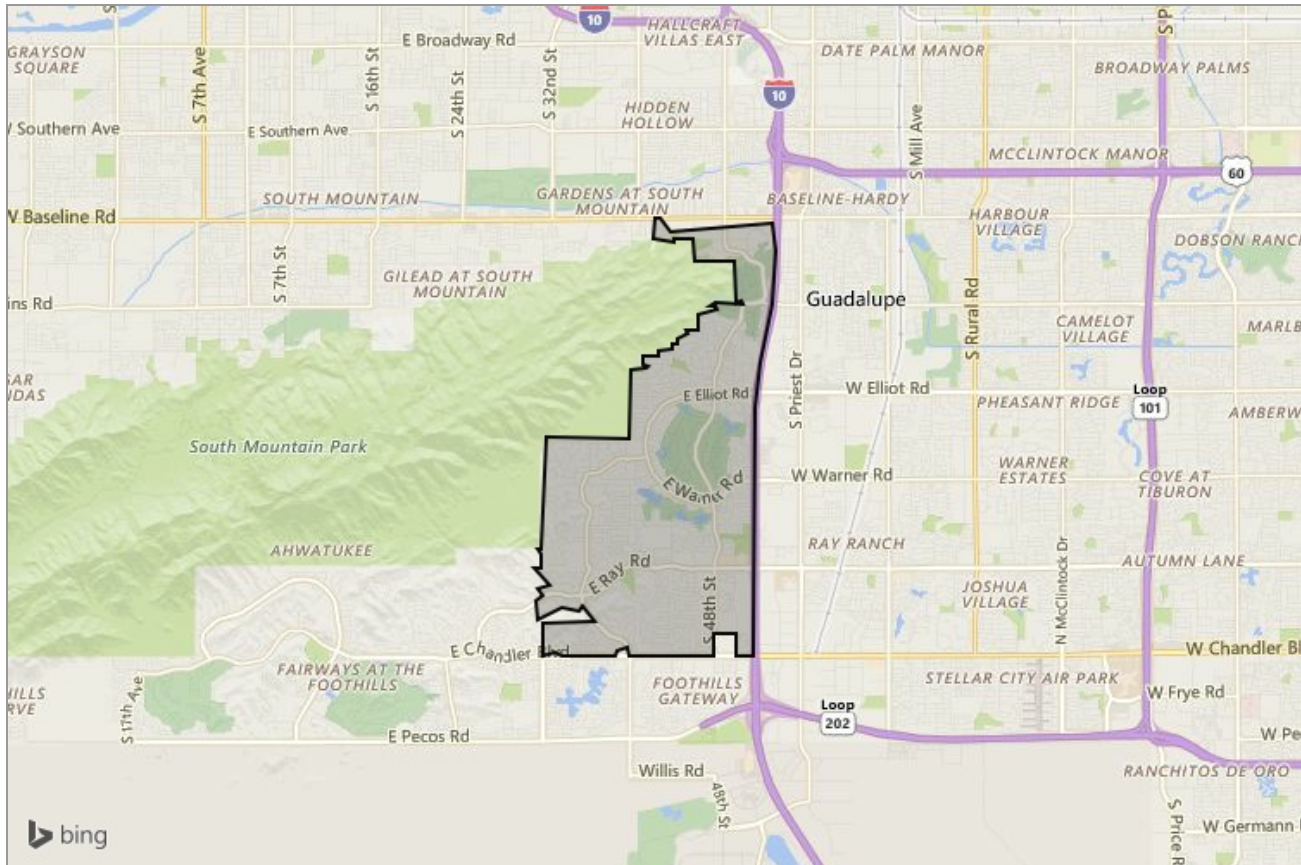


MARKET ACTIVITY REPORT

Phoenix, AZ 85044



Presented by

Dorette Oppong-Takyi

Arizona Real Estate License: BR642230000

kW KELLER WILLIAMS REALTY
EAST VALLEY

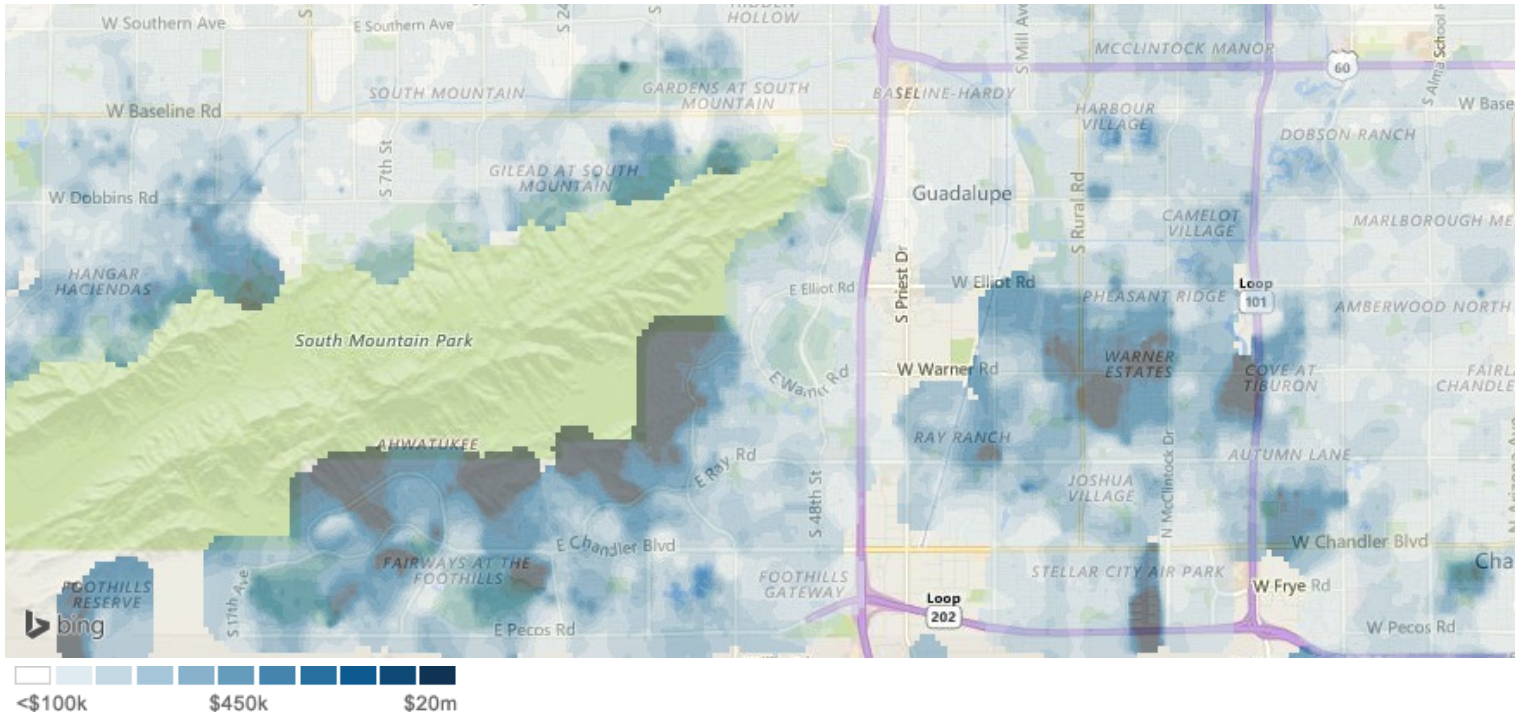
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Estimated Home Values



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.

