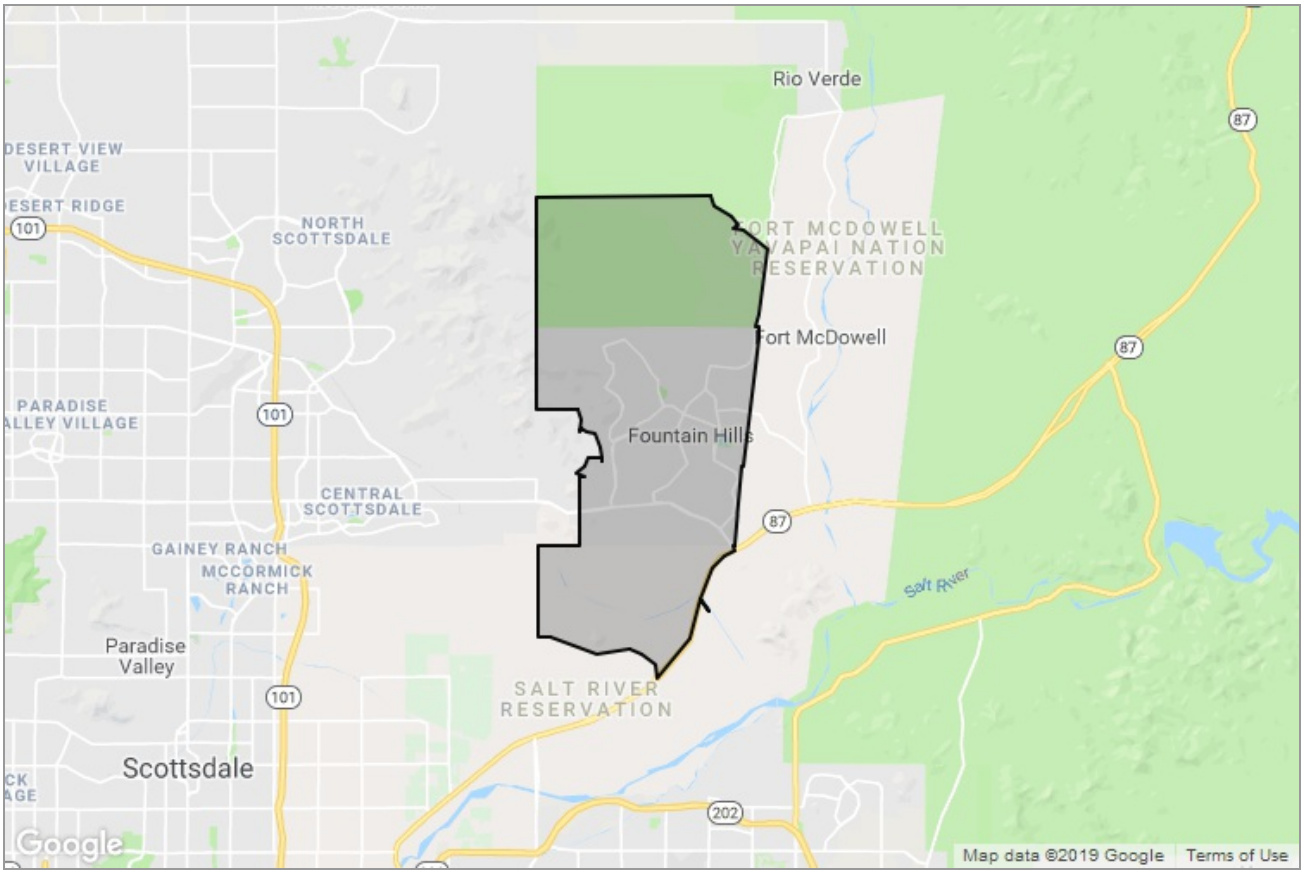
MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

Report for My Neighbors



Here is a 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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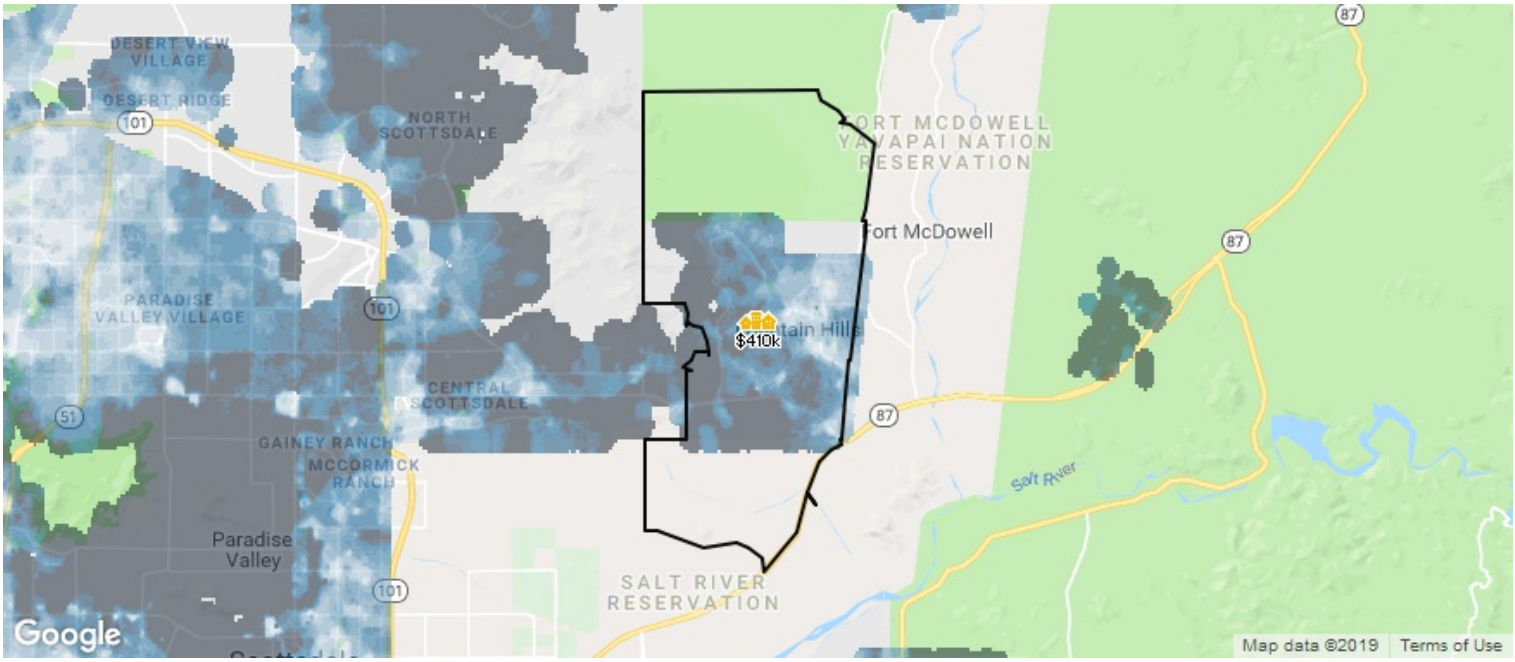
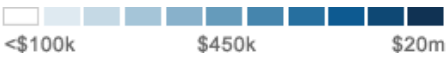
Fountain Hills, AZ 85268

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	↑ **0.23%**	↓ **0.32%**	↑ **4.45%**	↑ **8.72%**
Updated: 6/30/2019				

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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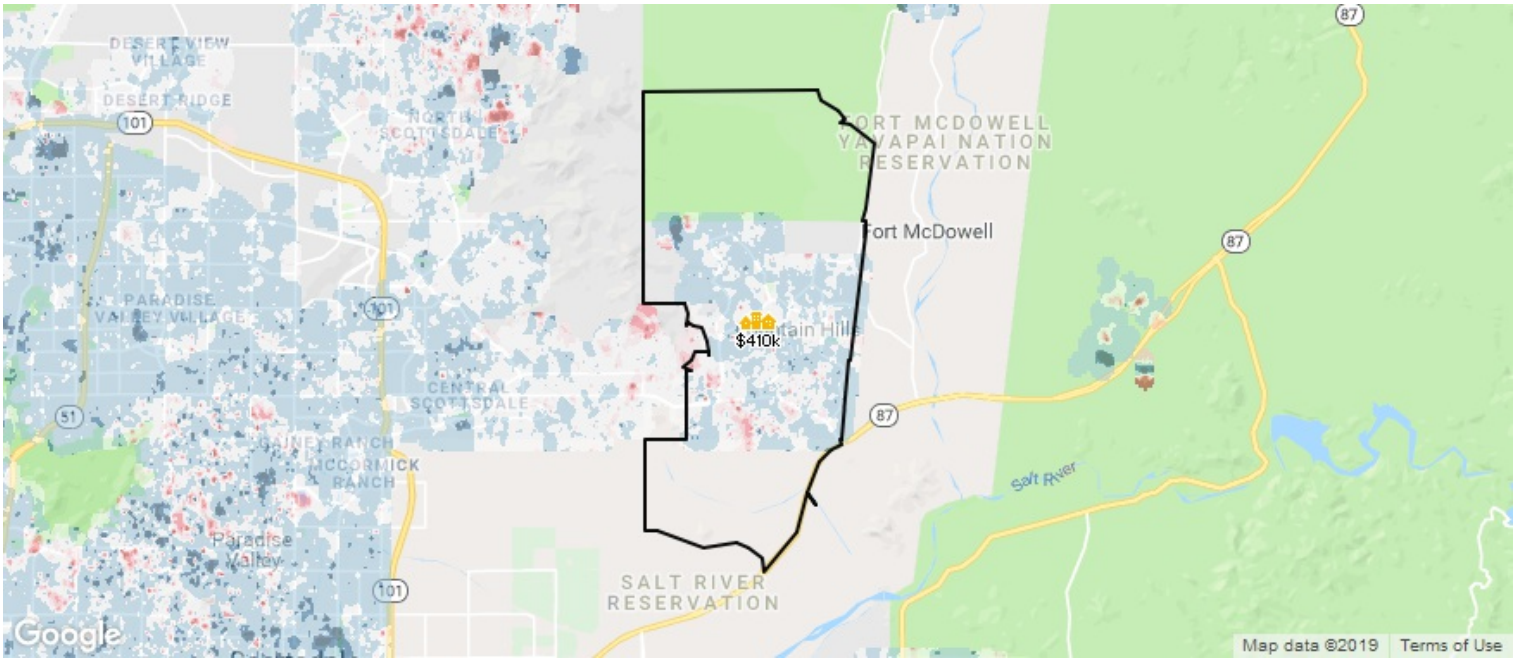
Fountain Hills, AZ 85268

