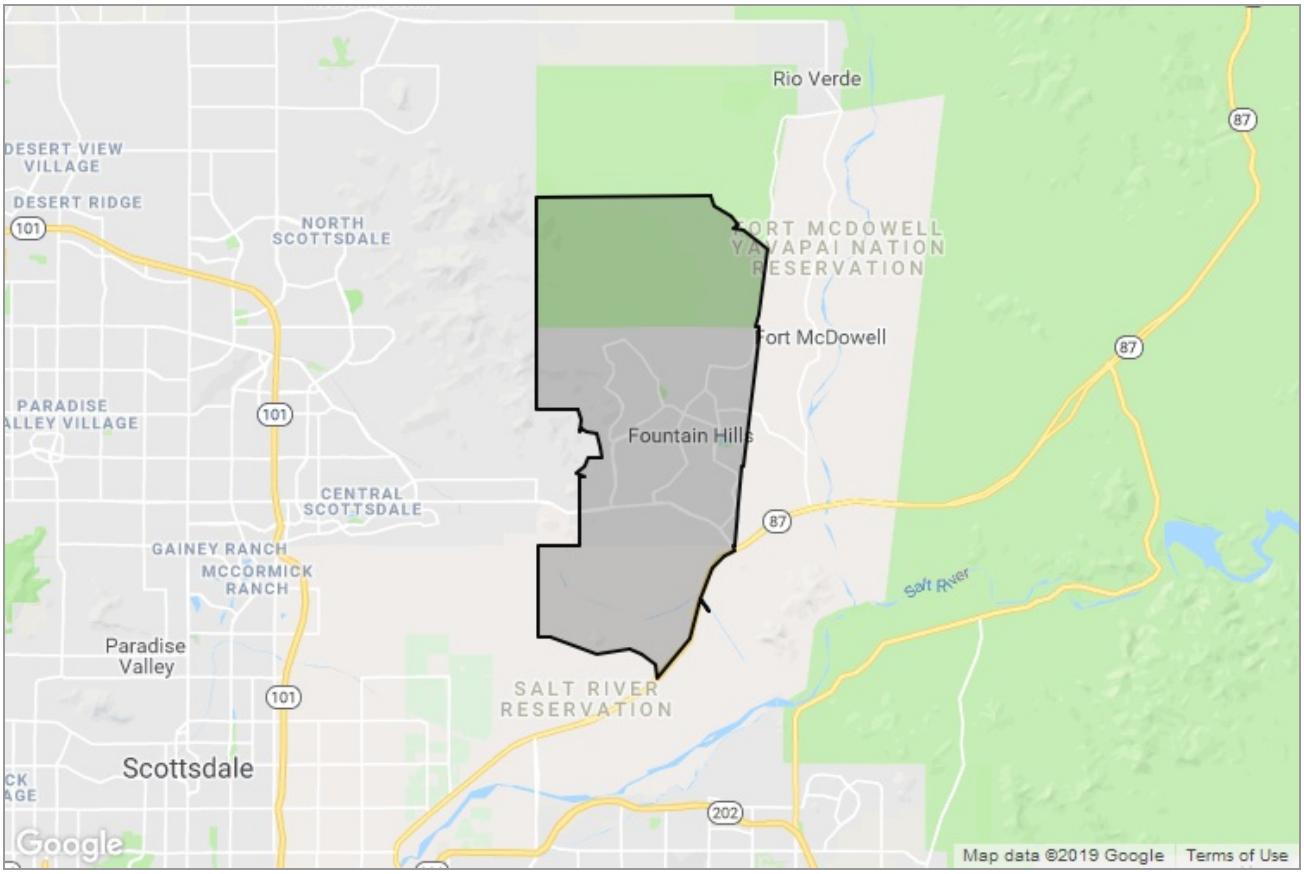
MARKET ACTIVITY REPORT

Fountain Hills, AZ 85268

Neighbors



Here is your monthly market report for 85259 zip code. Please let me know if you have any questions.

Presented by

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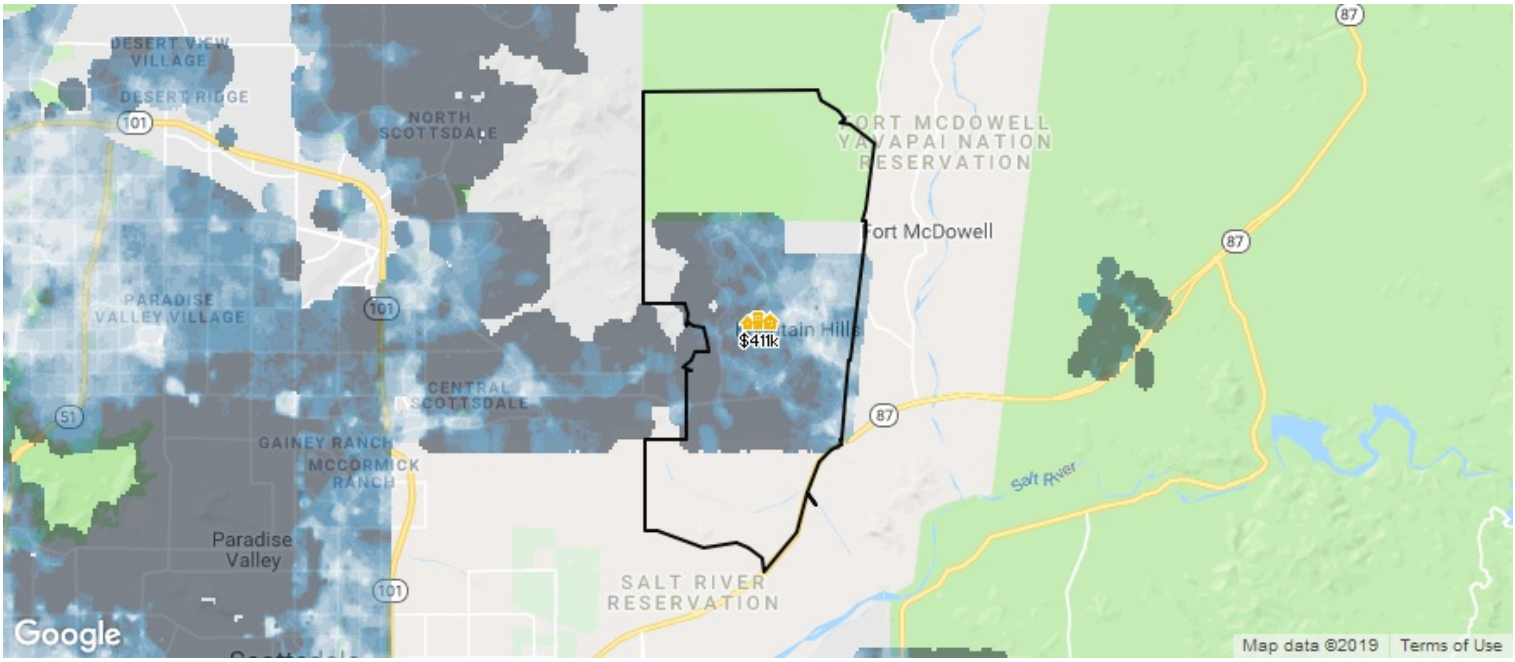
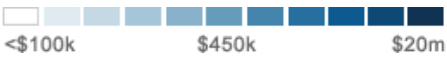
Fountain Hills, AZ 85268

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
$411K	↑ **0.07%**	↑ **0.07%**	↑ **6.36%**	↑ **11.09%**
Updated: 4/30/2019				