Market Snapshot

Compared with Last Year: July 03, 2015 vs. July 03, 2016

Median Est. Home Value

\$260K

Up 7.6%

Median Est. Listing Price

\$260K

Up 4.2%

Median Days in RPR

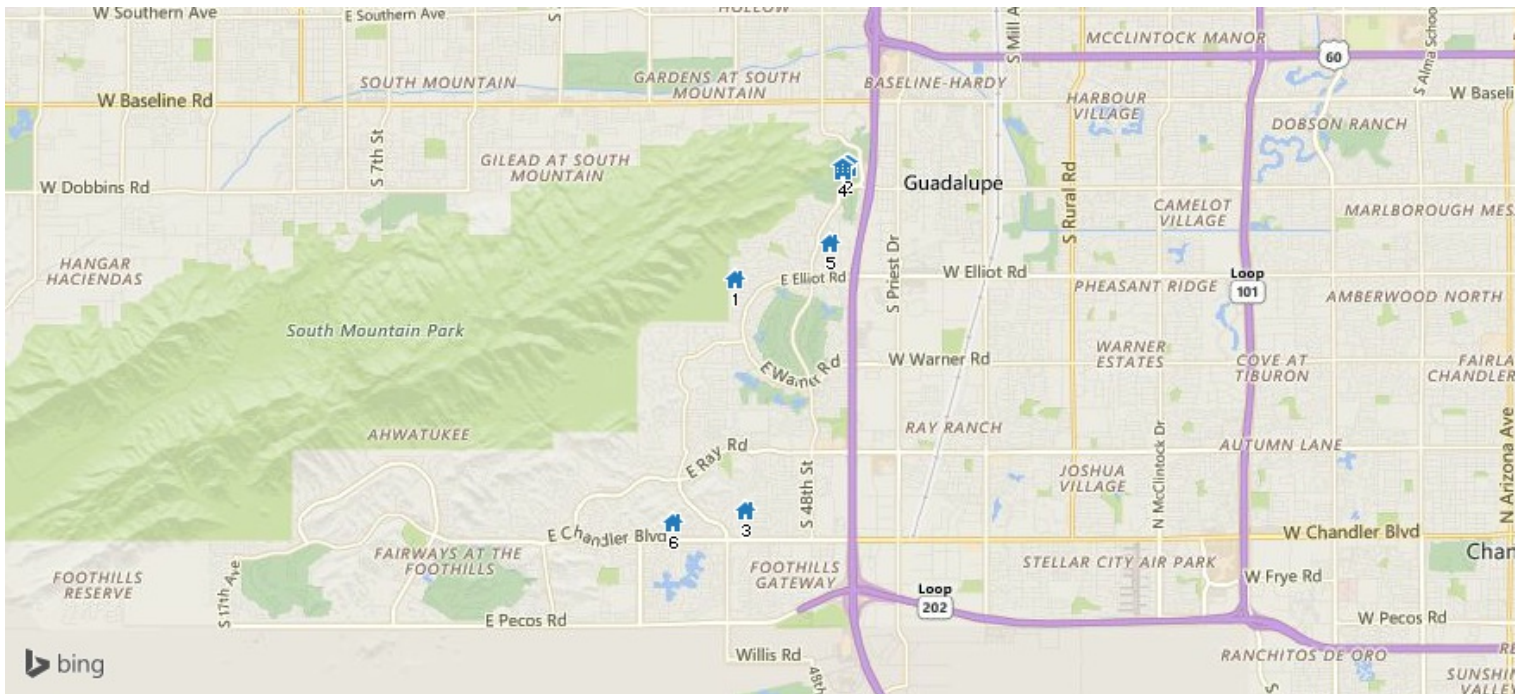
46

Up 2.2%



Sales Volume

75









Down -9.6%

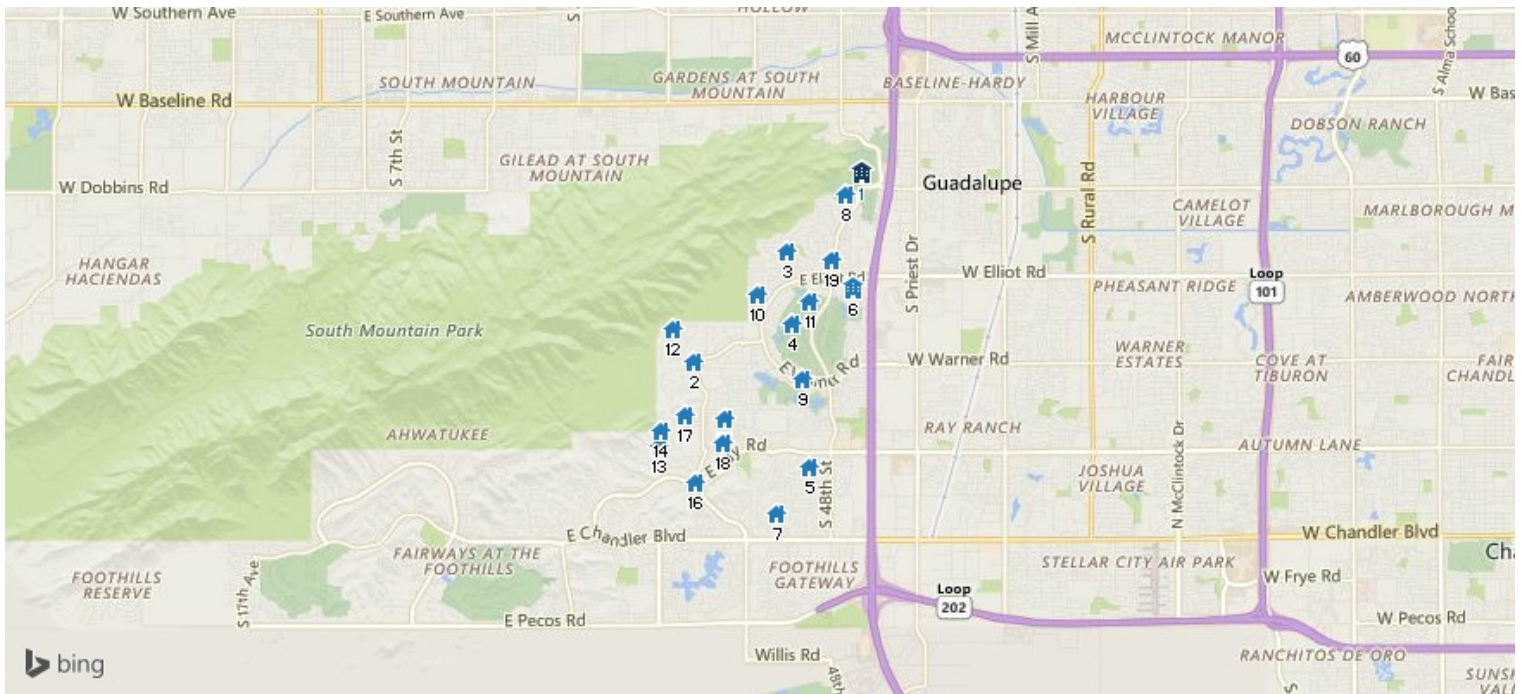


New Listings: 6










	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	FOR SALE	New, Active: 6/30/2016 MLS ID: 5465075						
4038 E Tamaya St	Single Family Detached	2/1	836 sq ft	7,000	1978	6/30/2016	\$199,900	\$239
Remodeled Single-Level Home in Ahwatukee with a POOL for under \$200K...?? BRAND NEW KITCHEN with White Cabinets, lovely Granite Counters, Under-Mount Sink, White Appliances. Breakfast Bar PLUS eat-in Kitchen. Beautiful Bamboo Floors thru-out. Travertine Tile in 2nd Bedroom & also Bathroom. Updated Brushed Nickel Light Fixtures & Hardware. Freshly Painted outside, Dual Pane Windows, Real Wood Blinds. South/North Exposure with amazing Mountain Views! Huge Backyard, Diving Pool! Large Covered Patio, with additional Storage Room. Updated 6-Panel Doors. 2-Car Garage has another storage room. Washer/Dryer/Fridge all stay. Hike/Bike South Mountain Trails, practically in your backyard! Highly desirable KYRENE SCHOOL DISTRICT. Close to Shops, Dining, I-10, Sky Harbor. Great Ahwatukee Location!								
Listing Courtesy of Re/Max Infinity								
	FOR SALE	New, Active: 6/29/2016 MLS ID: 5463801						
8805 S 48th St, Unit 1	—	2/2	976 sq ft	1,437	1985	6/29/2016	\$158,500	\$162
Enjoy feeling like you're living in a resort every day! This Mediterranean inspired townhouse has two upstairs bedrooms and a bath both upstairs and down. Enjoy upstairs balcony and outdoor patio and quaint yard too. BRAND NEW CARPET, SHOWER/TUB. Kitchen has GRANITE COUNTERS, is open to downstairs family room. What a great place to live or have as a smart investment. Enjoy Grapefruit tree which bears fruit in winter. Also, Pointe South Mountain has walking paths, community pool and you can walk to sports bars, restaurants too. Lots to do all within a short distance. GREAT FOR WINTER VISITORS, and many others too.								
Listing Courtesy of Coldwell Banker Residential Brokerage								