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	**4.45%**	**8.72%**	**12.51%**
Updated: 6/30/2019			

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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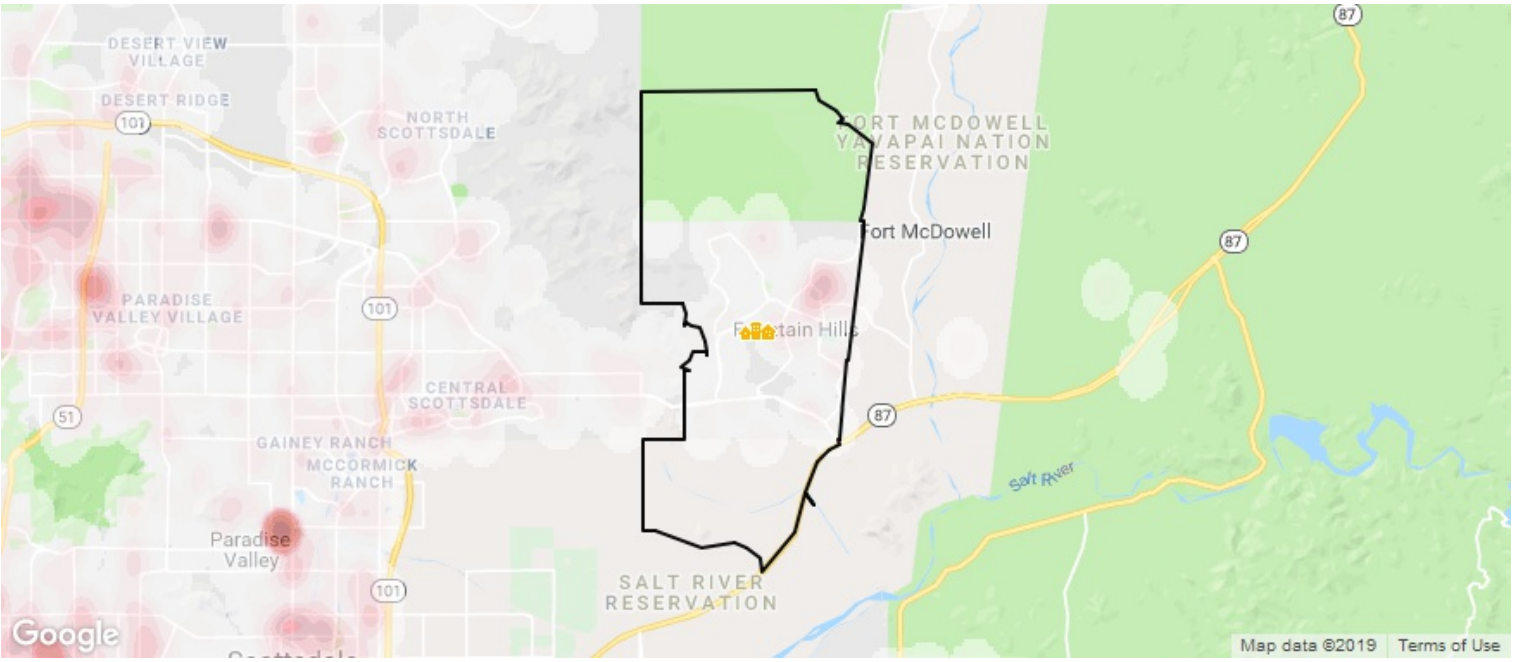
Fountain Hills, AZ 85268

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
27	**18**	**9**	**0**
Updated: 7/4/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 7/4/2019.*

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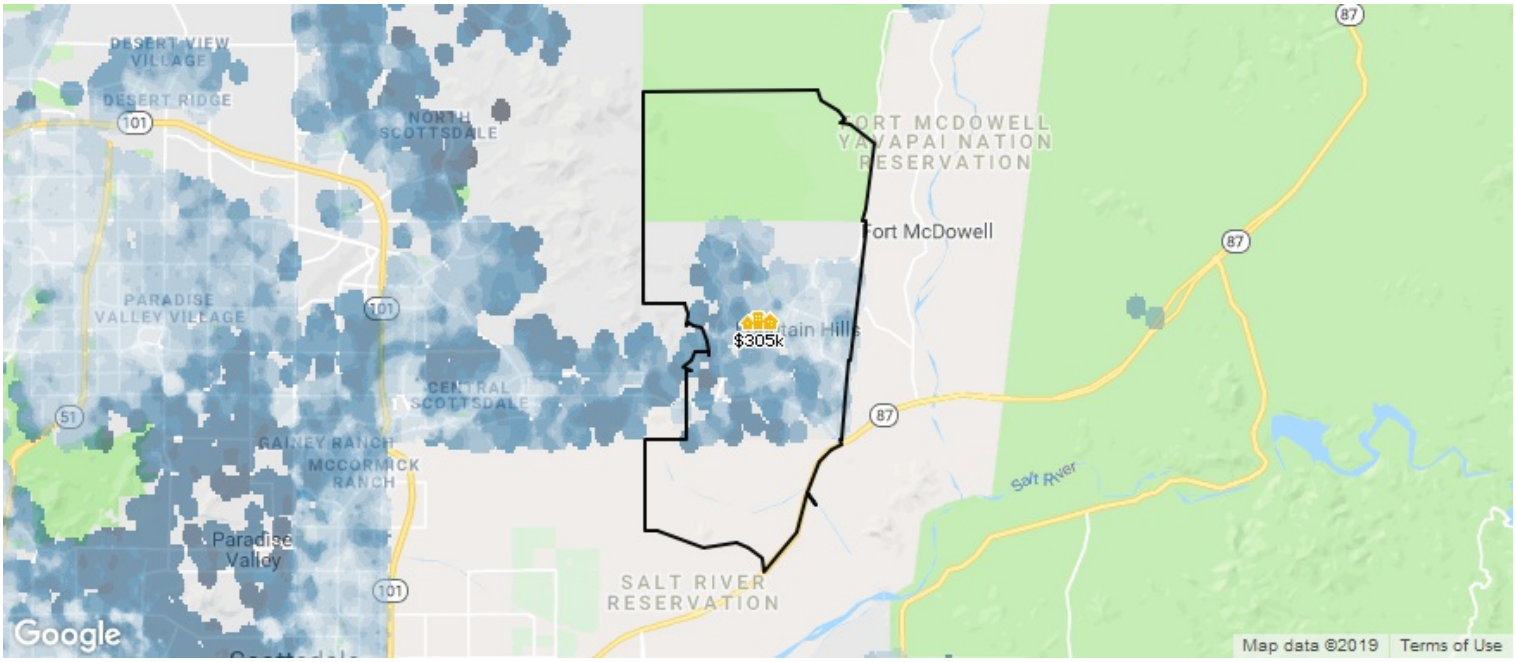
Fountain Hills, AZ 85268

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
$305K	↓ **23.37%**	↓ **16.44%**	↓ **9.96%**	↓ **3.17%**
Updated: 5/31/2019				