*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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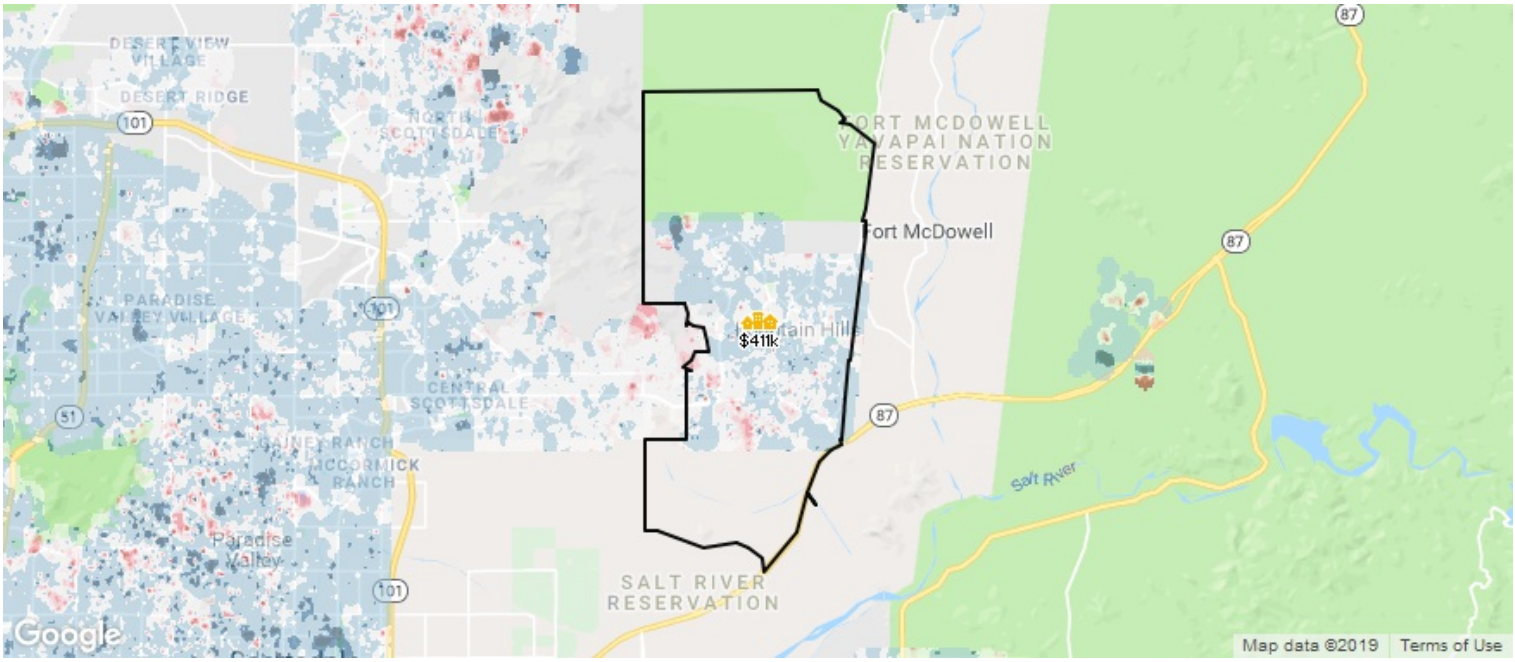
Fountain Hills, AZ 85268

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
$411K	**6.36%**	**11.09%**	**13.64%**
Updated: 4/30/2019			

*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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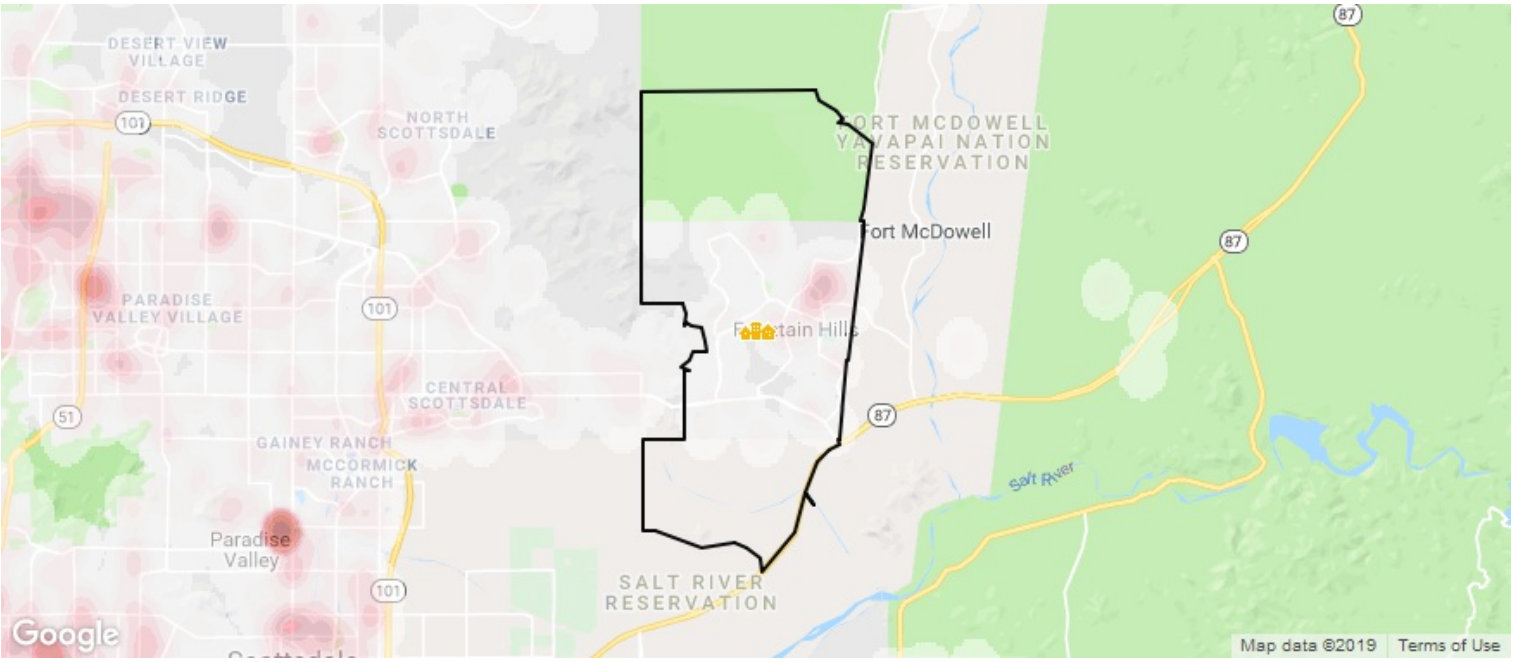
Fountain Hills, AZ 85268

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	**16**	**11**	**0**
Updated: 5/31/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/31/2019.*

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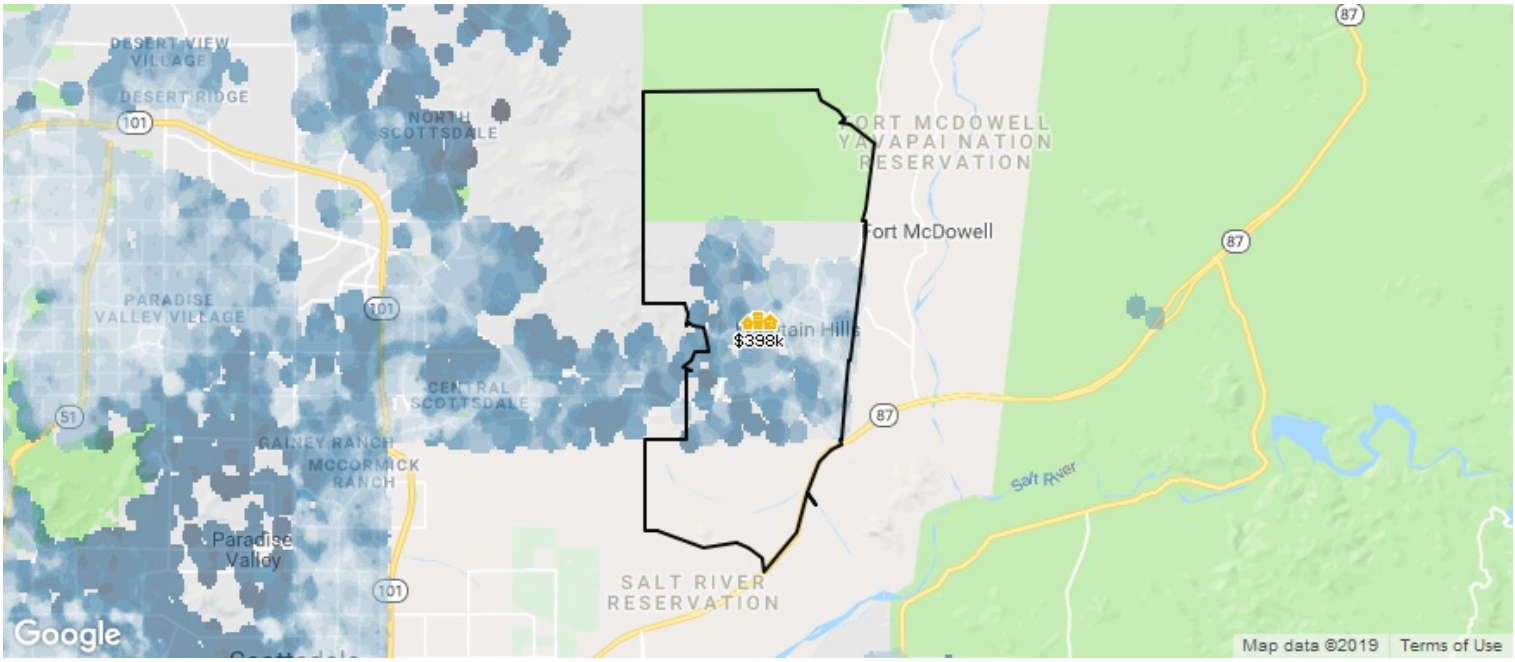
Fountain Hills, AZ 85268