New Listings: 6 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	* New, Active: 6/30/2016 MLS ID: 5464865						
4123 E Cathedral Rock Dr	Single Family Detached	3/2	1,852 sq ft	6,210	1993	6/30/2016	\$299,900	\$162
THIS HOME SHOWS AMAZING*AWESOME CURB APPEAL*FRESHLY PAINTED INTERIOR*3 BEDROOMS AND DEN/OFFICE*OPEN KITCHEN TO FAMILY ROOM*STAINLESS STEEL APPLIANCES*REFRIGERATOR, WASHER AND DRYER INCLUDED*WHITE CABINETRY*VAULTED CEILINGS-CEILING FANS EVERYWHERE*TILE FLOORING IN ALL ROOMS EXCEPT THE 3 BEDROOMS*MASTER BATH HAS SEPARATE TBB AND STALL SHOWER (REALLY NICE) AND DOUBLE SINKS*LARGE MASTER CLOSET*2 1/2 CAR GARAGE-LOTS OF STORAGE*FULL LENGTH COVERED PATIO*BEAUTIFUL BACKYARD*BRICK PATIO AREAS- SYNTHETIC GRASS*ADORABLE CHILDRENS PLAYHOUSE-ELECTRIC RAN TO IT*THIS HOME IS MOVE IN READY*AWESOME FLOOR PLAN*SHOW AND SELL								
Listing Courtesy of Realty One Group								
	 FOR SALE	* New, Active: 6/30/2016 MLS ID: 5464614						
8845 S 48th St, Unit 3	—	2/2	1,050 sq ft	1,098	1990	6/30/2016	\$169,999	\$162
This floor plan is one of the most popular in the community. Beautiful open concept contemporary Townhome in the prestigious Pointe South Mountain community. Fireplace in the living room with soaring ceilings gives you that great loft feeling. Tile floors downstairs with half bath. Kitchen has access to patio. Upstairs has full bathroom and master bedroom has nice size walk in closet. Upstairs is all wood flooring, no carpet! Community has 4 pool and surrounded by the Arizona Grand Resort Golf Course. Make an appointment with your agent or call me to see!								
Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties								
	 FOR SALE	* New, Active: 6/29/2016 MLS ID: 5463819						
10218 S 49th St	Single Family Detached	3/2	1,570 sq ft	8,529	1983	6/29/2016	\$250,000	\$159
Wonderful family home in highly desirable Kyrene School District. Quiet, friendly neighborhood with NO HOA!!! Minutes from I-10. Kitchen features 18-inch tile and lovely tile backsplash. Just off the kitchen is a cozy family room with a wood-burning fireplace. Both the master suite and one additional bedroom have walk in closets. Vaulted ceilings in kitchen and formal living room. New hot-water heater installed February 2016. New sewer pipes beneath front yard installed Feb 2016. Washer/dryer combo, which is almost brand new, does convey, as does dual-cylinder water softener. This home features a huge backyard with a covered patio, pavers and a gorgeous terrace with brick facade against an extra-high rear fence for added privacy, great for entertaining. Also a storage shed and fruit trees.								
Listing Courtesy of Keller Williams Realty East Valley								
	 FOR SALE	* New, Active: 6/27/2016 MLS ID: 5462780						
3602 E Mountain Sky Ave	Single Family Detached	4/2	2,079 sq ft	7,501	1991	6/27/2016	\$449,000	\$216
At last a home with a stunning private and beautiful view of the South Mountain preserve in Ahwatukee which is loaded with upgrades and outstanding curb appeal. This is the home you've been waiting for! Step inside this highly popular Move-in ready single-story home and you'll find soaring vaulted ceilings, a warm interior palette, as well as carpet and Travertine tile flooring throughout. Enjoy sitting around the cozy fireplace. Prepare all your home-cooked meals in the chefs style kitchen, which is fitted with black appliances. This home offers a formal dining area, eat-in kitchen, and breakfast area. A plentiful amount of shutter windows throughout the home allow for the perfect amount of natural sunlight.								
Listing Courtesy of Revelation Real Estate								








Price Changes: 19

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
  PENDING • UCB (Under Contract-Backups): 7/2/2016 MLS ID: 5447946								
 4814 E Hazel Dr, Unit 3	—	2/2	1,060 sq ft	5/25/2016	\$179,000	\$169,000	6/28/2016	-5.59%
REDUCED PRICE! Charming Townhouse in Gated POINTE SOUTH MOUNTAIN! 2-BDRMS, 2.5-BATHS. UPDATED Kitchen w/GRANITE COUNTERS and stone accents in master bathroom. Private location across from Greenbelt and Wash. Private, walled patio. Enjoy wonderful amenities: Golf, Horseback Riding, Hiking and Biking. MOUNTAIN VIEWS! Relax in one of 4-COMMUNITY POOLS. Adjacent to Arizona Grand Resort and historic Rustlers Roost Restaurant. Close to Arizona Mills Mall and I-10 Freeway. GREAT VACATION RETREAT or Live here year-round!								
Listing Courtesy of Unique Homes Realty, Inc								
  FOR SALE • Active: 1/3/2016 MLS ID: 5378103								
 3527 E Suncrest Ct	Single Family Detached	6/5	4,377 sq ft	1/3/2016	\$759,000	\$739,500	6/29/2016	-2.57%
Don't miss this opportunity! Beautiful property in Ahwatukee Custom Estates on private street. This custom home has 6 bedroom, 4.5 bath and basement on 1/2 acre lot! Wide open floor plan is inviting and cozy, with updated kitchen including granite counter tops and stainless steel appliances that opens to family room. The large basement has game room, fireplace, wet bar, bedroom & bath. Large master suite has fireplace, nice deck to enjoy the mountain views and city lights. Enjoy the very private resort style back yard with sparkling pool & spa and sport court and mountain views. Three car garage has lots of storage and workshop. Home is located within 1 mile of A+ schools. Property is currently protected by Home Warranty of America with a policy transferable to the buyer.								
Listing Courtesy of West Usa Realty								
  FOR SALE • Active: 5/27/2016 MLS ID: 5448863								
 10416 S 44th St	Single Family Detached	3/2	1,396 sq ft	5/27/2016	\$240,000	\$244,500	7/2/2016	1.88%
Immaculate, move-in ready gem of a home just waiting for you. No need to upgrade...all the upgrades have already been made. Brand new roof, new A/C, paint, tile, granite counters & fixtures. Completely remodeled home from top to bottom. 3 spacious bedrooms, 2 bathrooms. Brand new stainless steel appliances. Easy to maintain landscaping in front & back. 2 car garage, covered patio. You'll only be a couple minutes from the freeway and next to beautiful mountain views, great schools, shopping, and restaurants. This beauty won't last long so hurry and come look. Thank you for stopping in!								
Listing Courtesy of Stunning Homes Realty								