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

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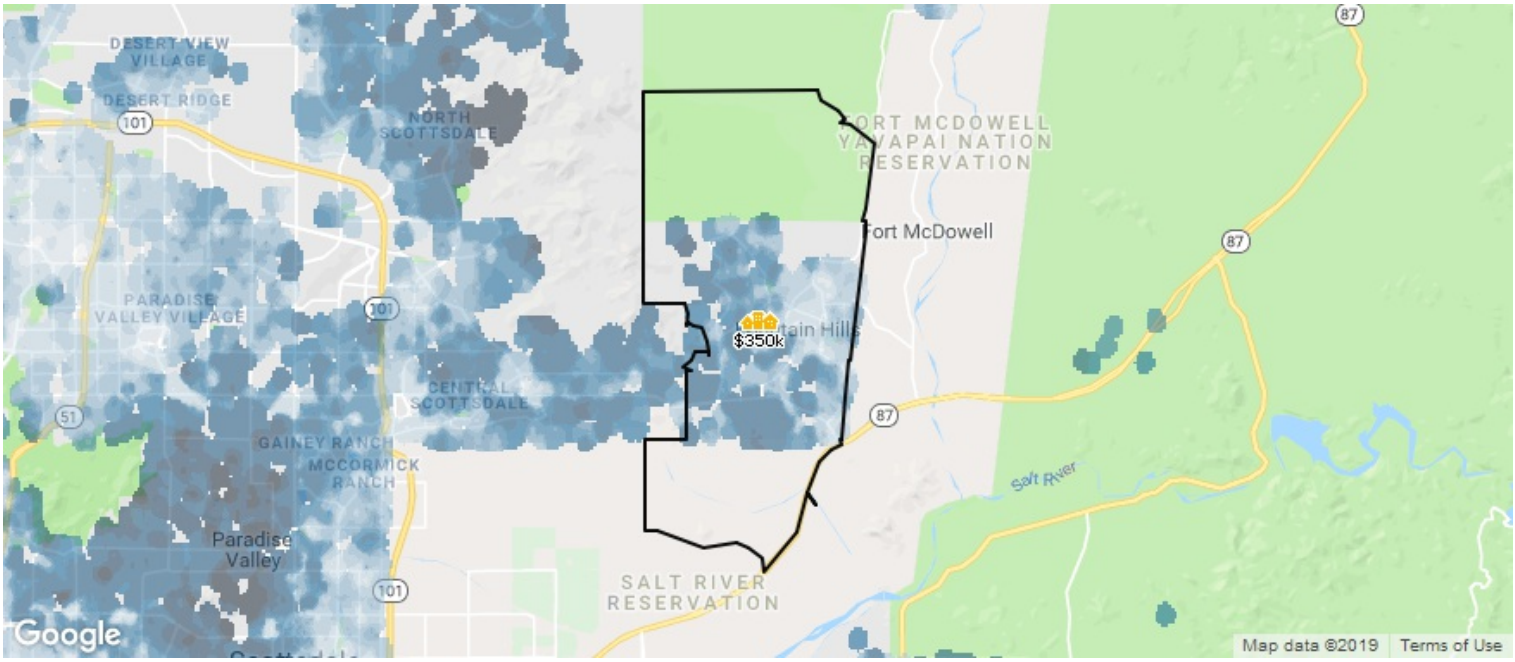
Fountain Hills, AZ 85268

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
$350K	**2.75%**	**4.08%**	**2.21%**	**5.41%**
Updated: 5/31/2019				

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

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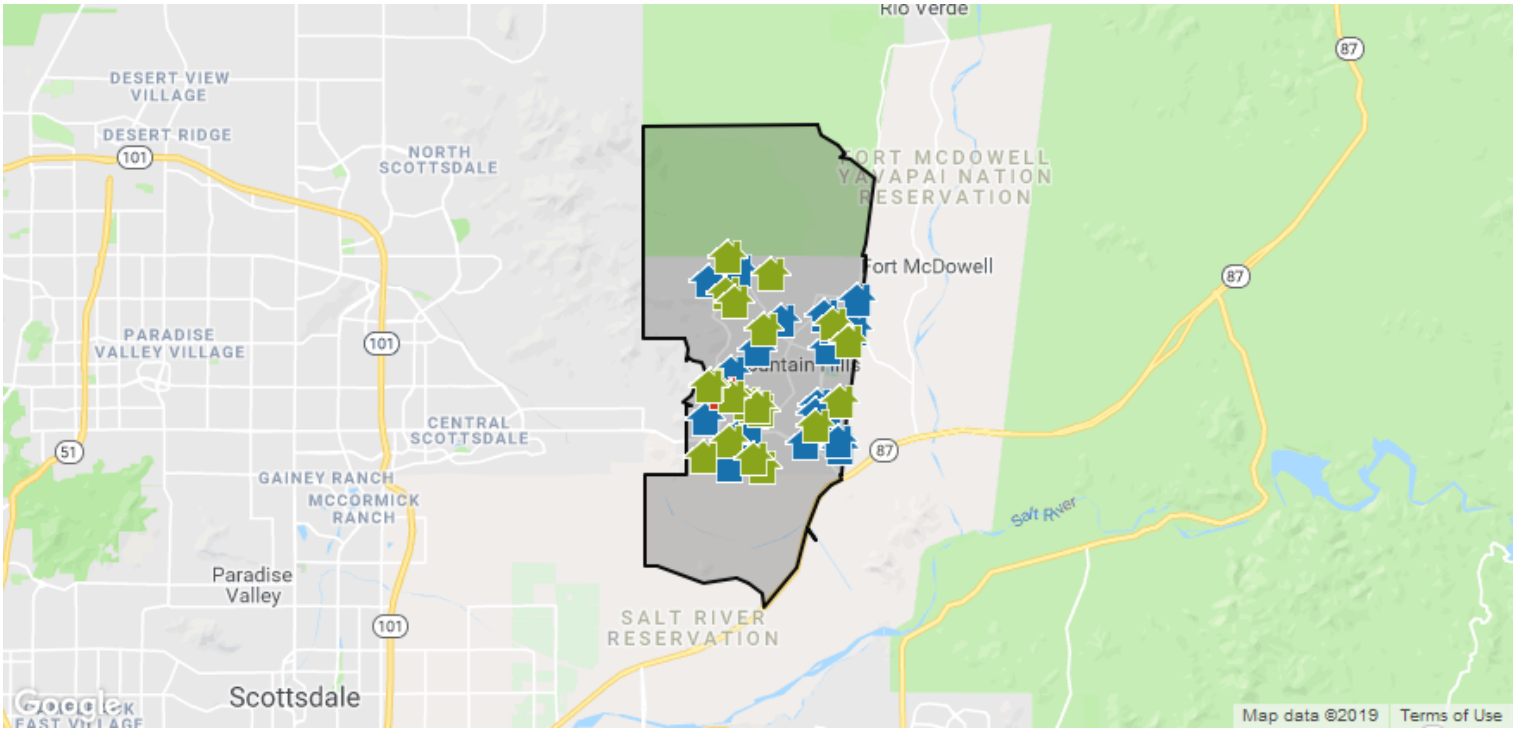
Market Activity Summary Stats



Search Criteria

Location: Fountain Hills, AZ 85268; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Multifamily/Multiplex; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 20; **Sort Order:** Recently updated

	New Listings	Distressed Activity	Recently Sold
Number of Properties	20	1	20
Low Price / Value	$99,900	$434,000	$260,000
Median Price / Value	$646,500	$434,000	$604,850
High Price / Value	$1,975,000	$434,000	$1,970,000
Average Price / Sq. Ft.	$228	$171	$236
Median Price / Sq. Ft.	$218	$171	$222
Average Days in RPR	30	50	133
Median Days in RPR	24	50	86
Total Volume	$16,552,200	$434,000	$15,780,200

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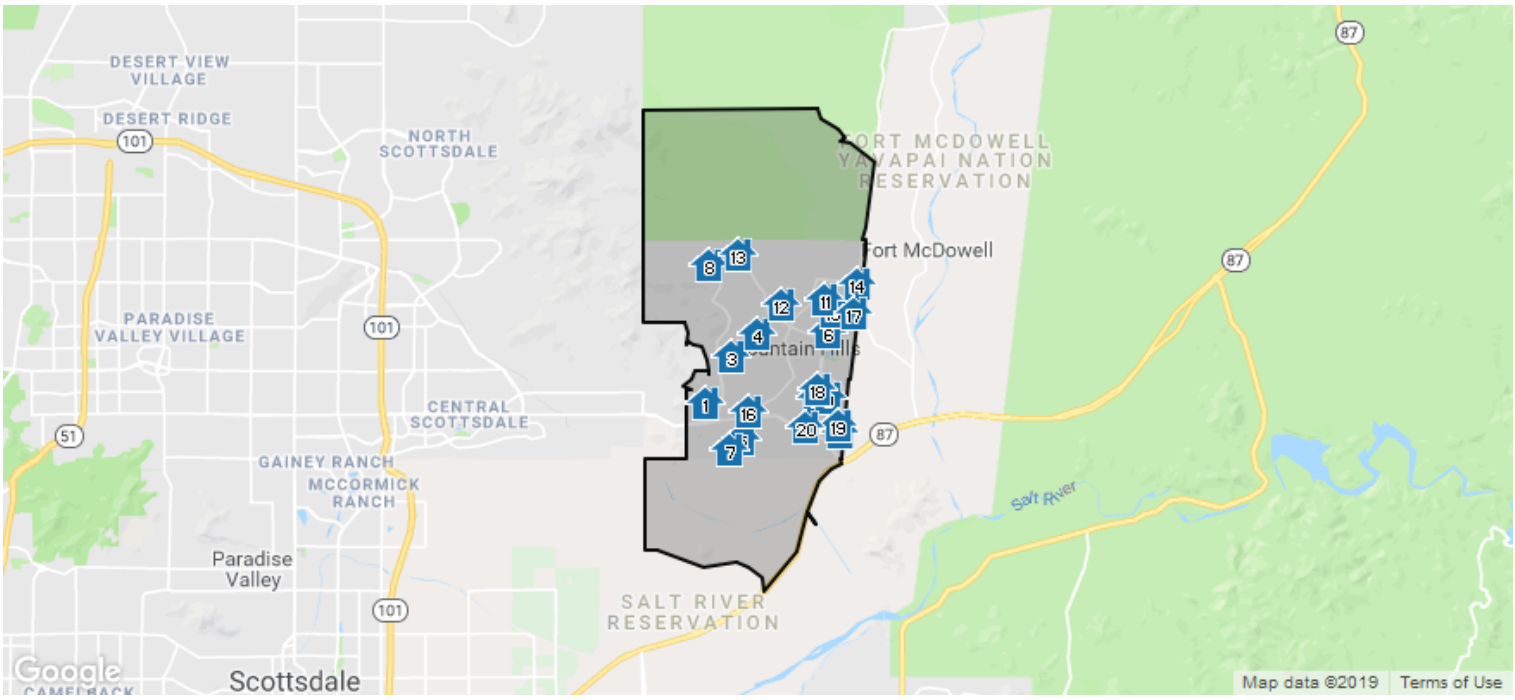
Fountain Hills, AZ 85268