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
$398K	↑ **9.04%**	↑ **9.04%**	↑ **16.12%**	↑ **47.41%**
Updated: 4/30/2019				

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

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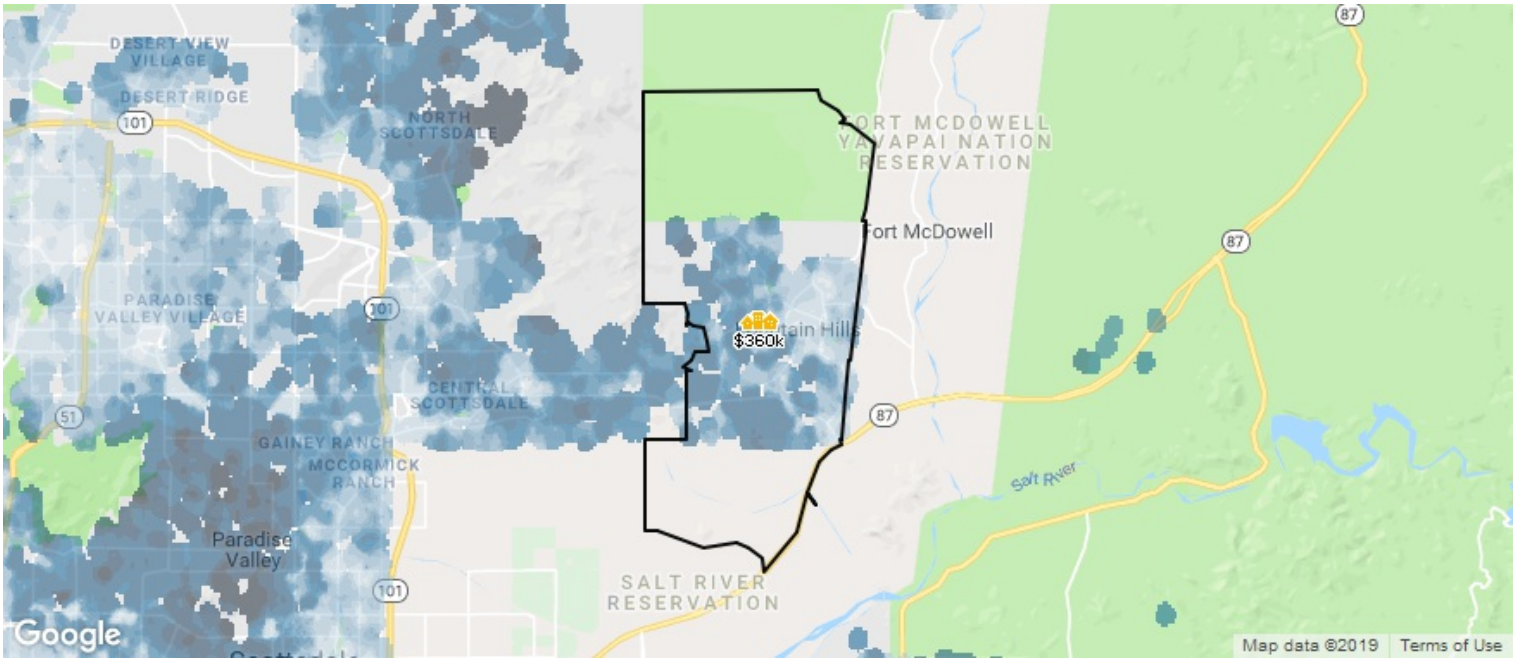
Fountain Hills, AZ 85268

Market Snapshot: List Price



<$100k $500k >$5m

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
$360K	↓ 1.37%	↓ 1.37%	↑ 0.06%	↑ 3.12%
Updated: 4/30/2019				

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

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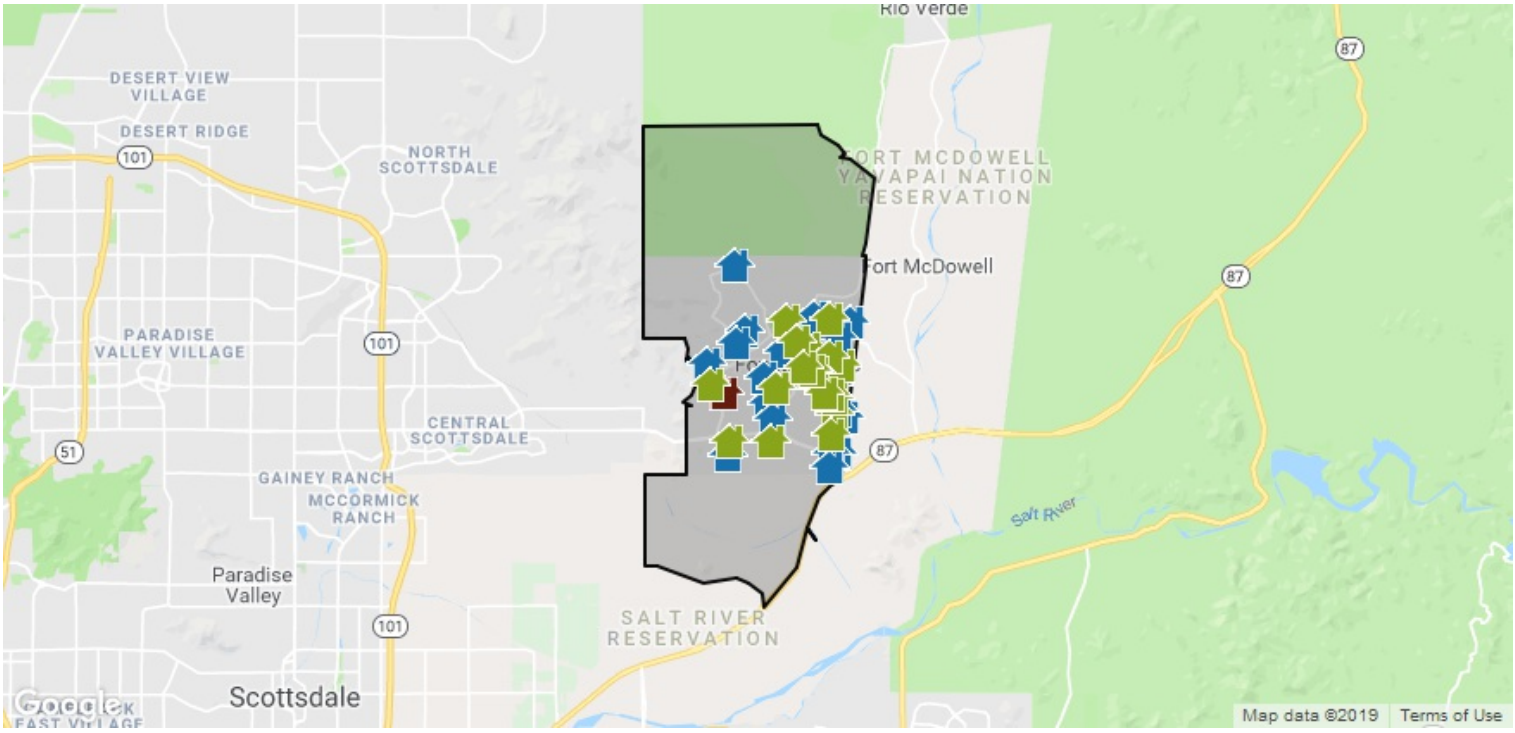
Market Activity Summary Stats



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, Farm/Ranch, Coop; **Beds:** 2 – 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	2	20
Low Price / Value	$185,000	$399,900	$177,000
Median Price / Value	$431,750	$416,950	$342,000
High Price / Value	$849,000	$434,000	$1,300,000
Average Price / Sq. Ft.	$205	$170	$212
Median Price / Sq. Ft.	$202	$170	$198
Average Days in RPR	28	41	112
Median Days in RPR	20	41	92
Total Volume	$8,742,643	$833,900	$9,360,150