Price Changes: 19 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
4 FOR SALE * Active: 6/7/2016 MLS ID: 5454204								
	11802 S 46th St	Single Family Detached	4/2	2,075 sq ft	6/7/2016	\$335,000	\$329,000	6/29/2016 -1.79%
From the moment you walk in, you'll fall in love! This newly updated 4 bedroom, single level home is bright & open with high vaulted ceilings, light neutral colors and lots of windows. No carpet!- Wood laminate flooring just installed in family room & all 4 bedrooms. New quartz countertops in the kitchen & both bathrooms along w/new fixtures, freshly painted cabinets & much more. The outdoor living space is just as nice as the inside. Private lot- backs to wash- no neighbors behind. Beautifully landscaped, large covered patio with red brick paved extended seating area. The over-sized 2 car garage has built-in cabinets, epoxy flooring and a side storage area. Don't miss out on this one								
Listing Courtesy of Coldwell Banker Residential Brokerage								
5 FOR SALE * Active: 6/3/2016 MLS ID: 5452573								
	4535 E Desert Wind Dr	Single Family Detached	3/2	1,632 sq ft	6/3/2016	\$297,000	\$288,000	7/1/2016 -3.03%
Move-in ready gorgeous remodeled home! 3 bdms/2 baths single level Welcome home to your free flowing open floor plan with vaulted ceilings. The eat-in kitchen features a center island, granite countertops, SS appliances and custom cabinets with pull out drawers and plenty of space. Spacious Master Suite has bayed nook, remodeled bathroom with separate soaker tub and shower, glass block & tile, his and hers sinks appointed with granite countertops, separate latrine and walk in closet. The huge backyard on a premium corner lot offers an oversized play pool, grass area, covered patio and RV gate. New A/C Unit, Pool Equipment and many upgrades. This Ahwatukee Gem is close to freeway, biking & walking trails, restaurants, entertainment & shopping. Minutes to Sky Harbor International								
Listing Courtesy of Homesmart								
6 FOR SALE * Active: 3/3/2016 MLS ID: 5408508								
	5015 E Cheyenne Dr, Unit 41	-	2/3	1,430 sq ft	3/3/2016	\$215,000	\$224,000	6/30/2016 4.19%
**** DO NOT DISTURB TENANT !!!**** SEE REMARK FOR DETAIL***** current tenant has given us a notice to vacate , move out date 7/30/16*** LOCATION , LOCATION, LOCATION! GREAT AHWATUKEE TOWNHOUSE IN GATED COMMUNITY! UPGRADED KITCHEN CABINET AND GRANITE COUNTER, OPEN KITCHEN WITH GAS COOKING, IT OPENS TO DINING AND GREAT ROOM AREA WITH FIREPLACE, THIS UNITS IS ONE OF THE FEW UNITS WITH 2 CAR GARAGE, VERY WELL MAINTAINED								
Listing Courtesy of Arizona Homes Plus								
7 FOR SALE * Active: 6/2/2016 MLS ID: 5451444								
	4223 E Bighorn Ave	Single Family Detached	3/2	1,779 sq ft	6/2/2016	\$265,000	\$259,900	7/1/2016 -1.92%
Desirable single level in the highly sought after Mountain Park Ranch Community of Ahwatukee. Step inside to a beautiful tiled entry way to find a warm and inviting interior with a bright and open floor plan. Plan boasts a split formal living room and dining room. Separate family room is right next to the eat in kitchen equipped with a large island and walk in pantry. Spacious master bedroom has a walk in closet, master bath with double sinks, and separate tub and shower. Large separate laundry room and nice sized backyard with covered patio. This home is a must see! Great schools in the Kyrene School District. Community offers a Recreation center, heated pools, spa , tennis & basketball courts, walking paths and clubhouse. Very close access to freeways, restaurants, and shopping.								
Listing Courtesy of J.S. Real Estate, Llc								
8 FOR SALE * Active: 2/13/2016 MLS ID: 5398947								
	9406 S 47th St	Single Family Detached	3/3	1,985 sq ft	2/13/2016	\$349,900	\$334,900	6/29/2016 -4.29%
Old world charm in this absolutely stunning Mediterranean style home. Living room just painted, new photos to come. Color is now Swiss Coffee instead of the faux paint in current photos. Two masters, 1 up 1 downstairs; third bedroom is downstairs, front of the house overlooking courtyard. Hardwood and tile floors downstairs, upstairs master is carpeted. Two upstairs balconies, 1 off the 2nd master on the back of the house, the other off the front of the house over the front bedroom. Living room (with beehive fireplace), formal dining room, and downstairs master open onto private paved patio with pool, raised landscaping, and pergola. Beautiful eat in kitchen with hidden laundry, lots of counter space, and large pantry. Front gated courtyard provides private entry to this gorgeous home.								
Listing Courtesy of Re/Max PlatinumLiving								


Price Changes: 19 (cont.)

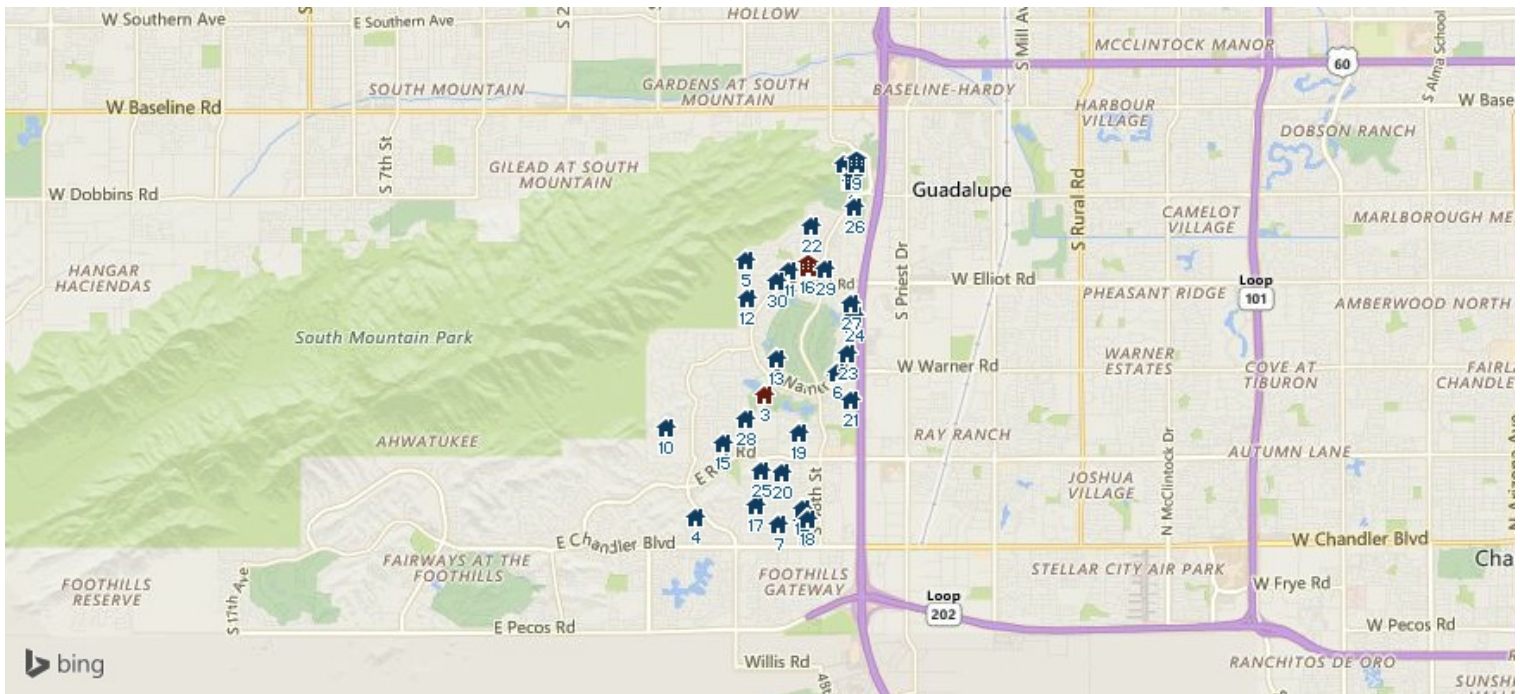
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	8 FOR SALE • Active: 6/18/2016 MLS ID: 5459612							
	4425 E Bannock St	Single Family Detached	3/3	1,600 sq ft	6/18/2016	\$244,900	\$239,900	6/29/2016 -2.04%
Great curb appeal! ~ This wonderful 3 bedroom/2 bath Ahwatukee home offers a resort style living! The home offers both a patio off family rm & walk-out veranda off Master Suite to enjoy the gorgeous backyard, & SUNSETS from these vantage points plus views to the lush backyard from all major living areas. You'll love the soaring vaulted ceilings in the living room & how bright, airy & spacious the living area is. Large kitchen w/plenty of counter space & breakfast bar. Bay Window in dining area. Master has sliding glass door to the walk-out veranda for amazing views!~Master Bathroom offers double sink vanity, separate shower & garden tub. Come see for yourself. Best of all its vacant and move in Ready.								
Listing Courtesy of Altus Realty Llc								
	10 FOR SALE • Active: 5/17/2016 MLS ID: 5444392							
	4101 E Yawepe St	Single Family Detached	4/2	1,418 sq ft	5/17/2016	\$265,000	\$262,000	6/30/2016 -1.13%
Price Reduced! Motivated Seller! Bring all offers! Check out this fantastic recently remodeled 4 bedroom Ahwatukee home in a prime location situated so close to the Mountain Preserve! Entertainers kitchen with huge island, upgraded kitchen cabinets and granite counters! Awesome tile "wood" flooring in all the right areas. Hall bath has been tastefully remodeled too! Spacious family and dining room both open to the kitchen. Inside laundry! Out back is awesome with grass to play and the pebble tech pool is waiting for you! Enjoy great views, jogging, walking distance to hiking or mountain biking! You don't want to miss out on this one! Top rated Kyrene Schools too! Close to freeways, PHX Sky Harbor Airport, great shopping and dining. Make sure this one is on your list, it won't last!!								
Listing Courtesy of My Home Group Real Estate, Llc								
	11 FOR SALE • Active: 2/19/2016 MLS ID: 5401936							
	11440 S Pawnee Cir	Single Family Detached	4/2	1,996 sq ft	2/19/2016	\$165,000	\$248,900	6/29/2016 50.85%
Seller has now completely painted interior to neutral 2 tone paint, installed Slab Granite Counters and tile backsplash! This is a truly move in ready home in an outstanding Golf Community! Active adult age restricted single level home includes 4 bedroom, 2 bathrooms, and a 2 car garage in Ahwatukee. Master Bedroom includes full master bath with vanity, double shower, and tile floors. In addition, a slider off the master to covered extended back patio. Ahwatukee recreation center has fitness center, swimming pool, pickle ball and tennis courts, and a wide assortment of classes. Ahwatukee is nestled in the South Mountain with an abundance of shopping, dining, and hiking trails.								
Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties								
	12 FOR SALE • Active: 6/8/2015 MLS ID: 5291342							
	11821 S Equestrian Trl	Single Family Detached	5/7	6,327 sq ft	6/8/2015	\$1,295,000	\$998,000	6/28/2016 -22.93%
Deal of the day, You can't find this price per SF in the the Ahwatukee custom estates. This home undergone a \$1MM renovation. The gourmet kitchen features a large granite slab island, 2 ovens, 6 burner range & comm'l size fridge. Butler's kitchen has subzero, wine fridge, ice machine, private bath and lrg pantry. This 6,327 sq ft home has a dramatic entry with spiral staircase leading to the loft, or game room. There are 5 bdms, plus office with 2 huge master suites, 1 upstairs and 1 down. All 6.5 baths have been newly remodeled; the flooring is a combination of beautiful wood, stone and carpet. Walk outside to the resort style backyard with pool, stone water fall, slide & cabana. Stone patio has fireplace and outdoor kitchen with copper sinks, bbq island & mtn views								
Listing Courtesy of West Usa Realty								
	18 FOR SALE • Active: 2/15/2016 MLS ID: 5399734							
	3213 E Desert Flower Ln	Single Family Detached	5/4	3,287 sq ft	2/15/2016	\$585,000	\$495,000	6/26/2016 -15.38%
WOW! 5 bdrm 3.5 baths recently refurbished! As of Feb, 2016, new carpet throughout and some fresh interior paint! New stainless steel range & stove, microwave & dishwasher! Refrigerator included, as well as washer & dryer too! Synthetic grass in front and putting green in backyard, along with fruit trees & a sparkling Pebble sheen playpool with rock waterfall and decorative motif! Great backyard for entertaining with raised breakfast area & lots of shade with mature trees plus orange & grapefruit trees too! Stamped concrete patio and storage shed. Eat-in island kitchen with granite counters & a breakfast bar. Backsplash & built-in desk! Formal dining room & living room have bamboo flooring. Family room								
Listing Courtesy of Re/Max Excalibur								