New Listings: 20

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

1 FOR SALE · *Active: 5/24/2019* *MLS ID: 5930437*

11007 N Crestview Dr	Single Family Detached	5/7	6,903 sq ft	91,593	2009	5/24/2019	$1,950,000	$282

ONE OF A KIND! Nestled in the gorgeous Fountain Hills gated community of Crestview. This meticulously maintained house has a split floor plan with 5 bedrooms and 6.5 bathrooms! Rare elements of this home include a piano room, theater room, heated play pool and spa and a downstairs entering game room with a wine bar which makes it ideal for entertaining family and friends. The two floors are connected by a lovely stone stairway, as well as an elevator! This home features a large kitchen with Viking appliances. Three remote start fireplaces located in the upstairs master bedroom, great room, and recreation room, plus an outdoor fireplace and separate fire pit on the backyard patio. The two attached 2-car garages feature built-in cabinets and epoxy flooring. See MOTION VIDEO.

Listing Courtesy of Russ Lyon Sotheby's International Realty

2 FOR SALE · *New, Active: 7/3/2019* *MLS ID: 5948124*

16740 E Kingstree Blvd	Single Family Detached	3/3	3,571 sq ft	51,845	2008	7/3/2019	$1,200,000	$336

This richly appointed custom home is perched on an elevated corner lot with sweeping mountain views & stunning sunsets. Upon arrival at the front patio with fire pit & veranda, enjoy a warm welcome through the custom crafted iron door. Soft desert color palette features polished travertine, custom alder cabinetry, cove lighted coffered ceilings, designer window treatments & many other upgraded finishes. Great room living, charming front salon area, wet bar with wine storage & magnificently equipped gourmet kitchen provide wonderful entertaining spaces. Elegant master retreat with dramatic views & luxurious spa bath, two additional guest bedrooms, full bath, office (with closet, could be used as an additional bedroom) & powder room round out this very livable layout.

Listing Courtesy of Russ Lyon Sotheby's International Realty

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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.

3 FOR SALE · *Active: 6/13/2019* *MLS ID: 5939399*

15248 E Sage Dr	Single Family Detached	5/5	4,600 sq ft	18,278	1993	6/13/2019	$875,000	$190

Gorgeous custom home with GREAT VIEWS and No HOA!! Situated on a quiet cul-de-sac with 5 bedrooms PLUS an office. Private, upstairs master suite with huge walk-in closet! Second ensuite master bedroom on the main floor. Open floor plan on the main level with large, entertainer's kitchen complete with Wolf appliances, 2 ovens, 5 burner cooktop, warming drawer, wine fridge and more! Three additional ensuite bedrooms. Huge lower level perfect for entertaining - room for a pool table and much more! Resort-like backyard with diving pool and VIEWS! New carpet 2019, new roof 2017, new backyard pavers 2019 and freshly painted exterior in 2019. Just a few minutes away from award winning Basis Schools, Mayo Clinic and just 25 minutes to Phoenix Sky Harbor Airport.

Listing Courtesy of Re/Max Excalibur

4 FOR SALE · *Active: 5/8/2019* *MLS ID: 5922979*

15740 E Tumbleweed Dr	Single Family Detached	5/3	3,258 sq ft	13,051	1990	5/8/2019	$590,000	$181

New Price & Only $181 per sq ft... 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. Windows 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 rising up 360 feet in the air every top of the hour.

Listing Courtesy of Homesmart

5 FOR SALE · *Active: 6/14/2019* *MLS ID: 5939718*

9647 N Fireridge Trl	Single Family Detached	6/6	7,700 sq ft	26,485	2009	6/14/2019	$1,975,000	$256

Stop the Car! This is the amazing MAGAZINE COVER hillside home you've been dreaming of. Elegant evenings of amazing sunsets with GOLF, CITY AND MOUNTAIN VIEWS await in this spacious well appointed custom home nestled in the beautiful hills of Firerock Country Club GOLF COMMUNITY. Homes here are OVER THE TOP FABULOUS. Enter to see an entire wall of retractable windows usher in the deep patio, negative edge pool and breathtaking views. Sky High wood beamed ceilings, 6 bedrooms, 6 fireplaces, movie theatre, executive office, Knockout gourmet kitchen w big double granite islands, Thermador Prof Range w custom hood, formal dining room, entire lower level for guests: full kitchen, two bedrooms, game room AND ELEVATOR. Outdoor putting green, fireplace, bbq, pool/spa, huge patios! INCREDIBLE!

Listing Courtesy of Launch Real Estate

6 FOR SALE · *New, Active: 6/23/2019* *MLS ID: 5943754*

17025 E La Montana Dr, Unit 138	–	3/3	2,074 sq ft	2,116	2003	6/23/2019	$479,000	$231

Enjoy everything that Fountain Hills has to offer in this beautiful Condo located in the gated community of Arroyo Verde at Bella Lago. Great location with a short walk to Fountain Park, hiking trails, restaurants & community events. This open floor plan is perfect for entertaining inside and out. 3 bedroom, 2.5 bath, with spacious master bedroom and bathroom located on the main floor. The beautiful kitchen features travertine floors, granite counter tops, breakfast bar, and gas range. Large dining and living area with 20 ft. soaring ceilings, large windows and gas fireplace. Covered back patio with built-in BBQ grill and sink, upstairs balcony offers beautiful mountain and city light views. Community includes heated pool, spa, and workout facility.

Listing Courtesy of Paceco Property Management And Real Estate

7 FOR SALE · *New, Active: 6/27/2019* *MLS ID: 5945698*

15135 E Miravista –	Single Family Detached	3/4	3,513 sq ft	26,546	2003	6/27/2019	$1,250,000	$356

Perfectly located between Eagle Mountain and Firerock, you will experience the pinnacle of Livable Elegance in this custom residence with inspirational Red Mountain views and gorgeous golf course vistas which go on forever. The spacious entry and foyer leads to an expansive great room, complete with cantera accented gas fireplace, generous entertainment bar, grand formal dining and amazing views! Imagine starry Sonoran Desert skies serenely blanketing distant city lights each evening from your private patio and pool. The massive chef's kitchen with abundant cherry cabinetry and pantry, double ovens, 6 burner gas cooktop, warming drawer, side-by-side full-refrigerator/full-freezer, wine storage, thick slab granite counters and gorgeous quartz island will cater to your inner gourmet.

Listing Courtesy of Russ Lyon Sotheby's International Realty

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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.

8 FOR SALE • *Active: 5/13/2019* *MLS ID: 5925271*

16027 N Tabasco Cir	Single Family Detached	3/3	2,750 sq ft	32,457	1999	5/13/2019	$619,000	$225

FOREVER views will instantly captivate you and compel you to stay...all on nearly an acre lot! Enjoy proximity to Dixie Mine Trail-head & mighty McDowell Mountains w/unobstructed views of the infamous "Fountain" itself!! Distinctive Architecture from courtyard entry all in a very private setting! Perfect layout offering split bedrooms, great room style for entertaining as well as serene living. Spacious gourmet kitchen offers granite counters, quality cabinetry and abundance of storage. Picturesque windows just off the eating area(s), literally pulls in those gorgeous views right to your table-top & rejuvenate w/views from your spacious master. Expansive covered patio with built in BBQ perfect for summer grilling and Arizona sunsets all nestled in cul-de-sac & peaceful hillside view

Listing Courtesy of Keller Williams Arizona Realty

9 FOR SALE • *Active: 5/23/2019* *MLS ID: 5930370*

11078 N Valley Dr	Single Family Detached	5/4	4,100 sq ft	18,147	2004	5/23/2019	$729,900	$178

Luxury living at its' best in this uniquely custom 5 bedroom, 3 1/2 bath home. A gated, pavered courtyard with a stone fountain creates a tranquil feeling before even stepping into this home. Mother-in-law suite is located on the first floor complete with a sink, refrigerator and microwave. Chef's kitchen boasts, Granite countertops, stainless steel appliances, double ovens, wet bar, pantry, oversized island and breakfast bar for additional seating. Relax in your master retreat featuring a separate sitting room, fireplace, wet bar, separate tub, tiled walk-in shower, dual sinks, large custom walk-in closet and separate entrance to a private balcony to enjoy the amazing AZ sunsets. Want a resort-style pool? Check out Copper Wynn just minutes away for an affordable resort experience!