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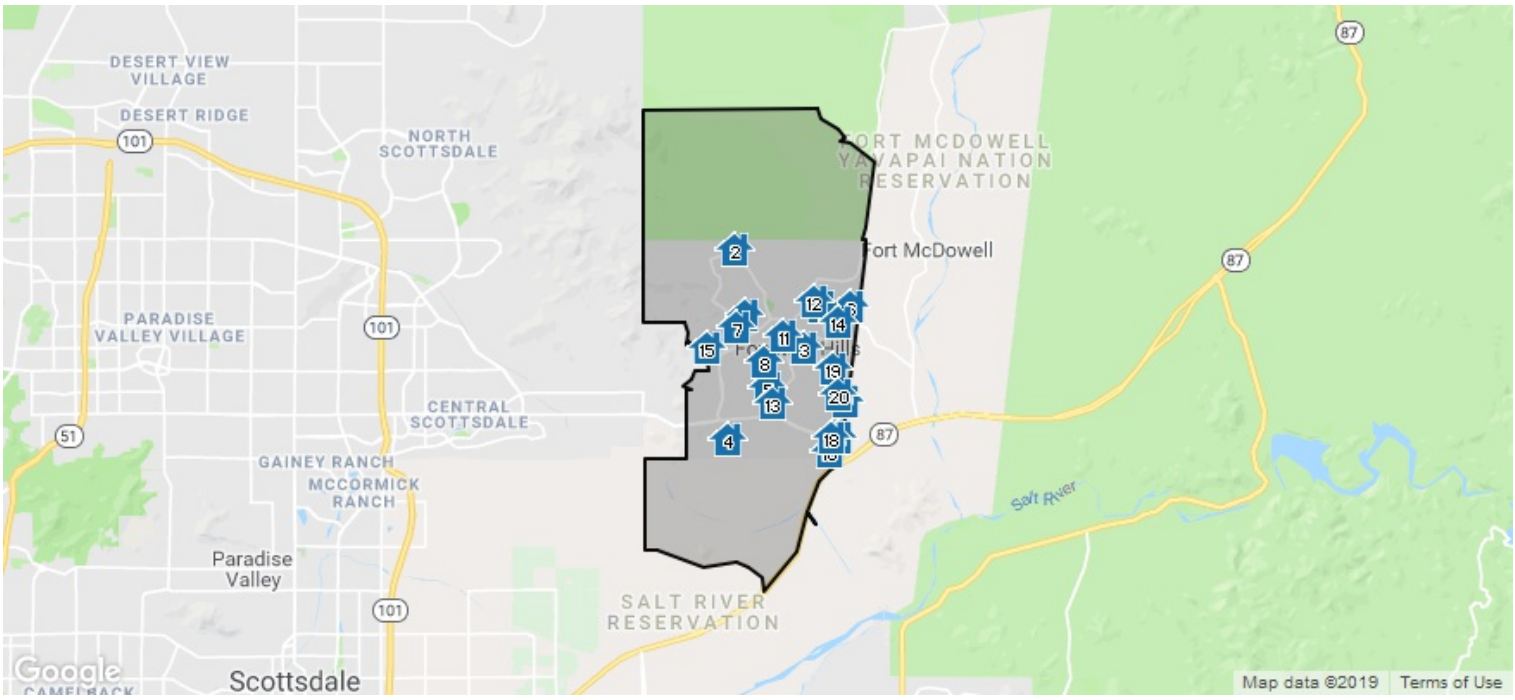
Fountain Hills, AZ 85268



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 · *New, Active: 5/30/2019* *MLS ID: 5933099*

15504 E Acacia Way	Single Family Detached	4/3	2,827 sq ft	7,823	1997	5/30/2019	$579,000	$205

Wonderful home on the 6th hole on Sunridge Canyon golf course! Enjoy your mornings & evenings on the patio or in the pool watching the twinkling city lights & mountain silhouettes! This home has been very lightly lived in & meticulously maintained. The designer paint, plantation shutters, tile floors w/ granite accents, custom window treatments, coffered ceilings & alder cabinetry all add to the beauty of this home. The pebbletec play pool has a boulder water feature, & is heated w/ jets! This location is on a quiet cul de sac street & captures the best of living in our beautiful community. Roof was replaced in May of 2019.

Listing Courtesy of Homesmart

2 FOR SALE · *New, Active: 5/17/2019* *MLS ID: 5927341*

16602 N Aspen Dr	Single Family Detached	5/3	3,228 sq ft	11,617	2000	5/17/2019	$650,000	$201

Custom Santa Fe style home located on a quiet, private street in Fountain Hills. Home has 5 bedrooms and 3 bath, lots of storage and a 3 car garage. Enjoy the beautiful kiva style fireplace while looking out at the gorgeous mountains and the famous Four Peaks. This home features one of a kind natural wood beams along the ceiling in the great room and beautiful low maintenance slate floors. All new SS applicances in well-designed kitchen. Enjoy the serene and private backyard with pool, backing up to natural desert.

Listing Courtesy of Re/Max Sun Properties

3 S FOR SALE · *Active: 4/20/2019* *MLS ID: 5915028*

16525 E Avenue Of The Fountains - -, Unit 212	Apartment	3/2	1,736 sq ft	1,192	2005	4/20/2019	$325,000	$187

Incredible mountain and fountain views from this 3 bedroom corner condominium! Centrally located in the heart of Fountain Hills, walk to restaurants, shopping, park, community center, post office and so much more!! Recently updated with new appliances, New AC, water heater and water softener, New paint and flooring, new epoxy garage floor, new carpeting on stairs to garage and storage cabinets in garage. Plantation Shutters throughout. This is an immaculate condo so show to your fussiest buyers!! Community Heated Pool & Spa, Exercize Room. Some Furnishings also for sale on Separate Bill of Sale.

Listing Courtesy of Re/Max Sun Properties

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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.

4 FOR SALE · *New, Active: 5/17/2019* *MLS ID: 5927385*

9725 N Azure Ct, Unit 2	–	2/2	1,871 sq ft	231	2002	5/17/2019	$468,000	$250

Beautifully remodeled Single Level Townhome located in desirable guard gated Eagle Mountain Golf community backs to the open natural desert with mountain views. A perfect move-in ready retreat, this home has been tastefully designed for luxury & carefree living. A spacious dramatic Great Room floorplan provides for easy entertaining, featuring high ceilings, hardwood floors & baseboards, stunning floor to ceiling stone gas fireplace w/wood mantel, designer paint & window treatments. The Kitchen is exquisitely upgraded w/warm refinished cabinets & hardware, slab granite counters & breakfast bar, custom tile backsplash, stainless appliances & travertine flooring plus a spacious eat-in dining area. The Master Bedroom Suite has a huge walk-in closet, & stunning completely remodeled

Listing Courtesy of Coldwell Banker Residential Brokerage

5 FOR SALE · *Active: 4/3/2019* *MLS ID: 5905924*

15844 E Burro Dr	Single Family Detached	3/2	2,030 sq ft	9,862	1980	4/3/2019	$499,900	$246

This exquisitely finished 3 bedroom, 2 bathroom home with a 600sf resort style master suite has a SW meets soft modern design in a majestic desert view setting and is sure to impress! It features a 360 degree roof view deck from which you are able to see Red Mountain, Four Peaks, The Famous Fountain and the McDowells. You will love the open concept feel and the views from the kitchen, living and master suite. Stand out features include new style water resistant hard surface flooring, custom fireplace surround, new granite slab counters, new kitchen and bath cabinets with soft close hinges, new sinks (including kitchen farm sink) and faucets, Teak wood coffee bar, custom barn doors, custom exhaust hood, Italian tile in bathrooms, new tubs, new water heater, RV parking with gate,

Listing Courtesy of Turner International Real Estate

6 FOR SALE · *New, Active: 5/30/2019* *MLS ID: 5932782*

17405 E Calaveras Ave	Single Family Detached	4/2	2,051 sq ft	11,400	1976	5/30/2019	$379,000	$185

Make an offer now! Unbelievable single level property centered in desirable Fountain Foothills is a beauty. Providing great curb appeal and low maintenance desert front landscaping. Impeccable interior features 4 bed, 2 bath, living/dining area, so much natural light that make this home cozy and inviting, amazing Arizona room, and neutral color palette throughout the house. Well maintained kitchen is complete with everything you need; sparkling clean appliances, plenty cabinet/counter space, pantry, and breakfast room. Large master suite includes sitting room, perfect sized closet, and lavish full bath. Take a look at this spacious backyard with covered patio, fire-pit, and so much potential to make it your own. Hurry dont let this incredible opportunity pass you by! Start calling today!

Listing Courtesy of Homesmart Success

7 FOR SALE · *New, Active: 5/16/2019* *MLS ID: 5926805*

13628 N Catclaw Ct	Single Family Detached	3/4	3,523 sq ft	13,469	2000	5/16/2019	$849,000	$241

Breathtaking Panoramic Views of the McDowell Mountains, 4 Peaks and Hole 3 of Sunridge Canyon Golf Club!! The home sits atop a Ridgeline above the Sunridge Canyon Golf Course, with a beautiful negative-edge Pool with the enjoyment of Unobstructed Views and the benefit of privacy with comes from an elevated lot. This split-floor plan home with NO STAIRS for the Master Suite and Common Area. It even has it's own elevator!! Natural Light, Privacy, High Ceilings with a Clean and Modern Feel. This home is turn key with Tobacco wood floors, Stainless Appliances, Stone, Granite and beautiful Accents throughout. For car lovers, this home was built to accommodate a 7 car garage and duct work for an HVAC system in the garage. This home is a Must See!