Price Changes: 19 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	14 FOR SALE • Active: 12/29/2015 MLS ID: 5376719							
	13620 S 32nd Pl	Single Family Detached	5/6	5,700 sq ft	12/29/2015	\$1,395,000	\$1,239,000	6/27/2016 -11.18%
Luxury Living at it's finest in this Ahwatukee Custom Home! Beautiful Stained glass front entry with hand-carved door leads into this impressive estate. Soaring 22' ceilings throughout the home. The arched gallery hallway leads to the newly updated kitchen with granite counters and new stove. 4 ensuite bedrooms and a private Library/bedroom with half bath attached makes this the perfect home for large families. Beautifully landscaped lush gardens and 3 private patios are relaxing and quiet. Sparkling Heated Pool/spa make entertaining easy with an outdoor barbecue and large covered patio for large parties. Come and see this amazing home! Priced below appraised value, this home won't last long.								
Listing Courtesy of Realty Executives								
	15 FOR SALE • Active: 2/17/2016 MLS ID: 5400359							
	3805 E Desert Flower Ln	Single Family Detached	4/3	2,204 sq ft	2/17/2016	\$310,000	\$332,000	6/29/2016 7.1%
PRICE REDUCED!!! Motivated sellers!!! The house was just remodeled with new tile and wood floor, new appliances, new toilets, new granite tops in kitchen and bathrooms, new window blinds, new sink faucets, new fans, and a new coat of paint. All ready for the new owners. Are you retiring and looking for a reclusive place to live, but still want to be near all amenities? Or you are looking for a place to raise a family with one of the best school system in Arizona? Welcome to Mountain Park Range community, right in the heart of a well-known and beautiful Ahwatukee, a community that offers breathtaking views of surrounding mountains, numerous parks and tennis courts, sparkling pools and Rec Centers for its members. Your new home is a 4BD/2.5BA on a large almost-10,000SF lot right in the								
Listing Courtesy of Us Delta Investments								
	16 FOR SALE • Active: 5/19/2016 MLS ID: 5445311							
	14628 S 35th Pl	Single Family Detached	4/3	2,308 sq ft	5/19/2016	\$335,000	\$299,900	6/29/2016 -10.48%
Fantastic two story home with impeccable landscape and refreshing blue pool! Spacious floor plan with formal living room, family room and four bedrooms. Stately fireplace in the family room has plenty of hearth side seating. Eat in kitchen features stainless steel appliances, custom cabinets, center island and tile counters. Huge master suite has plush carpeting, sitting area, walk in closet and relaxing spa like bath with garden tub, separate shower and dual sink vanity. Generous backyard has a covered patio, lush green grass and pool. Tons of community amenities just steps away. Close to great hiking trails. This home is an incredible find! See it today!								
Listing Courtesy of Keller Williams Realty Sonoran Living								
	17 FOR SALE • Active: 6/9/2016 MLS ID: 5456247							
	3420 E Manzo St	Single Family Detached	5/3	2,920 sq ft	6/9/2016	\$457,000	\$450,000	6/28/2016 -1.53%
Awesome home with 5 bedrms, 3 full baths & within walking distance to schools. Kitchen has new granite, backsplash, lighting, glass top stove & range hood. All 3 baths have been remodeled w/granite counters, tile surround, new sinks, faucets, mirrors and lighting. Master bath has lg shower & 6ft garden tub. LV Rm & Formal DN Rm has wet bar w/granite counter, sink & cabinet. Shutters thru-out the first floor. Lg family rm w/fireplace (hearth & mantle upgraded). Ceiling Fans thru-out. Ceramic Tile in all the right places, including loft area. Lighting fixtures updated in entry, dining rm, baths & kitchen. Backyard has pebble tech pool, BBQ area, & Basketball Court. 10668 sq ft corner lot. 2 blocks from South Mtn. Park, great for hiking, biking or just enjoying nature. Don't miss this Gem!!								
Listing Courtesy of A & L Arizona Realty								
	18 FOR SALE • Active: 3/17/2016 MLS ID: 5414749							
	3914 E Agave Rd	Single Family Detached	4/3	2,362 sq ft	3/17/2016	\$379,900	\$339,900	6/28/2016 -10.53%
\$40,000 price reduction on June 28 for quick sell!! Price to sell!! Best price at zip code 85044 n Subdivision: LANDING AT MOUNTAIN PARK RANCH. Very classic looking w/ all. Amenities include 3 car garage and a pool. Remodeled with four bedrm, three bath, large backyard with fenced pool. One bedrm and full bath downstairs. New carpet, New granite counter-tops and New stainless steel appliance. Large kitchen, island, Separate dining/living room, beautiful vaulted ceiling. Plantation shutters. Large master bedrm with walk in closet two sinks, separate shower & tub. Awesome Ahwatukee location. A mile to I-10, close to ASU, Airport, downtown PHX. Great Mountain Park Ranch community which has pools/spas/kiddie pools/heated pool, tennis courts, volleyball courts, playgrounds and beautiful parks								
Listing Courtesy of Gold Trust Realty								