Listing Courtesy of Keller Williams Arizona Realty

10 FOR SALE • *New, Active: 6/21/2019* *MLS ID: 5942948*

14219 N Yerba Buena Way	–	3/2	1,635 sq ft	5,859	1973	6/21/2019	$254,000	$155

NEEDS UPDATING! Take advantage of this opportunity to own an AFFORDABLE 3 bedroom, 2 bath home in Fountain Hills. Home is very livable as is, however it's perfect for someone who is handy and WILLING TO DO SOME REMODELING. Large corner lot with neighbors on one side only. These homes are attached with concrete slab so no noise between units, lives like a single family home. Large bedrooms, master with en-suite bath. Concrete flooring in LR, grey plank flooring in entry way & halls, carpet in bedrooms. (seller has extra tile to complete LR) Kitchen has painted cabinetry with black appliances, and cool white vintage stove. New water softener (2019), newer HVAC (2013) Located close to community pool & spa. Additional RV parking $25 month. Many possibilities to make your own. DON'T MISS OUT!

Listing Courtesy of Homesmart Lifestyles

11 FOR SALE • *New, Active: 7/1/2019* *MLS ID: 5947024*

14652 N Yerba Buena Way, Apt A	Apartment	3/2	1,066 sq ft	120	1973	7/1/2019	$99,900	$94

This home will be sold at AUCTION!!3 Bedroom, 2 Bath condo with 1,066 sq. ft. in a great floorplan. New wood laminate flooring and updated kitchen. Covered garage style parking in the back. It's Fountain Hills so the views and community amenities are great!Building washer/dryer (coin operated)

Listing Courtesy of The Larsen Company Real Estate And Auctions

12 FOR SALE • *New, Active: 6/21/2019* *MLS ID: 5943085*

16144 E Glenview Dr	Single Family Detached	4/3	2,460 sq ft	6,064	1995	6/21/2019	$434,000	$176

This Fountain Hills two story corner lot home offers a two car garage, a covered back patio, an in-ground pool, stainless steel appliances, quartz kitchen countertops, a master bathroom with separated step in shower and tub and a private toilet room.Home comes with a 30-day buyback guarantee. Terms and conditions apply.

Listing Courtesy of Opendoor Brokerage, Llc

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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.

13 FOR SALE · *Active: 5/25/2019* *MLS ID: 5931170*

15318 E Golden Eagle Blvd	Single Family Detached	4/4	3,877 sq ft	73,751	1992	5/25/2019	$939,900	$242

Jaw dropping unobstructed panoramic MOUNTAIN VIEWS from this 1.6 ACRE premium VIEW lot in prestigious Fountain Hills. Enjoy Northern & Eastern VIEWS showcasing Mt. Ord, Four Peaks Mountain range all the way over to Superstition Mountain WOW! Maximum PRIVACY and TRANQUILITY in your resort style backyard with sparkling salt water pool, large covered patio, real grass area & built-in BBQ grill/refrig. 4 bedrooms, 3 with En-suites and backyard access perfect for in-laws and/or guests. Formal living & dining with direct MOUNTAIN VIEWS. Spacious family room offers fireplace, built-in entertainment center and opens to chef's kitchen with eat-in area. Den/study plus additional home office w/built-ins perfect for two people. Gorgeous curb appeal with circular driveway and mature desert

Listing Courtesy of Realty One Group

14 FOR SALE · *New, Active: 7/1/2019* *MLS ID: 5947223*

17530 E Hawley Dr	Single Family Detached	5/3	3,647 sq ft	10,315	1984	7/1/2019	$585,000	$160

As you head out to this home you are going to be instantly drawn to the whimsical mountain views that surround you. This breath taking Territorial home is located in the McDowell Mountains. As your drive up to the home on Hawley you will appreciate the desert landscaping that welcomes you. Approaching the home you see the elegant front gate that provides some privacy to the spacious front porch are complete with massive pergola. Step inside the spacious home and prepare to be wowed. There is an evident Southwestern flare that fits perfectly into the space with the beautiful saltillo tiles and wood work. The downstairs family space is open and inviting. The high cut out windows provide addition natural light that keep the area nice and bright.

Listing Courtesy of Keller Williams Realty Phoenix

15 FOR SALE · *Active: 4/19/2019* *MLS ID: 5913949*

17241 E Ledferd Ln	Single Family Detached	3/2	1,522 sq ft	3,485	1979	4/19/2019	$339,000	$223

Gorgeous 3 bed/2 bath patio home, completely renovated, in the highly sought after Fountain Hills Clear Aire Community! THESE HOMES DO NOT SHARE COMMON WALLS! This home boasts Travertine, Marble and Granite floors throughout. Bright and luxurious kitchen features Kraft Made maple cabinetry; top and bottom lit with ambient cabinet lighting. Double pantries, Maytag appliances including convection oven. Granite counters with matching back splash, large Granite kitchen island which is complimented by a custom, built-in Granite dining room table to seat twelve. Master and hall bath finished in Travertine, each with a walk-in shower or jacuzzi tub. Vaulted ceilings. Move in ready! QUICK CLOSE!

Listing Courtesy of Gentry Real Estate

16 FOR SALE · *Active: 4/30/2019* *MLS ID: 5919112*

15538 E Palatial Dr	Single Family Detached	4/5	4,152 sq ft	42,868	2018	4/30/2019	$1,640,000	$395

Newly Constructed 4152 Sq Ft Custom Home in Palatial Estates with stunning views of 4Peaks, Gold Fields & McDowell Mtns. This 4 Bedroom (all with En-suite Bathrooms) 4.5 Bath home has many high-end features including expansive back patio accessed by a disappearing pocket patio door, Heated Pool & Spa, Built-in BBQ, all for great Arizona outside living. A Gourmet Kitchen with 48 inch Sub-Zero Refrigerator, 48 inch Wolf Gas Range, Steam Wall Oven & Microwave. Also included is Central Vac, Wifi Door Bell & Security Cameras, 5 zone HVAC system served by 3-16 Seer units & two Tank-Less Water Heaters. There's 5.5 inches of foam insulation in the walls and 9 inches of top cord truss insulation in the ceiling. An over sized 4 car garage with sealed concrete floors rounds out this incredible home.

Listing Courtesy of Realty One Group

17 FOR SALE · *Active: 5/15/2019* *MLS ID: 5925837*

17403 E Santa Rosa Ln	Single Family Detached	4/2	1,927 sq ft	15,860	1995	5/15/2019	$409,500	$213

Custom 4b/2ba/2cg/ & pool on a 1/3 cul de sac acre lot. with a He/She Shed, wood burning pizza oven & plenty of space for gardening, .RV gate & parking. Newer A/C & Hot Water Tank + a 1 year Fidelity Home warranty including the pool. This is a family friendly neighborhood offering the best of what Fountain Hills has to offer. A 1X $330.00 NPOA Buyer transfer fee. NO HOA monthly fees.

Listing Courtesy of Mco Realty

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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.

18 FOR SALE · *Active: 5/16/2019* *MLS ID: 5926948*

16717 E Yaqui Ct	Single Family Detached	4/3	4,064 sq ft	53,213	1983	5/16/2019	$674,000	$166

GORGEOUS VIEWS!!!! PRICED to SELL!!! HUGE LOT. Create the ideal life in this gorgeous single story home that sits nestled on a corner lot in the amazing city of Fountain Hills! Upon entering this home, you are greeted with a large foyer, that leads you to the open floor concept. Tons of natural light throughout! The kitchen boasts an island, 2 wall ovens, walk-in pantry and dual sinks. The spacious bedrooms offer plenty of room for sleep, study and storage. Wine lovers will fall in love with the hidden wine cellar. The huge covered back patio overlooks the private pristine pool and a gazebo-a perfect setting for relaxing or entertaining with friends and family! PLUS detached one bedroom casita with full bathroom for those over night guests.

Listing Courtesy of My Home Group Real Estate

19 FOR SALE · *New, Active: 6/20/2019* *MLS ID: 5942274*

10219 N Nicklaus Dr	Single Family Detached	3/2	2,048 sq ft	16,248	1979	6/20/2019	$610,000	$298

Attention golfers, property is located on the 12th hole of Desert Canyon Golf Course. Charming territorial with three bedrooms, two bathrooms, two car garage, pool, putting green, and covered patio. Master bedroom has retreat that can be converted to fourth bedroom. Only 28 miles from Sky Harbor. Fantastic views of Red Mountain and McDowell Mountains from the putting green and every room in the home. For RV and boat owners, there is plenty of room on the north side of the house for both vehicles. Wood burning fireplace. Newer appliances. Lock and leave, low maintenance. Plenty of privacy, quiet street. Home resides within jurisdiction of the NPOA. Buyer to pay one time transfer fee of $330.