Listing Courtesy of Re/Max Fine Properties

8 FOR SALE · *Active: 5/8/2019* *MLS ID: 5922946*

15808 E Cholla Dr	Single Family Detached	4/3	2,542 sq ft	9,988	1984	5/8/2019	$419,000	$165

WELCOME TO YOUR PERFECT FAMILY HOME! This classic hillside home sits above the Cholla wash with mountain views of Four Peaks. 4 bdrms and 3 baths, including a 1st floor bdrm and den, provides extra room for everyone to have their own space. Behind the 2-car garage there is a huge "separate" workshop/studio/additional storage space that also connects to the kitchen. The kitchen overlooks the cool diving pool and tiered / level yard ideal for play area and/or pets. Outside the kitchen door enjoy the expansive covered back patio perfect for outdoor cooking, living and entertaining. Upstairs the master suite includes a separate room for office, nursery, music/ exercise studio or a dreamy walk-in closet. The master suite deck provides picture perfect views of 4-Peaks, enjoy the morning views.

Listing Courtesy of Hague Partners

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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.

9 FOR SALE · *Active: 5/7/2019* *MLS ID: 5922312*

16857 E Deuce Ct	Patio Home	2/2	997 sq ft	5,458	1985	5/7/2019	$255,000	$256

This Fountain Hills Cul de sac one-story home offers an in-ground pool, a covered patio and a two car garage.Home comes with a 30-day buyback guarantee. Terms and conditions apply.

Listing Courtesy of Opendoor Brokerage, Llc

10 FOR SALE · *New, Active: 5/26/2019* *MLS ID: 5931450*

9253 N Firebrick Dr, Unit 242	Apartment	2/2	1,064 sq ft	122	1996	5/26/2019	$215,000	$202

Beautiful 2 bedroom condo available in coveted Firerock Resort Casitas. Excellent location, just minutes from famous Fountain Hills Park and very close to shopping and restaurants. Inside is bright and very well maintained. Spacious greatroom offers gleaming tile flooring, built-in shelving, a warm color scheme and soft natural lighting throughout. Designed for entertaining, the open kitchen presents granite countertops, ss appliances, a breakfast bar and a sunny dining nook. Master retreat is complete with a walk-in closet and private ensuite. Savor the breathtaking views from your own private balcony. In addition, community offers a sparkling pool an spa, perfect for socializing and cooling off on hot summer days. This gem is sure to impress. Must See!!

Listing Courtesy of Tibbs Realty

11 FOR SALE · *Active: 3/14/2019* *MLS ID: 5896237*

13600 N Fountain Hills Blvd, Unit 503	–	3/3	2,231 sq ft	1,053	2004	3/14/2019	$351,000	$157

Built in 2004, this Fountain Hills two-story offers granite kitchen countertops, a loft, and a two-car garage. Upgraded features include new carpet in select rooms. Access to a community pool is part of the La Strada Condos HOA. Home comes with a 30-day buyback guarantee. Terms and conditions apply.

Listing Courtesy of Opendoor Brokerage, Llc

12 FOR SALE · *New, Active: 5/30/2019* *MLS ID: 5932692*

14645 N Fountain Hills Blvd, Unit 213	–	2/2	986 sq ft	1,095	1988	5/30/2019	$185,000	$188

One of the best units in a great complex! Beautiful FULLY FURNISHED TURN KEY Fountain Hills Condo with all modern amenities! EVERYTHING STAYS in this highly desirable and MOVE IN READY townhouse. FULL RENOVATION includes, NEW window coverings & bathroom countertops, FULLY RENOVATED Master Bathroom, UPGRADED ceiling fans and light fixtures, NEW laminated flooring & NEW Neutral painting throughout making the home feel light and spacious. The large, open and UPGRADED kitchen is complemented with BRAND NEW GE SS kitchen appliances and UPGRADED countertops with beautiful cabinetry & lots of extra storage space. Master Suite and living room has balcony access where you can enjoy open views. Close to the World Famous Fountain & Downtown Shopping. This beauty is a MUST SEE!

Listing Courtesy of Russ Lyon Sotheby's International Realty

13 FOR SALE · *Active: 3/1/2019* *MLS ID: 5890060*

15944 E Genoa Way	Single Family Detached	4/4	3,366 sq ft	14,749	2006	3/1/2019	$759,900	$226

Fountain Hills custom single level home on large private lot with great mountain views and North/South exposure. Quiet neighborhood with close proximity to Shea Blvd and HWY 87 Great room concept, with a formal dining area. Kitchen has 2 islands, each with their own sink, and a built in wine fridge with large walk in pantry. 2 sided fireplace in family room. Large master bedroom with access to patio/pool area. Speakers throughout the house with Control 4. All bedrooms have ensuite baths and walk-in closets. Office/den or optional 4th bedroom as well. Large 3 car garage with built-in cabinets for storage. Back yard has large covered patio area, private pool with large deck space and spacious grass area. Very well maintained and clean home and no interior steps!

Listing Courtesy of Realty Executives

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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.

14 FOR SALE · *Active: 4/24/2019* *MLS ID: 5916013*

17116 E Grande Blvd	Single Family Detached	3/2	2,049 sq ft	10,006	1992	4/24/2019	$479,900	$234

Custom Resort feel Home in the Beautiful Town of Fountain Hills. 3 BR, Den & 2 Ba NO HOA. Over sized Great Room with Fireplace, The Great Room, Master and Kitchen opens to gorgeous backyard. The Salt Water Pool, (4ft, 5ft & 6ft)) has a sun shelf with jets & has color changing LED lights, Outdoor Kitchen, Putting Green & shower! Home is light and bright. The Spacious Kitchen offers Granite Counter. tops, tons of cabinets, large center island, Eat-In Kitchen with Stainless Steel Appliances. Large Master Suite offers double sinks sep shower and tub with a walk-in closet. Nest Thermostat, soft close Garage Doors w/smart app, Soft Water, Tankless Water Heater, UV Protective Screens, Upgraded elect panel, Circular Drive, RV parking. Buyer to verify any info deemed important to them

Listing Courtesy of Keller Williams Realty Professional Partners

15 FOR SALE · *Active: 5/13/2019* *MLS ID: 5925154*

14850 E Grandview Dr, Unit 102	Apartment	3/3	2,240 sq ft	294	1999	5/13/2019	$500,000	$223

These luxurious Villa homes offer a resort lifestyle with access to amenities like The Spa and Flourish, rated #1 View restaurant in Arizona by OpenTable. Live in an incomparable setting near the ruggedness of Scottsdale's McDowell Mountains, yet with the refinements of a world-class destination.The Villas at CopperWynd are designed for gracious, casual living. With numerous patios and courtyards that offer privacy yet views, massive walls of windows to enjoy the Arizona sunshine, and elegant touches like a spacious Great Room with gas fireplace & entertainment center, the livability of the Villas has become a standard of luxury living. Enjoy a well-equipped Kitchen that allows for everyone to participate in the fun.

Listing Courtesy of Sonoran Lifestyle Real Estate

16 FOR SALE · *New, Active: 5/24/2019* *MLS ID: 5930879*

17201 E Hillcrest Dr	Single Family Detached	4/2	1,803 sq ft	8,324	1995	5/24/2019	$387,500	$215

This stunning listings is located on a cul de sac, corner lot with no neighbors behind and single stories beside. It has the most spectacular views and has been upgraded with new flooring, paint interior/exterior, GE SS appliances, cool decking, RV gate, removable pool fence, and water heater. This home has been meticulously kept and loved! The split floor plan is perfect with the master on one side and the 2 bedrooms on the other. Office can be converted back into a fourth bedroom if needed but has been the PERFECT office! The open concept on top of all the upgrades and stunning views make this home THE PERFECT CHOICE! Don't miss your chance to make this your new home!

Listing Courtesy of PlatinumLiving Realty

17 FOR SALE · *Active: 3/30/2019* *MLS ID: 5903936*

11011 N Indian Wells Dr	Single Family Detached	4/3	2,423 sq ft	19,824	1974	3/30/2019	$444,500	$183

Beautiful Mediterranean 4 bedroom 3 bath home with 2 car garage, Homesite backs up to the Reservation to the east and the front views of the golf course to the west. Fourth bedroom is split and tiled with a private exit to the back yard. Workshop at the garage has heating and cooling. No HOA. Seller has contracted with a licensed pool builder to upgrade the pool from fiberglass to mini pebble. 500 square feet of cool deck will be replaced. The pool and the new cool deck will include transferable warranties to a new owner.Come check out this lovingly cared for home today!