Price Changes: 19 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 * Active: 5/25/2016 MLS ID: 5448391							
	10614 S 48th Pl	Single Family Detached	3/2 1,353 sq ft	5/25/2016	\$234,900	\$229,900	6/27/2016	-2.13%
MOVE IN READY, CLEAN AND SHOWS BEAUTIFULLY, KITCHEN REDONE WITH GRANITE COUNTERS AND NEW DARKER WOOD CABINETS, STAINLESS APPLIANCES, REFRIGERATOR STAYS, B/I MICROWAVE, FORMAL DINING AREA ADJACENT TO KITCHEN, NEW A/C INSTALLED RECENTLY (\$7000) AND WAS RELOCATED TO SIDEYARD, NEW 20 INCH TILE, NEW CARPET AND WOOD FLOORING IN REST OF HOME, TILED FIREPLACE IN FAMILY ROOM, WHITE WROUGHT IRON STAIR RAILING, SEPARATE LAUNDRY ROOM, THREE TRUE BEDROOMS, MASTER HAS WALK OUT BALCONY, BOTH MASTER BATH AND OTHER BATH ARE UPDATED, VAULTED CEILINGS, NEW WINDOWS WITH LIFETIME WARRANTY, BACKYARD IS VERY NICE WITH SITTING AREAS, SIDE YARD HAS LARGE GRASSY AREA, LARGE LOT WITH 9540 SQ FT AND VERY MATURE LANDSCAPING, AUTOMATED DRIP SYSTEM, COVERED PATIO, STORAGE SHED WILL BE LEFT IN AS/IS CONDITION, CORNER LOT								
Listing Courtesy of Realty One Group								













Pending Listings: 30

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • UCB (Under Contract-Backups): 7/2/2016 MLS ID: 5463064								
	4608 E Desert Dr	Single Family Detached	2/2	1,596 sq ft	4,696	6/27/2016	\$290,000	7/2/2016 \$182
Welcome to your Garden Paradise! *Plus VIEWS!!! *Stunning Home in the Lush Pointe South Mountain Golf Community *Completely Remodeled *2 BR/2 Bath + Den *Updated Baths with Tumbled Stone in Master and Marble in 2nd Bath *Slab Granite Countertops in Kitchen and Master Ensuite *16x16 Travertine Flooring *Cozy Fireplace *HOA manages Front Landscaping *Back Yard is Serene and Quiet... Perfect for Relaxation. Pointe Offers 4 Pools & Spas * Horseback Riding *Hiking *Local Discounts on Restaurants and Golf. <i>Listing Courtesy of Keller Williams Realty Phoenix</i>								
 PENDING • UCB (Under Contract-Backups): 7/2/2016 MLS ID: 5447946								
	4814 E Hazel Dr, Unit 3	—	2/2	1,060 sq ft	1,093	5/25/2016	\$169,000	7/2/2016 \$159
REDUCED PRICE! Charming Townhouse in Gated POINTE SOUTH MOUNTAIN! 2-BDRMS, 2.5-BATHS. UPDATED Kitchen w/GRANITE COUNTERS and stone accents in master bathroom. Private location across from Greenbelt and Wash. Private, walled patio. Enjoy wonderful amenities: Golf, Horseback Riding, Hiking and Biking. MOUNTAIN VIEWS! Relax in one of 4-COMMUNITY POOLS. Adjacent to Arizona Grand Resort and historic Rustlers Roost Restaurant. Close to Arizona Mills Mall and I-10 Freeway. GREAT VACATION RETREAT or Live here year-round! <i>Listing Courtesy of Unique Homes Realty, Inc</i>								
 PENDING • Preforeclosure, Notice of Trustee Sale, Pending: 7/2/2016 MLS ID: 5457164								
	12850 S 42nd Pl	Single Family Detached	3/2	1,740 sq ft	8,904	6/14/2016	\$240,000	7/2/2016 \$138
This beautiful and well cared for home is located in a 55 and older community in a great central location for getting around. You are minutes to Tempe, Chandler and 20 minutes to central Phoenix. Home has vaulted ceilings, laminate flooring in great room and kitchen, electric fireplace, bay window in eat-in kitchen, stainless steel appliances and large master bathroom with two sinks. There is a two-car garage and home has a water softener system. The backyard has a large covered patio, citrus trees and is low maintenance. Come see this wonderful home. <i>Listing Courtesy of Homesmart</i>								
