Listing Courtesy of Homesmart

20 FOR SALE · *Active: 6/7/2019* *MLS ID: 5937210*

16569 E Trevino Dr	Single Family Detached	5/6	4,432 sq ft	61,110	2009	6/7/2019	$899,000	$203

Welcome to this stunning remodeled home that was designed with you in mind.Amazing floor plan featuring 4 bed/4 bath on first level with Travertine flooring throughout the main living areas.An abundance of natural light highlights the 9ft+ flat ceilings,natural wood exposure on the main entry door and eye catching color of the kitchen cabinets. You have direct access to the balcony with amazing mountain views from your living room! Master bedroom features soaking tub,walk in shower,expansive walk in closet,split vanities,upgraded carpet and direct access to the balcony.Guest rooms include walk in closets,jack & jill bath and separate bathrooms for each guest room.Step down to the lower level of the home perfect for entertaining. Main downstairs living space allows direct access to the pool

Listing Courtesy of Homesmart

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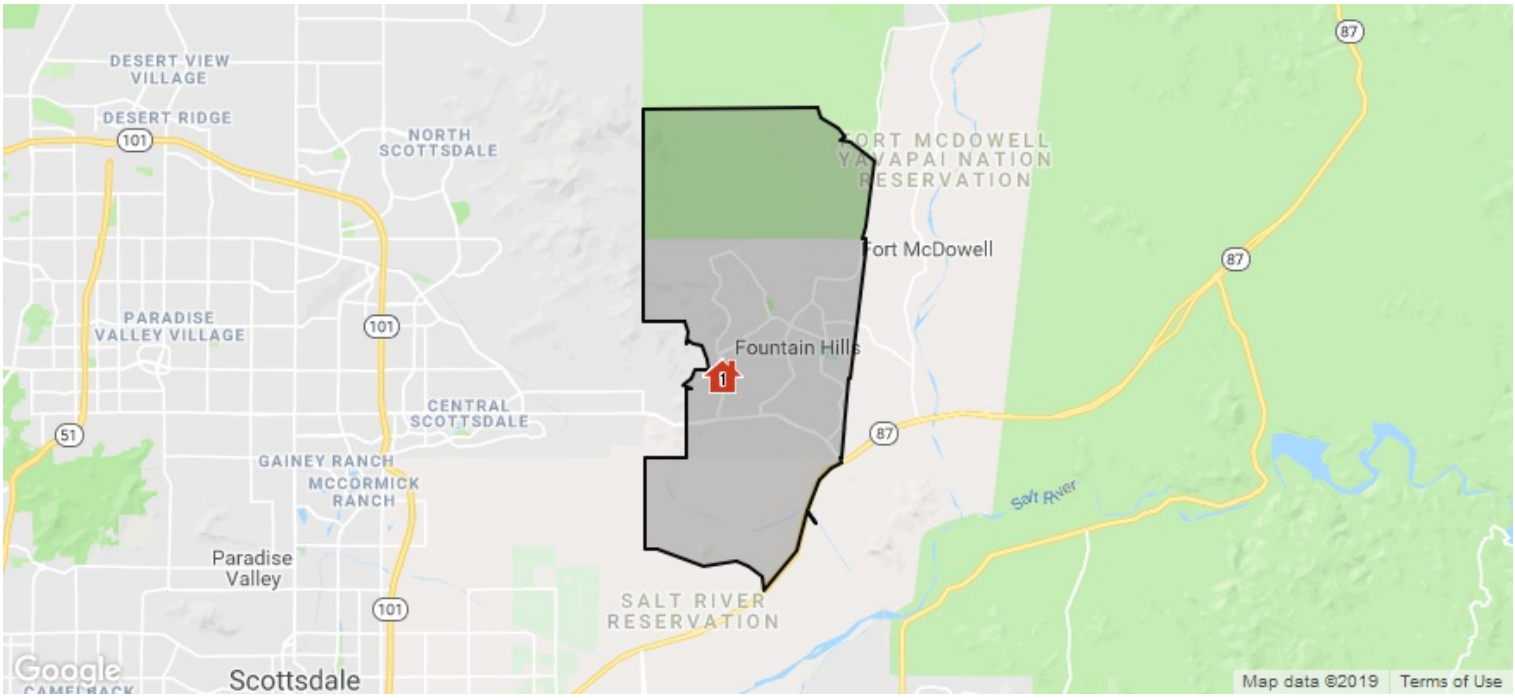

Distressed Activity: 1

	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, Active: 5/15/2019* *MLS ID: 5928563*

15036 E Mustang Dr	Single Family Detached	3/3	2,540 sq ft	14,871	$434,000	5/15/2019	5/15/2019	Preforeclosure

Short Sale opportunity. Pre foreclosure sale.Excellent location in the heart of Fountain Hills. Spacious three bedroom with large comfortable rooms and an open luxurious kitchen. Warm wall tones and an open kitchen design make this a very liveable home. The large backyard features an elegant pool area with mountain views.Note : ARMLS Short Sale Addendum required.Tenants rights:Showings to be scheduled Wednesday 6/26 from 3 to 6 PM and Saturday 6/29 from 12 to 3 PM. Use Showing timeAll offers must be approved by the lender and must include the ARMLS Short Sale Addendum. (Trustee Sale is scheduled for July and lender will need to change it)

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

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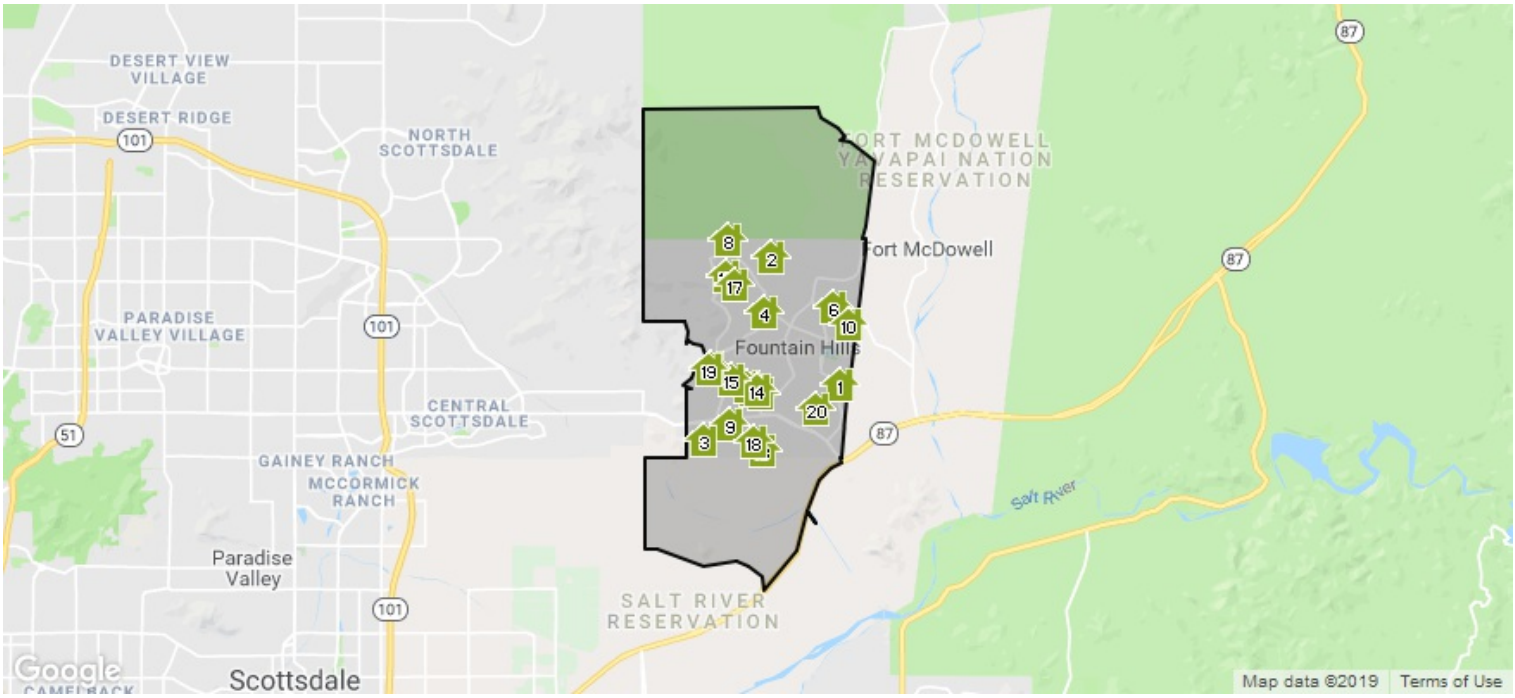

Recently Sold: 20

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

1 RECENTLY SOLD · *Closed, MLS Listing 5912924: 4/16/2019* *MLS ID: 5912924*

17216 E Salida Dr E, Unit B	Twin Home	3/2	1,410 sq ft	6,556	1998	7/3/2019	$260,000	$184

Lock the world away in this lovely peaceful condo with pool. New garage door. A/C unit 2 yrs old. Allowance of $2000 shall be paid to Buyer at COE as compensation for replacement of stove and repair of drip system in outside yard. Oodles of closet space. Slide out shelving throughout. Fans/Wooden shutters. Separate laundry room. NO HOA FEES a real bonus. NO COMMON WALL. Definitely the best priced property in this class in FH. Home Warranty offered

Courtesy of Dpr Realty Llc

2 RECENTLY SOLD · *Closed, MLS Listing 5751829: 4/13/2018* *MLS ID: 5751829*

16222 N Boulder Dr	Single Family Detached	3/3	2,500 sq ft	11,352	1986	7/3/2019	$524,700	$210

Price Reduction for a quick sale! Many new upgrades were just completed to this amazing home. Electrical, plumbing, roofing, HVAC, etc have all been thoroughly inspected and are in excellent condition. This home is ready to go. When viewing the home in person be sure to check out the notes & details labeled throughout highlighting its unique features and options. This is an ultra rare single level home with mountain views on a corner lot in majestic Fountain Hills! Attention to detail & uniqueness of design are noticed immediately. Rusted steel fascia, custom rain chains & new slate roof greet you at the front door. Tastefully designed wine room is sure to impress as soon as you enter. Kitchen is open to the family room & fireplace.