Listing Courtesy of Devstar Realty

18 FOR SALE · *Active: 5/1/2019* *MLS ID: 5918911*

9750 N Monterey Dr, Unit 1	Apartment	3/2	1,439 sq ft	156	1998	5/1/2019	$228,444	$159

Imagine- stunning mountain views and colorful sunsets from the patios and from each of the 3 bedrooms! The spacious condo has 3 bedrooms, 2 bathrooms, a garage and lots of space everywhere with nice updates throughout. The inviting neighborhood has a heated pool and spa. Fountain Hills boasts a downtown with restaurants, shops, hiking trails and the famous Fountain. This home is only 20 minutes from the airport and an easy drive to nearby towns. Welcome home!

Listing Courtesy of Homesmart Lifestyles

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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.

19 FOR SALE · *New, Active: 5/30/2019* *MLS ID: 5932774*

12050 N Panorama Dr, Unit 206	Apartment	2/2	1,099 sq ft	1,099	2005	5/30/2019	$217,500	$198

This stunning condo is just blocks from the beautiful Fountain Hills lake and park. It has 2 bedrooms, 2 bathrooms and a 1 car garage. This condo has been meticulously kept and looks BRAND NEW with ss refrigerator, perfect newer carpet and curtains throughout. The sparkling pool and spa overlook the wash and mountain views and make you feel like you are on vacation 24/7. Don't miss out on owning this condo!

Listing Courtesy of PlatinumLiving Realty

20 FOR SALE · *Active: 4/11/2019* *MLS ID: 5910209*

17152 E Parlin Dr	Single Family Detached	4/3	2,991 sq ft	19,754	1998	4/11/2019	$549,999	$184

VIEWS, VIEWS, VIEWS!!This hillside Fountain Hills home boasts stunning, breathtaking views from the great room, the master and front covered patio/balcony. Expansive glass windows usher in light while enjoying the sunset and changing colors of beautiful Red Rock, Four Peaks, and McDowell mountains. Open, spacious floor plan w vaulted ceilings, tile throughout. Large kitchen w plenty of counter space, island, skylight, two pantries with a second dining area.The formal dining room is open to the living area. Master retreat with ample space , endless views, dual vanities, walk-in closet. Jetted tub in second bath. Bamboo stairs lead to large finished bonus room/guest suite/4th bedroom including walk-in closet, full frig, convection oven, 3rd bathroom, studio area

Listing Courtesy of Coldwell Banker Residential Brokerage

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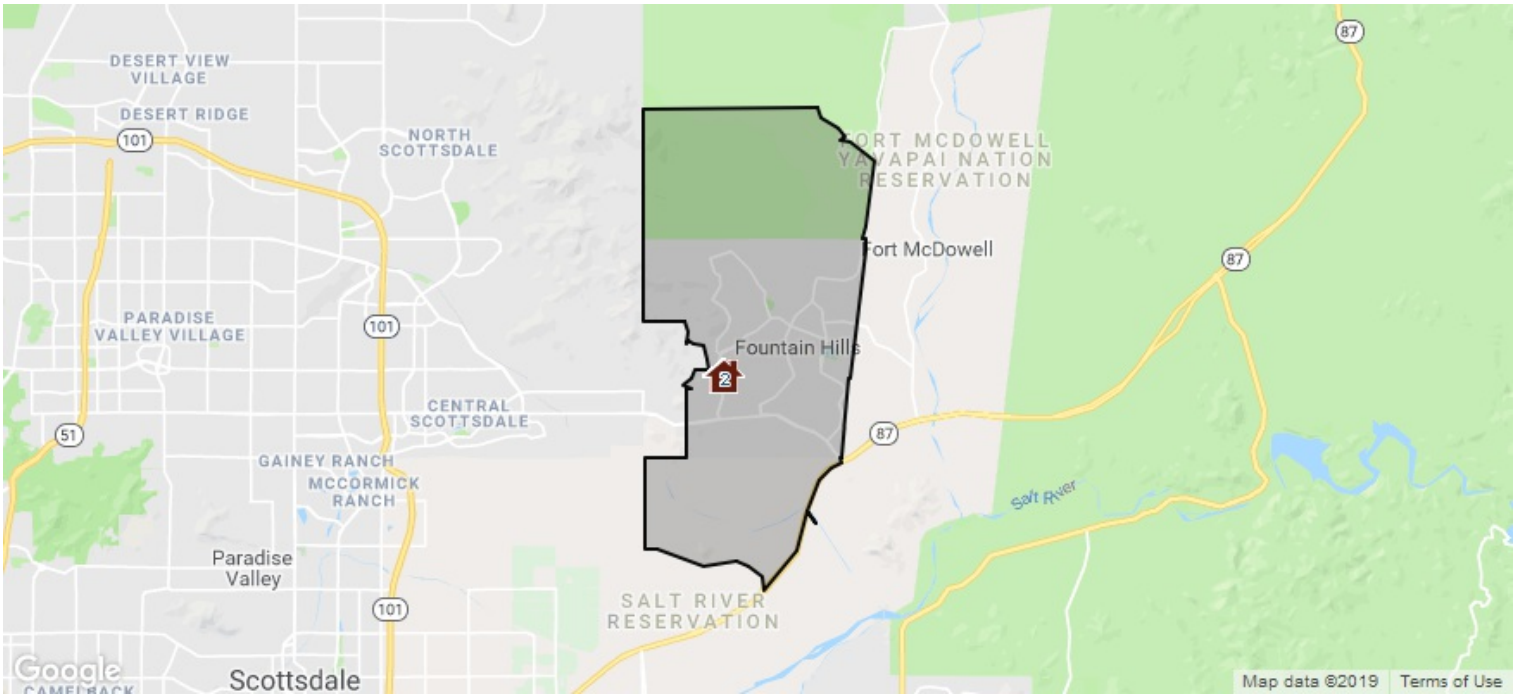

Distressed Activity: 2

	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:The plan is to be available for showings after next weekAll offers must be approved by the lender and must include the ARMLS Short Sale Addendum. (Trustee Sale is scheduled for June and lender will need to change it)

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

2 PENDING · *Foreclosure, Notice of Trustee Sale, Pending* *MLS ID: 5901238*

15084 E Mustang Dr	Single Family Detached	3/3	2,366 sq ft	15,141	$399,900	3/25/2019	3/25/2019	Foreclosure

Great home in the heart of Fountain Hills ready for your personal touch! This one has amazing mountain views, pool, vaulted ceilings, ceiling fans, dual AC units, fireplace, built ins, kitchen island, dual sinks as well as separate tub and shower in master bathroom, and much more! Seller has replaced the walk deck! See Realtor Remarks for access information. Buyer to verify all facts, figures, measurements and HOA related fees. Property sold as-is!

Listing Courtesy of Olson Gough

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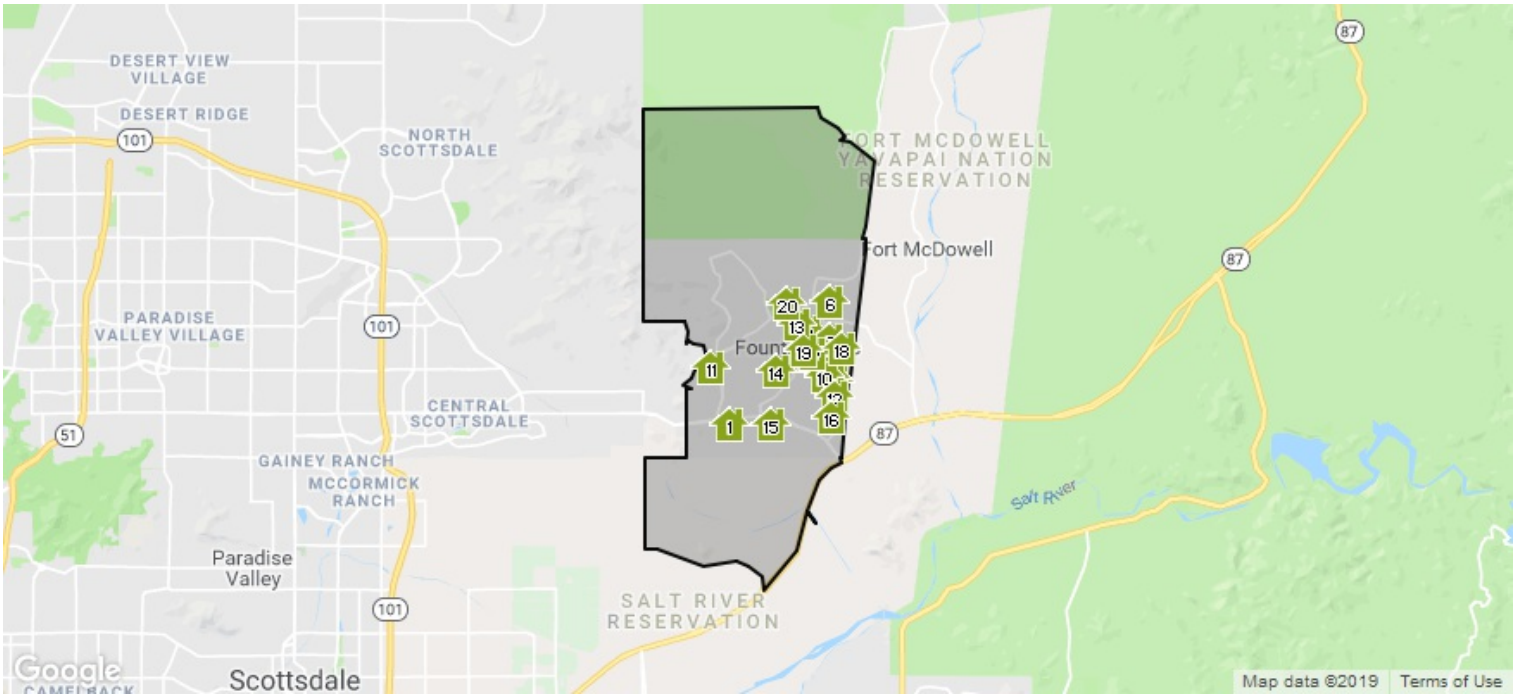