Pending Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	* Pending: 7/1/2016 MLS ID: 5456048						
15231 S 37th Pl	Single Family Detached	3/2	1,957 sq ft	14,863	6/10/2016	\$350,000	7/1/2016	\$179
One of the largest and most private cul-de-sac preserve lots in all of Mountain Park Ranch (1/3 acre)! This superb Ahwatukee home has everything a buyer could want. The double door entry ushers you in to this breathtaking remodeled home. Gorgeous dark-walnut wood look tile and newer carpet throughout. The greatroom features vaulted ceilings and a floor-to-ceiling tumbled stone fireplace. The chef's kitchen is state of the art with marble looking Quartz countertops, hammered-copper farm sink, stainless steel appliances including Viking-look smooth top range with front-dial controls, restaurant style kitchen faucet, espresso colored refinished cabinets throughout, along with a floor to ceiling shelved food pantry. Antique furniture vanity in secondary bath. Oil rubbed bronze fixtures and								
<i>Listing Courtesy of Luna Realty</i>								
	 PENDING	* UCB (Under Contract-Backups): 7/2/2016 MLS ID: 5465333						
4037 E Western Star Blvd	Single Family Detached	4/2	1,725 sq ft	7,449	6/30/2016	\$319,900	7/2/2016	\$185
Gorgeous 4 bedroom, 2 bath home in across from the mountain! This stunning corner lot home features a 3 car garage with service door, RV gate, with RV parking allowed, and lush green lawn. Attic garage storage. Designer paint, vaulted ceilings, beautiful wood laminate and tile flooring, and elegant lighting fixtures throughout. The open kitchen offers staggered cabinets, and island with breakfast bar and bay window in breakfast nook. A/C replaced in 2013 with a 16 SEER unit. New exterior paint in 2013. Stereo spkr's in Fam Rm. New patio roof in 2015. Wood Blinds. Outside, this home features a covered patio overlooking the immaculate, sparkling blue pool, making for a perfect personal oasis. Just steps away from the South Mountain trailhead, with beautiful mountain views from the front yard.								
<i>Listing Courtesy of Realty Executives</i>								
	 PENDING	* UCB (Under Contract-Backups): 7/1/2016 MLS ID: 5448936						
12433 S Wakial Loop	Single Family Detached	3/2	1,400 sq ft	10,325	5/27/2016	\$230,000	7/1/2016	\$164
BRAND NEW STAINLESS STEEL APPLIANCES BEING DELIVERD AND INSTALLED JULY 2ND. CLEAN, UPDATED HOME WITH NO WASTED SPACE. SPLIT FLOOR PLAN & TONS OF NATURAL LIGHT! ALL THE BIG TICKET ITEMS HAVE ALREADY BEEN COMPLETED. NEW ROOF 2015, NEW A/C 2014, FAIRLY RECENT UPDATES TO INCLUDE SLAB GRANITE COUNTERTOPS, UPDATED SHOWERS, WOOD LAMINATE FLOORS, TWO-TONED PAINT. NEW SPRINKLER SYSTEM IN BACK & FRESH SOD. BIG POOL SIZED LOT. THIS HOME IS LOCATED WITHIN THE HIGHLY COVETED KYRENE SCHOOL DISTRICT AND CONVENIENTLY LOCATED CLOSE TO ALL MAJOR FREEWAYS FOR QUICK ACCESS TO THE AIRPORT, DOWNTOWN PHOENIX, SOUTH MOUNTAIN PARK, EAST VALLEY, ETC. THIS IS NOT A FLIP								
<i>Listing Courtesy of Home Brokers Realty, Inc.</i>								
	 PENDING	* UCB (Under Contract-Backups): 7/1/2016 MLS ID: 5462353						
15240 S 44th Pl	Single Family Detached	4/2	2,114 sq ft	11,321	6/24/2016	\$385,000	7/1/2016	\$182
BEYOND MOVE IN READY in THE AHWATUKEE VILLAGE! * Granite Counters Throughout * Updated Kitchen & Baths with Slide Out Shelves in Kitchen * Four Bedrooms/Two Bathrooms * Two & a Half Car Garage with Workshop & over Thirty Storage Cabinets * New-HVAC, Appliances, Flooring * Washer, Dryer & Refrigerator INCLUDED * Water Softener & Reverse Osmosis * Plantation Shutters * New Paint inside and out * Upgraded Lighting * Beautiful Resort Back Yard * Over a Quarter of an Acre with Mature Fruit Trees, Multiple Entertaining Areas & a Pebble Tech Play Pool with Waterfall that can be Converted back to Salt Water * Including a Large Covered Patio AND Pergola * Covered Dog Run * Storage Sheds * All This on a Cul-De-Sac and Backing to a Beautiful Park * NO HOA FEES WOW.. THIS HOME WONT LAST LONG !!								
<i>Listing Courtesy of Az Lane Realty</i>								
	 PENDING	* UCB (Under Contract-Backups): 7/1/2016 MLS ID: 5443650						
15234 S 47th St	Single Family Detached	4/3	2,163 sq ft	6,708	5/16/2016	\$295,000	7/1/2016	\$136
WOW!!! Best Priced and Beautifully upgraded in a Cul De Sac location! Open floorplan w/ Kitchen open to the family room! 4 bedrooms including one downstairs next to a full bath perfect for guests! 3 Full Baths! Other great features including Gourmet Kitchen w/ Granite Counter Tops! Glass 5 burner cooktop! All New Stainless Steel appliances! Kitchen Island! Lots of Pantry space too! Upgraded tiles and carpet in all the right places! Soaring 18 FT high ceilings in the living area and grand entryway! Big bedrooms w/ huge Master walk-in closets and storage space! This home has great curb appeal with mature trees & great big backyard, N/S facing! perfect for entertaining! A+ schools and the perfect location and distance to the freeways and shopping! Call Now to See it today!!!								
<i>Listing Courtesy of Revelation Real Estate</i>								











Pending Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	* Pending: 7/1/2016 MLS ID: 5405780						
8631 S 48th St, Unit 3	—	2/2	1,060 sq ft	1,106	2/27/2016	\$157,000	7/1/2016	\$148
Perfect Pointe South Mountain Retreat!! Charming 2 bedroom 1.5 bath end-unit Townhome nestled in the highly sought after Pointe at South Mountain!! Light and bright floor plan with open eat-in kitchen with access to private patio. Half bath downstairs, 2 bedrooms upstairs and bath upstairs. Neutral tones throughout, neutral carpet in bedrooms, two-tone paint, Granite counter tops in kitchen. Attached direct access carport with extra storage closet. All set in a well maintained community with lush landscaping, private pools, walking paths. Close to Golf Course, hiking trails, ASU. Seller responds quickly!!								
Listing Courtesy of Realty One Group								
	 PENDING	* Pending: 6/30/2016 MLS ID: 5408241						
3402 E Tere St	Single Family Detached	4/3	3,441 sq ft	20,970	3/4/2016	\$714,900	6/30/2016	\$208
Ahwatukee Custom Estates Gem! This updated and well-maintained custom home sits on a large corner lot with beautiful mountain views. The home features lush mature landscaping, a large circular driveway, large pool and spa along with a huge patio that's great for entertaining. The layout features a lovely foyer with the formal living room and separate dining room, a split bedroom floorplan, large eat-in kitchen with island and breakfast bar. The family room off the kitchen includes an inviting wet bar and cozy fireplace. Appointments and finishes include travertine flooring and granite countertops throughout. Tuscan-themed custom paint and unique lighting compliment this home. Mountain views and an over-sized private lot make this house a must have in the sought-after neighborhood.								
Listing Courtesy of MomentumBrokers LLC								
	 PENDING	* Pending: 6/30/2016 MLS ID: 5437641						
10622 S 44th Pl	Single Family Detached	3/2	1,306 sq ft	7,000	5/3/2016	\$239,900	6/30/2016	\$184
Meticulously maintained home in a highly sought after Ahwatukee neighborhood. Conveniently located next to I10, South Mountain National Park, and Western Star Park. Backyard boasts sparkling pool and newly installed turf. The interior features newly updated kitchen and new granite countertops. New custom Krasiva windows allow a lot of light into the home, without the extra energy costs, exchange of ownership warranty included. Master bath recently updated with travertine shower and flooring. Cedar flooring in the bedroom closets, warm fireplace, and much more! Come see today, as this house won't last! (Alarm system and flat screens do not convey)								
Listing Courtesy of Revelation Real Estate								
	 PENDING	* UCB (Under Contract-Backups): 6/30/2016 MLS ID: 5442579						
4101 E Sacaton St	Single Family Detached	3/2	1,286 sq ft	7,004	5/13/2016	\$246,900	6/30/2016	\$192
Sharp, Remodeled, Move in Ready! Open floor plan! New items installed in May 2016: Hot water heater, Garage door, front entry door & french door to back, Grey plank tile flooring, carpet, tall baseboards, fresh interior light gray paint, exterior paint, stainless appliances, Quartz counters (kitch and baths), white cabinets (kitch and baths), ceiling fans, recessed lighting in kitchen & great room, dual pane windows. Bathrooms completely remodeled May 2016-quartz counters, tile in showers, new fixtures. Huge laundry off kitchen that could also be craft room/office/extra storage. Nice grass landscape-very spacious backyard with mtn views & extended length patio-new patio cover. Shed in back. Close to South Mountain, biking/walking trails.								
Listing Courtesy of American Realty Brokers								
	 PENDING	* Pending: 6/28/2016 MLS ID: 5449053						
4356 E Coconino St	Single Family Detached	2/2	2,031 sq ft	7,436	5/27/2016	\$259,900	6/28/2016	\$128
NO MORE SHOWINGS AT THIS TIME: Wonderful opportunity awaits someone wanting to enhance a home to their specific tastes & lifestyle. Rare Golf Course location with a Pool in the Family Section! Truly, outdoor living at it's finest. An added bonus is you can customize in stages, it's clean and very livable as-is. Nestled quietly on a great street with friendly neighbors who watch out for each other. Stop & knock on doors :-). Compare to other options and you'll see what an amazing value awaits! As-Is								
Listing Courtesy of West Usa Realty								