Courtesy of Turner International Real Estate

3 RECENTLY SOLD · *Closed, MLS Listing 5897846: 3/18/2019* *MLS ID: 5897846*

9631 N Jagged Cir	Single Family Detached	4/3	4,165 sq ft	43,063	2006	7/1/2019	$1,418,000	$340

This fabulous custom home has so much to offer. If your clients are looking for views, privacy and a quality built single story custom home this is it. Perched on the side of Eagle Mountain with a south facing exposure overlooking the 10th fairway and forever mountain views. Walking distance to practice green & clubhouse. A wonderful open split floor plan built for entertaining. 4 large bedrooms plus an office. Fabulous gourmet kitchen with Wolf cook top & Sub Zero. Pocket doors lead you from the living area to the private outside paradise featuring a fireplace, stunning pool with sheer descent water feature & private spa. A large walk around patio features mesmerizing views from every angle. Window tint throughout the home and a rare over-sized 3 car garage.

Courtesy of Russ Lyon Sotheby's International Realty

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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.

4 RECENTLY SOLD · *Closed, MLS Listing 5899738: 3/21/2019* *MLS ID: 5899738*

15828 E Brittlebush Ln	Single Family Detached	3/2	2,268 sq ft	6,617	1998	7/1/2019	$485,000	$214

GORGEOUS HOME NESTLED IN SUNRIDGE CANYON ON THE GOLF COURSE! This home has great features including a gas cooktop, huge windows, gas fireplace and custom built-ins throughout. Intelligent layout with high ceilings and well positioned windows make this home feel open and airy. This is a real desert beauty with rich desert landscaping and panoramic views of the award winning SunRidge golf course, the McDowell and the Mazatzal Mountains. Lounge by the sparkling Pebble Tec swimming pool with waterfall and fiber optic lighting or relax in the spa. Invite friends over for a BBQ using the built-in outdoor grill with side burner. The garage features built-in cabinets, work bench and, epoxy coated floor. Priced competitively, this property won't last long! AND IT'S ON THE COURSE!

Courtesy of Burton Brokerage

5 RECENTLY SOLD · *Closed, MLS Listing 5830523: 10/6/2018* *MLS ID: 5830523*

15603 E Mustang Dr	Single Family Detached	6/3	2,926 sq ft	9,993	1986	7/1/2019	$325,000	$111

PRICE REDUCTION!!! VIEW, VIEWS, VIEWS!!! Capture the sunrise and sunset every day as you step outside surrounded by desert tranquil and breathtaking views! Enjoy the spectacular private lot which boast incredible Sunsets and Mountains Views of Four Peak, Red Rock and McDowell Mountains. The Views are Wonderful on this Premium Lot backing to wash offers a private oasis. The home offers 6 bedrooms and 3 baths with the Master bedroom, Family room, 2nd bedroom/office on the main level. Additionally a Living Room with cozy fireplace and Kitchen w/granite counter tops, stainless steel appliances. The lower level has 4 bedrooms with a walk out and another laundry area. Features Top Fountain Hills Schools with NO HOA and low taxes!

Courtesy of Realty One Group

6 RECENTLY SOLD · *Closed, MLS Listing 5922758: 5/8/2019* *MLS ID: 5922758*

14419 N Calle Del Oro --	--	3/2	1,635 sq ft	5,946	1973	7/1/2019	$263,000	$161

Rarely available 3 bedroom 2 bath, serene home in the heart of Fountain Hills! 2 car attached garage is complete with a workbench and plenty of built-in cabinets for added storage. This home has travertine flooring and ceiling fans throughout, and an open floor concept making the home feel light and spacious. The large, open kitchen is complemented with beautiful white cabinetry with lots of extra storage space. Retreat to the master bedroom with dual closets, en-suite with double vanities, and access to the backyard patio. Escape to the beautiful well-maintained, low maintenance backyard with a large covered patio, unobstructed views and putting green. This home is conveniently located near the community pool & spa, and in close proximity to the Beeline Highway.

Courtesy of Exp Realty

7 RECENTLY SOLD · *Closed, MLS Listing 5935550: 5/24/2019* *MLS ID: 5935550*

15734 E Mustang Dr	Single Family Detached	3/2	1,938 sq ft	9,914	1980	7/1/2019	$449,000	$232

Enjoy resort style living with your huge backyard showcasing sparkling pool with water feature, spa, extended brick paver patio, gorgeous palm trees & great VIEWS of Four Peaks Mountain Range. Spacious floor plan features Great room with soaring ceilings accented with wood beam trusses, Clerestory windows, two skylights and a sunken fireplace sitting area. Chef's kitchen offers granite counter tops, lots of storage,built-in wine rack with brick accents & large eat-in area. Updated beautiful master bath with custom tiled walk-in shower with glass panels & door. Additional features include; Newer roof with 10 yr warranty; Tile flooring throughout; Nest thermostat; tinted front window. Seller is offering a 1 yr home warranty. Act quick on this awesome home!

Courtesy of Realty One Group

8 RECENTLY SOLD · *Closed, MLS Listing 5840513: 10/31/2018* *MLS ID: 5840513*

16829 N Sourdough Pl	Single Family Detached	4/3	2,900 sq ft	11,108	1988	6/21/2019	$380,000	$131

This house on a Cul-da-sac street offers privacy and lots of nature right out your back door preserved for all time....endless beauty. Just put a brand new central air conditioner in main house...plenty of privacy and wildlife. The home backs against the most beautiful desert canyon on a dead end street, yet 15 mins from Scottsdale freeway corridor. Nature galore with hiking right out your back door. Can be divided into two separate dwellings with back house upstairs bedroom and could be an additional bedroom downstairs. All on one meter.

Courtesy of United Southwest Realty

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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.

9 RECENTLY SOLD · *Closed, MLS Listing 5844048: 11/6/2018* *MLS ID: 5844048*

15217 E Cholla Crest Trl	Single Family Detached	4/5	3,726 sq ft	29,488	2005	5/30/2019	$1,280,000	$344

FIRST TIME ON MARKET! BRAND NEW LISTING. Original Owners built this custom soft contemporary in 2005 on a high cul-de-sac with unobstructed views of FireRock and Four Peaks. The Kitchen, Family Room, Master Bedroom and Guest House look out over a very private pool and spa facing to the southeast with outdoor dining and sitting areas. Incredible twilight views to the south and east and and city lights at night. Inside the home, high ceilings abound and each separate area of the home contains deluxe finishes and special detail elements. Entertainer's delight with large formal Dining Room.The home has 4 bedrooms on one level with very few steps and 3 car garage, a rare jewel in FireRock. Perfect empty nest home or seasonal "Lock and Leave.' "Outshines the Best FireRock Villas."

Courtesy of Cambridge Properties

10 RECENTLY SOLD · *Closed, MLS Listing 5864192: 1/7/2019* *MLS ID: 5864192*

17341 E Grande Blvd	Single Family Detached	3/2	1,656 sq ft	25,457	1987	6/28/2019	$337,500	$204

ABSOLUTELY lovely 3 bed and 2 bath light & bright single level home with no steps. This home is perched upon an elevated lot of .56 acres. Sure to please as this meticulously maintained home exudes extraordinary charm and is move-in ready and waiting for you to enjoy all that AZ living has to offer both indoors & out. Enjoy the lovely patios providing breathtaking mountain views. This very open floor-plan offers ample everyday living & entertaining space with beautiful high vaulted ceilings and a floor to ceiling stone fireplace. The master bedroom features plenty of storage space with an ex-large walk-in closet. Low maintenance landscaping and easy Lock & Leave. NO HOA!

Courtesy of Re/Max Sun Properties

11 RECENTLY SOLD · *Closed, MLS Listing 5930789: 5/24/2019* *MLS ID: 5930789*

15503 E Palomino Blvd	Single Family Detached	3/2	2,131 sq ft	10,539	1992	6/28/2019	$475,000	$223

Perfect size, single level home. Front living area features stacked stone fireplace & vaulted Ceilings. Kitchen has new Quartz Counters & Subway tile backsplash, new Appliances, a charming Breakfast room with wood & beamed ceilings & Shutters. Fresh paint interior and exterior. The backyard has Travertine paver decking by a sparkling Pebbletec pool & spa. Great views of Redrock off the back covered patio. Master suite features 2 way fireplace, dual sink vanity, large soaking tub, skylight, separate shower, large walk in closet & private water closet. Split Bedrooms. One guest BR is currently being used as a Music room and the other has Built In Wall Bed. The 3 car garage is temp controlled & has direct access to home.