Recently Sold: 20

	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 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

2 RECENTLY SOLD · *Closed, MLS Listing 5838020: 10/25/2018* *MLS ID: 5838020*								
16616 E Palisades Blvd, Unit 104	–	2/3	1,766 sq ft	99	1987	5/29/2019	$241,000	$136

BRAND NEW MASTER BATH W/WALK IN SHOWER & NEW VANITY. MUST SEE!! Two-level townhome with dual master suites (one up and one down), large loft area and located within walking distance to shopping, restaurants & beautiful "downtown" Fountain Hills & Fountain Park. Nicely updated kitchen in 2012 including cabinets, granite counters, glass tile backsplash & stainless range hood & pantry. Unique stacked stone fireplace surround is the focal point of the two story great room. All tile floors on the main level with recently painted neutral walls. Convenient 1/2 bath with laundry closet. Both bedroom suites have en-suite baths & walk in closets. Large loft area for office or TV room. Each floor has a private patio/balcony with storage closets, overlooking the pool & common area.

Courtesy of Russ Lyon Sotheby's International Realty

3 RECENTLY SOLD · *Closed, MLS Listing 5885813: 2/15/2019* *MLS ID: 5885813*								
13013 N Panorama Dr, Unit 118	–	2/2	1,713 sq ft	–	1994	5/30/2019	$319,000	$186

Location! Location! Location! This beautiful condo in the desirable gated community of Fountainhead is ready for you! This special unit is attached to only 1 other unit...no one above & no steps to or in the unit. 2 master suites & a lovely open floor plan w/wrap around deck makes this the perfect winter or year around home. Detached 2 car garage only a few steps away. Just a short walk to renown Fountain Park, restaurants & shops. Don't miss this one!

Courtesy of Mco 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 5890369: 3/1/2019* *MLS ID: 5890369*

11686 N Saguaro Blvd, Unit 4	Apartment	2/2	917 sq ft	916	1999	5/29/2019	$177,000	$193

BUYER COULD NOT QUALIFY FOR A LOAN WHICH MEANS IT IS YOUR LUCKY DAY!! Cozy Condo all on one floor, no one above! Just updated with new flooring, new interior paint, new toilets, faucets and water lines, new dishwasher, new kitchen sink and disposal and new master ceiling fan. This unit also comes with a one year termite warranty from Cummings Termite and Pest Company.Only 4 units in the complex.

Courtesy of Re/Max Sun Properties

5 RECENTLY SOLD · *Closed, MLS Listing 5896220: 3/14/2019* *MLS ID: 5896220*

11806 N Saguaro Blvd, Unit 101	Apartment	2/2	1,209 sq ft	121	2002	5/29/2019	$203,000	$168

This stunning condo sits perched in the heart of Fountain Hills and has just been renovated to the 9's. Completely turnkey ready, this home has fresh paint, new tile throughout, new fixtures, stainless steel whirlpool appliances, new screens, adorable patio with its own entry gate, storage shed, 1 car garage and community pool! The exterior is getting freshly painted this month and has all new asphalt in the parking lot! Proximity to shopping, dining and the park is perfect! This home has been meticulously cared for and is ready for a new loving owner to call it home! Don't miss out on this incredible opportunity to make this beauty home YOURS!

Courtesy of PlatinumLiving Realty

6 RECENTLY SOLD · *Closed, MLS Listing 5880102: 2/7/2019* *MLS ID: 5880102*

17016 E Calle Del Sol	Single Family Detached	2/2	1,340 sq ft	5,009	1975	5/15/2019	$238,250	$178

Move in ready 2BR+Den/3rdBR,2 Car Garage single family home. Enjoy screened patio, Private yard, multiple patios and mature landscape with artificial turf in the back yard, with a private courtyard entrance. Inside is updated and clean with stainless high quality appliances. Refrigerator, washer and dryer are all included. Spacious Great Room has beamed ceiling and access the the screened patio. This home has quality sustainable flooring throughout. This home is perfect for a small family, second home, or investment property.

Courtesy of Re/Max Sun Properties

7 RECENTLY SOLD · *Closed, MLS Listing 5908628: 4/9/2019* *MLS ID: 5908628*

16800 E El Lago Blvd, Unit 2045	Apartment	2/2	1,348 sq ft	1,452	2005	5/29/2019	$280,000	$208

Newly on the market, just in time to enjoy our Arizona spring! Upgraded upper level 2/1.75 condo with 1 car garage in gated community with year round heated pool, hot tub and fitness center, across from the World Famous Fountain!Some newer windows, hardwood floor, gorjus appliances. well maintained. New water heater.

Courtesy of Kelleher Realty & Associates

8 RECENTLY SOLD · *Closed, MLS Listing 5833979: 10/15/2018* *MLS ID: 5833979*

16800 E El Lago Blvd, Unit 2080	Apartment	2/2	1,633 sq ft	1,642	2006	5/23/2019	$309,900	$190

This wonderful townhouse is located in the Village at Towne Center. You can walk to the fountain, shopping, restaurants, community center and so much more. There is a front patio and a private back patio to enjoy the wonderful weather. Open living room with a gas fireplace, formal dining and all open to the kitchen. Kitchen features gas range, black appliances and a breakfast area. Two bedrooms plus den. Large master suite, master bath with walk-in closet. Large laundry room plus plenty of storage. 2 car garage.This home is being sold furnished on a separate bill of sale. This complex has a beautiful pool, spa and a workout area.This is a perfect home for a winter visitor.

Courtesy of Mco 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 5912268: 4/16/2019* *MLS ID: 5912268*

11880 N Saguaro Blvd, Apt 101	–	2/2	1,413 sq ft	1,303	1998	5/28/2019	$208,000	$147

This well appointed, ground floor property is is a must see. Masterful design and luxury are uniquely embodied in this 2 bedroom 2 bath property that also features a 1 Car Garage. Upon entering this property you are greeted with the softly filtered light, cozy fireplace and stunning tile flooring! The kitchen features granite countertops and is nicely updated. The master bathroom showcases dual sinks, to ensure you're not getting in each others way. Roof was recently recoated. Don't forget the community pool and spa. Out back you will find your very own private balcony, perfect for entertaining.

Courtesy of West Usa Realty

10 RECENTLY SOLD · *Closed, MLS Listing 5908336: 4/8/2019* *MLS ID: 5908336*

11880 N Saguaro Blvd, Apt 102	–	2/2	1,413 sq ft	130	1998	5/28/2019	$213,000	$151

This well appointed, ground floor property is being offered fully furnished. It's a turn key operation offered to an investor or a new Homeowner. Move in and start living the dream. Nothing left to do. Masterful design and luxury are uniquely embodied in this 2 bedroom 2 bath property that also features a 1 Car Garage. Upon entering this home you are greeted with the softly filtered light, cozy fireplace and stunning tile flooring! The kitchen features granite countertops and is nicely updated. The master bathroom showcases dual sinks, to ensure you're not getting in each others way. Roof was recently recoated. Don't forget the community pool and spa. Out back you will find your very own private balcony, perfect for entertaining.

