2019, MLS Listing 5965972: 8/16/2019 MLS ID: 5965972




14851 E Golden Eagle Blvd	Single Family Detached	3/3	2,334 sq ft	10,916	2001	10/10/2019	\$482,500	\$207
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Incredible single level home with mountain views as far as the eye can see. Enjoy seeing the famous "fountain" every hour on the hour. This home offers 3 bedrooms and 3 full baths. Nicely appointed master bedroom with patio access. Enjoy the open kitchen, gorgeous granite and convenient breakfast bar. Beautiful travertine tile throughout the main home. Open and bright with two large sliding window doors to the patio and 14+ foot ceilings. The center bedroom can make the perfect den or home office. Large laundry room with sink. Full size 2 car garage with built in cabinets on both sides of the garage for plenty of storage. Lush and low maintenance landscaping with two large mesquite trees to shade your home from the west setting sun. Enjoy the morning sunrise from the large open patio.

Courtesy of Az Key Llc

 **RECENTLY SOLD** • Sold Date: 10/18/2019, MLS Listing 5968489: 8/22/2019 MLS ID: 5968489



17235 E Vallecito Dr	Single Family Detached	4/3	2,020 sq ft	10,036	1995	10/18/2019	\$440,000	\$218
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Single Level Family Dream Home! 4 bedrooms and 3 full baths! Awesome back yard play area for the kids and a golf green to practice your putting. This home has lots of upgrades... Brand new roof as of 8/22/19, Travertine Tile floors in every room! Updated Kitchen with Stainless appliances. Newer Master bath and custom closets that you'll love! Back patios with enclosed portion that can be used year round. Also Front patio to socialize with the neighbors. 2 master bedrooms! You will love this home... A MUST SEE! Call for details!

Courtesy of Mco Realty

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **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.



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