Courtesy of Homesmart Lifestyles

12 RECENTLY SOLD · *Closed, MLS Listing 5846496: 11/13/2018* *MLS ID: 5846496*

15435 N Cabrillo Dr	Single Family Detached	4/5	4,022 sq ft	79,431	2009	6/27/2019	$1,100,000	$273

A very private estate property, nestled on a 1.82-acre homesite in North Heights of Fountain Hills. A large, open Great Room of Travertine Versaille flooring & massive retractable doors that turn the outdoor patio into livable space make it one of Fountain Hills' best party homes! A 4-car garage, lots of storage rooms & closets, plus a large pavered parking area that can handle 10-15 cars make it a car lovers dream. From the moment you enter the charming courtyard with its massive iron gate, up through the sweeping slate staircase that presents a beautiful iron double-door entryway, you know this is a very special home! Mediterranean perfection with beautiful iron and stone finishes, an upper level teen or hospitality area, plus an amazing backyard & outdoor kitchen...See out the video

Courtesy of Sonoran Lifestyle Real Estate

13 RECENTLY SOLD · *Closed, MLS Listing 5818420: 9/10/2018* *MLS ID: 5818420*

9220 N Lava Bluff Trl	Single Family Detached	4/6	6,474 sq ft	52,668	2004	6/28/2019	$1,970,000	$304

Enjoy BREATHTAKING VIEWS from this gorgeous and meticulously constructed 6,474 sqft contemporary home located in the prestigious guard gated community of Firerock. The 4 bedroom 6 bathroom home features floor-to-ceiling windows, stone and hardwood floors, a Crestron smart home system, top-of-the-line kitchen appliances, a finely finished elevator, a 1500 bottle climate controlled wine cellar, heated pool and spa, outdoor gas fire pit, large balcony, and a 45 KW generator. This home must be seen to be truly appreciated. A very rare and special find for the fortunate new owner.

Courtesy of Russ Lyon Sotheby's International Realty

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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.

14 RECENTLY SOLD · *Closed, MLS Listing 5924901: 5/12/2019* *MLS ID: 5924901*

15650 E Mustang Dr	Single Family Detached	4/4	2,681 sq ft	11,957	2002	6/28/2019	$735,000	$274

Impeccable upgrades, tranquility and privacy welcome you to this prestigious Fountain Hills showpiece. Custom finishes second to none make this gorgeous home a true sanctuary. Beautiful curb appeal and extensive landscaping add extra value to this 0.27 acre premium VIEW lot. You will never want to leave home with green and lush resort style backyard, sparkling pool, spa, water feature, large putting green with chipping area, Kiva fireplace & grill island with newer Weber Summit grill. Extended travertine patio & spacious covered patio perfect for entertaining. Great room offers many custom touches including extensively remodeled entertainment center with custom wine bar and spectacular view out to the backyard. The gourmet kitchen has been remodeled with granite counters, stainless steel

Courtesy of Realty One Group

15 RECENTLY SOLD · *Closed, MLS Listing 5922678: 5/8/2019* *MLS ID: 5922678*

15221 E Palomino Blvd	Single Family Detached	3/2	2,381 sq ft	9,442	1985	6/27/2019	$499,000	$210

Beautiful, immaculate home with picturesque views of Fountain Hills and Four Peaks located minutes to downtown Fountain Hills. Enjoy quiet evenings in the gated front patio viewing sunsets, the Fountain & fireworks. Relax in the private, maturely landscaped backyard complete w/spacious covered and uncovered patios, PebbleTec pool & built-in BBQ. Inside you will find vaulted ceilings, low maintenance wood & tile floors, large living area with fireplace and a floor plan ideal for entertaining. Gourmet kitchen w/ island seating flows to bar/dining area and also includes a cozy breakfast nook for in-kitchen dining. Features stainless appliances, double oven, new microwave, custom cabinets. 3 bedrooms plus master includes adjacent den/exercise room, 3 car over-height garage with tons of storage

Courtesy of North & Co

16 RECENTLY SOLD · *Closed, MLS Listing 5887362: 2/23/2019* *MLS ID: 5887362*

12205 N Sunset Vista Dr	Single Family Detached	4/4	4,694 sq ft	45,424	2007	5/28/2019	$1,010,000	$215

No Expense Spared Beautiful Home in the Gated Eagle Ridge Subdivision. This home has been Freshly Painted, Updated Lighting, and comes FULLY FURNISHED (few exceptions). As you enter this home there are Barrel Hallway Ceilings, Travertine Stone Flooring, an Atrium, and Wood Shutters throughout the home. The Kitchen looks over into the Family Room with Towering Ceilings and Majestic Wood Beams. The Gourmet Kitchen has Lots of Granite Counter Space, Highly Upgraded Cabinets, Commercial Style Appliances, a Walk-in Pantry, and Much More. The Breakfast Nook has Stunning Views of the Hills. Just off the Kitchen is a Butler's Pantry that leads to the Formal Dining Room with Faux Painted Ceilings. The Family Room is spacious with a 20ft Telescoping Glass Doors that opens to the Patio, Pool,

Courtesy of Call Realty, Inc

17 RECENTLY SOLD · *Closed, MLS Listing 5920936: 5/3/2019* *MLS ID: 5920936*

15223 N Elena Dr	Single Family Detached	4/4	4,789 sq ft	24,167	1999	6/26/2019	$1,100,000	$230

Spacious, luxurious, pristine Santa Fe style home with major curb appeal located in the upscale North Heights neighborhood of Fountain Hills. Meticulously remodeled over the past several years, the entire home features granite, marble, and quartzite countertops as well as handcrafted Rysso Peters cabinetry throughout. Tons of outdoor entertaining space with a built-in BBQ, newly surfaced Pebbletec diving pool, and views of the McDowells, Red Rock, and the famous Fountain ensure that no guests will be left wanting for more!

Courtesy of E & G Real Estate Services

18 RECENTLY SOLD · *Closed, MLS Listing 5915543: 4/23/2019* *MLS ID: 5915543*

9529 N Four Peaks Way	Single Family Detached	3/3	3,564 sq ft	30,054	2005	6/26/2019	$1,250,000	$351

Views! Views! Views! If it's big views you are wanting than this is it! This gem is nestled high into the hillside and located in the exclusive guard gated golf community of Firerock Country Club. Breathtaking views for miles await you through the walls of glass the moment you enter. Ideal open floor plan with no interior stairs makes living and entertaining a breeze. Kitchen is light and bright and opens to the great room. Split floor plan provides privacy for you and your guest. Step outside to the expansive covered back patio and take in the jaw dropping unobstructed views of the Four Peaks mountains. Serenity and privacy at its finest! Perfectly sized for a second home and can come turn-key fully furnished with separate bill of sale. The impressive dedicated study can quickly...

Courtesy of Russ Lyon Sotheby's International Realty

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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.

19 RECENTLY SOLD · *Closed, MLS Listing 5929237: 5/21/2019* *MLS ID: 5929237*

12144 N Sunset Vista Dr	Single Family Detached	3/4	4,164 sq ft	48,302	2004	6/26/2019	$1,234,000	$296

Amazing, unobstructed views of Red Mountain along with nighttime, twinkling city light views in this highly upgraded Mediterranean Estate Home in the gated Fountain Hills community of Eagle Ridge. The beautiful entry welcomes you in and greets you with a cozy, private interior courtyard with a gas fireplace. The expansive Great Room is set up for easy indoor/outdoor living and entertaining with a 20' pocketing glass door inviting you outside to enjoy the negative edge pool/spa and picturesque views. Brazilian hardwood doors, custom master closet, refined wood ceiling, 3 gas fireplaces, SubZero/Wolf/Asko appliances, Kohler fixtures, 4 car garage with 200 SF air-conditioned exercise room and more.

Courtesy of Ventana Fine Properties

20 RECENTLY SOLD · *Closed, MLS Listing 5914330: 4/19/2019* *MLS ID: 5914330*

16733 E Jacklin Dr	Single Family Detached	3/3	3,100 sq ft	30,165	1974	6/25/2019	$685,000	$221

Arrive to a welcoming front courtyard with amazing mountain and golf course views.Enter through double doors to an open concept home with wall of south facing windows with abundance of natural light.This fully remodeled energy efficient custom home (former model) features:kitchen with Alder cabinetry,slab granite counters and breakfast bar;intimate family room with masonry fireplace,game area and 1/2 bath;large great room;DR;master suite with 2 walk-in closets,split sinks/cabinets separated by dual entrance shower;2 guest bedrooms share full bath. Lighted,very private 94' foot Flagstone patio will accommodate all your friends and entertain them with outstanding golf course and mountain views.Organic garden,RV gate too.No HOA! Add your personal touches,no concerns about updating.1 level.

Courtesy of Homesmart

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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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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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- Relocation Agent Network Professional
- Short-Sale and Bank Owned (REO) Expert
- Marketing and Social Media Expert
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