Courtesy of West Usa Realty

11 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

12 RECENTLY SOLD · *Closed, MLS Listing 5871578: 1/22/2019* *MLS ID: 5871578*

11219 N Woodpecker Bay	Single Family Detached	4/3	2,548 sq ft	19,598	1992	5/28/2019	$519,000	$204

Nestled on a fantastic corner lot in the heart of Fountain Hills, this single level home is a true charmer with fantastic views. Extensively update with BRAND NEW AC units, paint, landscaping, and more. Step inside the formal living room and notice soaring ceilings and beautiful wood flooring in all the right places. Open to the window lined family room (with fireplace) and dining room, the chefs kitchen is a true delight with more vaulted ceilings, stunning granite countertops, breakfast bar, wine refrigerator, and tile backsplash. Compelling rejuvenation, the large master is a true retreat with private pool access, walk in closet, dual vanities, water closet with bidet, jetted tub, and separate shower. Three additional spacious bedrooms and two full bathrooms complete the home. Perfect

Courtesy of Russ Lyon Sotheby's International Realty

13 RECENTLY SOLD · *Closed, MLS Listing 5917216: 4/26/2019* *MLS ID: 5917216*

16357 E Arrow Dr, Apt 103	Apartment	2/2	1,074 sq ft	111	1998	5/27/2019	$203,000	$189

~~ VERY SOUGHT AFTER AND WELL MAINTAINED RESORT-STYLE COMMUNITY ~~ BEAUTIFUL 4 PEAKS MOUNTAIN VIEWS ~~ TERRIFIC CUL-DE-SAC CORNER GROUND FLOOR CONDO WITH NO ONE ABOVE YOU ~~ CENTRALLY LOCATED IN THE HEART OF FOUNTAIN HILLS, CLOSE TO SHOPPING, RESTAURANTS, AND THE FAMOUS FOUNTAIN! ~~ 2 BEDROOM, 2 BATH ~~ WALK-IN CLOSET~~ WONDERFUL VAULTED 10 FOOT CEILINGS ~~ WOOD BURNING FIREPLACE ~~ GRANITE KITCHEN COUNTER TOPS ~~ BREAKFAST BAR ~~ BRAND NEW JUST INSTALLED STAINLESS STEEL FRIDGE, STOVE & MICROWAVE APPLIANCES ~~ COVERED PATIO ~~ COMPLEX INCLUDES HEATED COMMUNITY POOL & SPA PLUS A SMALL PUTTING GREEN ~~ SOLID HOA ~~ YOU WILL FEEL AT ONCE COMFORTABLE AND AT HOME WITH VERY THIS SPECIAL UNIT... ~~ GREAT FULL/PART TIME CONDO, OR INVESTMENT PROPERTY.

Courtesy of Homesmart Lifestyles

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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 5903284: 3/27/2019* *MLS ID: 5903284*

16033 E Cholla Dr	Single Family Detached	3/2	2,151 sq ft	63,820	1985	5/24/2019	$485,000	$225

Well cared for home on BEAUTIFUL SCENIC LOT, Backs to Wash - VIEWS ALL AROUND! 3 bedroom, 2 bath home 2151 sf with Vaulted - Beamed Ceilings, desirable Great Room design and split floor plan, 3rd bedroom used as office/den w built in Murphy Bed. Large kitchen with huge Island w breakfast bar. Incredible backyard pool area, large covered patio and multiple sitting areas to take in fantastic, unobstructed Mountain Views. 3 Car Garage w cabinets, workshop and approx 70 sf storage area. DO NOT MISS THIS ONE!

Courtesy of Kern Realty, Real Estate And Rentals

15 RECENTLY SOLD · *Closed, MLS Listing 5806481: 8/13/2018* *MLS ID: 5806481*

15949 E Ridgestone Dr	–	4/4	3,325 sq ft	2,188	2017	5/24/2019	$1,300,000	$391

MODEL SALE LEASEBACK! MILLION $ VIEW! 1 yr FR CC Social Membership included! The graceful covered entry of this home offers ample curb appeal, leading the eye to the charming foyer with a clear line of sight to the breathtaking open-plan main floor layout. Perfect for entertaining guests, a radiant great room opens to the well-appointed gourmet kitchen and elegant dining room, while boasting picturesque views to the rear deck. An aspiring chef's dream, the contemporary kitchen features plenty of prep space, abundant cabinets, a large breakfast bar island, & pantry. The fabulous master bedroom offers abundant light, rear deck access, walk-in closet, & marvelous master bath with luxurious shower. An outstanding basement feature includes an enormous game room, full bed, bath, closet

Courtesy of Toll Brothers Real Estate

16 RECENTLY SOLD · *Closed, MLS Listing 5915993: 4/24/2019* *MLS ID: 5915993*

10405 N Sarazen Cir	Single Family Detached	3/3	2,718 sq ft	21,671	1979	5/28/2019	$615,000	$226

Honey, Stop the Car!! You're going to LOVE this beautiful, green golf course view straight down the fairway of #11 at Desert Canyon ending with picturesque Mountain Views while floating in your pool or just doing dishes in your totally remodeled kitchen. This home has a great flow for entertaining or just a comfortable place to call home.Granite counters and SS appliances. Wood floors in the living room and electric sunshades to filter the sun without blocking your view. Updated master bath with jetted soaking tub. Office with a private entrance and a Murphy Bed when you need the extra sleeping space. Screened in Arizona room across the back of the home. ALL furniture and kitchen and bath accessories are available on separate Bill of Sale. Be sure to check upgrade list in Documents Tab.

Courtesy of Re/Max Excalibur

17 RECENTLY SOLD · *Closed, MLS Listing 5881692: 2/11/2019* *MLS ID: 5881692*

16800 E El Lago Blvd, Unit 1073	Apartment	2/2	1,898 sq ft	1,901	2005	4/26/2019	$365,000	$192

Great location on this most popular floorplan in complex! In the heart of downtown-easy walking distance to Fountain Park, restaurants, shopping, Library, Community Center, Community Gardens, Post Office & more. Wonderful open floor plan-all neutral colors-2 large split bedrooms+den/office. Huge walk-in pantry. Side by side 2 car attached garage! Beautiful heated community pool w/water feature, soothing spa, cabana w BBQ grills, & work-out faciity. Quick Close Possible for this season's enjoyment!

Courtesy of Re/Max Sun Properties

18 RECENTLY SOLD · *Closed, MLS Listing 5807828: 8/16/2018* *MLS ID: 5807828*

17212 E Alta Loma	Single Family Detached	2/2	1,931 sq ft	7,309	1989	4/25/2019	$540,000	$280

One of the community's shining stars. This Luxurious home has a large front patio with covered dining, pebble finish heated pool & spa w/ stunning views of the surrounding city, mountains and the World-Famous Fountain! Fully renovated in 2013 and reconfigured for wide-open living space, everything was re-imagined into a floor-plan that is beautifully livable. Enjoy details like the warmth of Cherry Wood cabinetry, plantations shutters, a stunning stone-look porcelain tile, and sunny skylights in all the right locations. Bedrooms and Baths are gracious and elegant, with custom stone surrounds, updated cabinets & hardware and hand-carved doors. Porcelain tile & wood flooring throughout the entire house. There's a wood burning FIREPLACE behind bookcase in Living Room easy to remove.

Courtesy of Sonoran Lifestyle Real Estate

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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 5906718: 4/4/2019* *MLS ID: 5906718*

16540 E El Lago Blvd, Unit 23	Patio Home	3/3	2,081 sq ft	285	2001	4/25/2019	$455,000	$219

This 3 BR and 3 BATH Home with a gorgeous front Courtyard is in the sought after Community of Villa Estates. Villa Estates has A beautiful community Pool and Spa and has perfectly manicured landscaping throughout. You'll have just a short walk to the Community Center and Library; also, you are close to the famous FOUNTAIN and many restaurants.

Courtesy of Realty One Group

20 RECENTLY SOLD · *Closed, MLS Listing 5877434: 2/2/2019* *MLS ID: 5877434*

16205 E Bainbridge Ave	Single Family Detached	3/2	1,930 sq ft	10,620	1995	5/24/2019	$399,000	$207

HUGE REDUCTION, SELLER WANTS THIS SOLD! MOVE IN READY. As you walk into the entrance, you immediately notice how light and bright with vaulted ceilings, very open and spacious. The living room is inviting with new carpet, updated flooring and custom draperies. Patio glass door for a view out to the patio and pool. Your eye will catch the custom mosaic artwork from artist Carly Quinn from Tucson on the back block wall that compliments the pebble tec pool and designed landscape. Large separate dining room leads into the kitchen with built in cooktop w/downdraft that vents directly outside, built in double ovens and convection microwave. The black appliances are GE. You will fall in love with the lush Alde

Courtesy of Realty One Group

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