Pending Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	  Pending: 6/30/2016 MLS ID: 5451649							
15017 S 46th Pl	Single Family Detached	3/2	1,817 sq ft	5,654	6/2/2016	\$300,000	6/30/2016	\$165
Custom quality and attention to detail throughout this immaculate Ahwatukee home! 1818 sq ft home with 3 bed, 2 bath plus Den (could easily convert to 4th bed), 2.5 car garage and entertainer's backyard. Sellers have spent over 60k renovating and updating this home! Vaulted ceilings, neutral palette with shutters, crown molding, berber carpet and wood plank tile floors, Alder cabinets, granite and solid surface countertops, gorgeous fixtures and lighting throughout, this home FEELS so good! Please view the pictures and picture remarks because the only way to appreciate this home is to see it! Located approx 1 mile from Interstate 10. All the shopping and dining you could want including Sprouts, AMC, etc are conveniently located at 48th St/Ray Road. No HOA. Appointment Required. <i>Listing Courtesy of Homesmart</i>								
	  Pending: 6/30/2016 MLS ID: 5433735							
4011 E Agave Rd	Single Family Detached	3/2	1,540 sq ft	5,793	4/26/2016	\$249,900	6/30/2016	\$162
DONT LOOK AT DAYS ON MARKET. HOME NOW HAS NEW CARPET, PAINT, AND STAINLESS APPLIANCES ON 6-15-16! SUPER SHARP 3 BEDROOM WITH DEN/OFFICE IN MOUNTAIN PARK RANCH! GREAT ROOM FLOORPLAN THAT IS SPLIT, FIREPLACE, TILE FLOORS AND MORE. WASHER/DRYER AND REFRIGERATOR ARE INCLUDED. COMMUNITY POOLS, TENNIS AND MORE IN WONDERFUL MPR. Trane AC AND HOT WATER HEATER ARE NEWER. THANKS! <i>Listing Courtesy of Keller Williams Realty Sonoran Living</i>								
	  Foreclosure, Notice of Trustee Sale, Pending: 6/28/2016, Fannie Mae HomePath MLS ID: 5430385							
10610 S 48th St, Unit 2072	Apartment	2/2	965 sq ft	874	4/18/2016	\$115,900	6/28/2016	\$120
Multiple offers received. Waiting on seller response. Great location. Very nicely maintained gated community. Nice 2nd floor unit with large balcony overlooking scenic greenbelt. Quiet unit toward back of complex & near pool. New interior paint. Updated saltillo tile and wood laminate flooring. Newer kitchen cabinets & hard surface counter tops. Nice black appliances. 2 full bathrooms. Large master suite. Washer/dryer in unit. Updated light fixtures & ceiling fans. Tile roof. Easy access to I-10 for short commutes. South Mountain park just steps away! Figures/measurements are approximate - buyer to verify. This is a Fannie Mae HomePath property. Please call the listing agent about the LIMITED financing options in this subdivision. <i>Listing Courtesy of Realty West, LLC</i>								
	  Pending: 6/30/2016 MLS ID: 5454734							
4130 E Rockledge Rd	Single Family Detached	3/2	1,573 sq ft	13,329	5/10/2016	\$300,000	6/30/2016	\$191
You have to check out this beautiful 3 bedroom, 2 bathroom property for sale in Mountain Park Ranch! This home is Immaculate/Spotless! Features low maintenance desert landscaping, RV gate and 2 car garage. Inside, this home has new paint, carpet and Granite counter-tops. It also features a built-in entertainment unit, vaulted ceilings and Plantation shutters throughout. The master suite features a spacious walk-in closet, private backyard entry, separate bath and shower, with his and her sinks. The backyard is almost 1/3 an acre with artificial turf, custom built pool with a tanning/splash bed. A large custom built and engineered Ramada is next to the pool providing shade for pool side gatherings and BBQ's. This picture-perfect property is great for entertaining and is move in ready <i>Listing Courtesy of Keller Williams Realty Phoenix</i>								
	  UCB (Under Contract-Backups): 6/28/2016 MLS ID: 5447060							
4727 E White Aster St	Single Family Detached	3/2	1,469 sq ft	5,619	5/23/2016	\$230,000	6/28/2016	\$157
Beautiful 3 bedroom, 2 bath home in Phoenix is now up for sale! This amazing home offers vaulted ceilings, tile flooring, fireplace, open kitchen with pantry, island, breakfast bar and tons of cabinet space. The master bedroom has a private entrance to the backyard, double sink, soaking tub and large walk-in closet. Want hot water without paying for it? This home also has a solar-assisted electrical water heater. The home also includes a spacious backyard with a gray water system, covered patio, pergola, workshop and space for you to put your mark on. This fantastic home has it all in a wonderful location close to shopping, dining, freeways and entertainment. Make an appointment today. Don't wait! <i>Listing Courtesy of Keller Williams Realty Phoenix</i>								





Pending Listings: 30 (cont.)

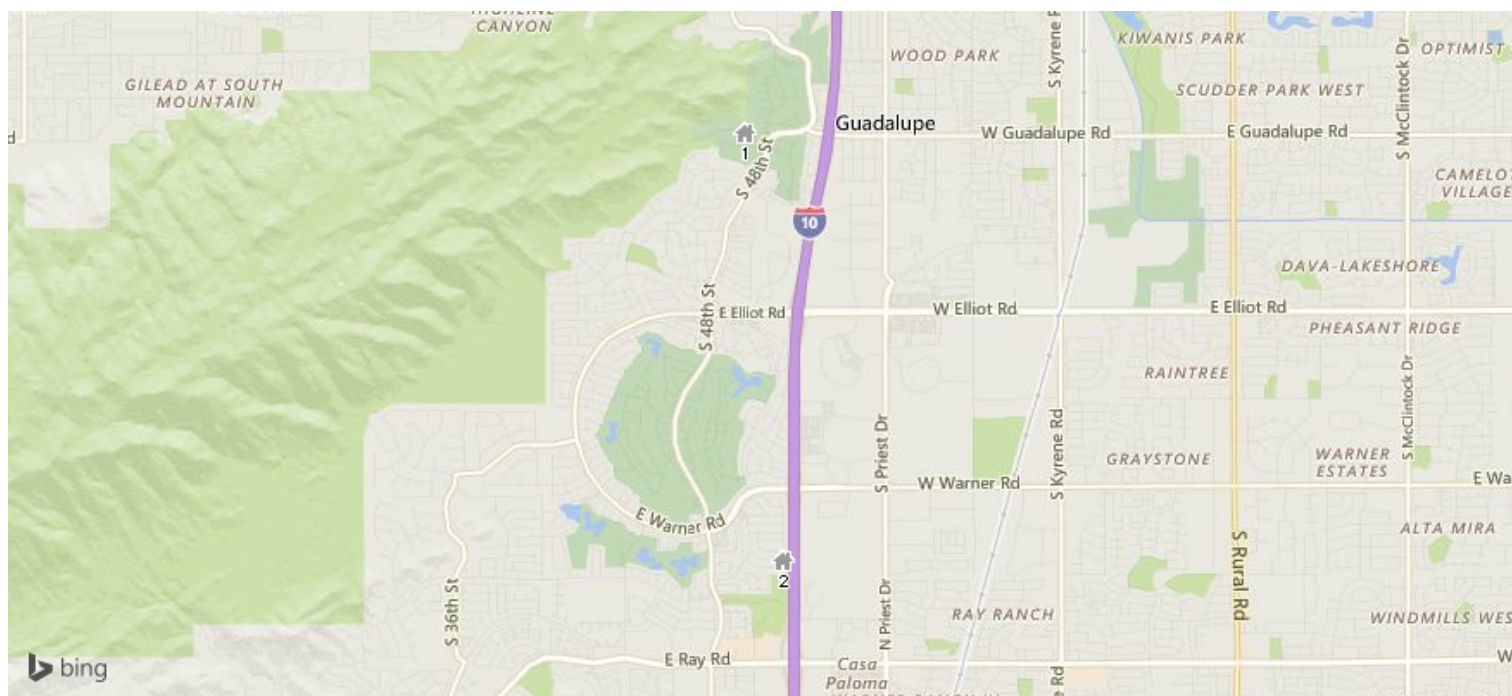
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	* Pending: 6/29/2016 MLS ID: 5458659						
4651 E Lavender Ln	Single Family Detached	5/3	2,337 sq ft	7,305	6/15/2016	\$338,000	6/29/2016	\$145
Immaculate ready-to-move-in Ahwatukee foothills 5-bedroom/3-full bath home in popular Silver Creek. Newly remodeled with many new upgrades including 2 new air conditioning units, stainless steel appliances, granite kitchen counter-top, kitchen sink & faucet, newly painted inside & outside, refinished pool & upgraded equipment, new bathroom tile flooring & toilets, too many to list here. Shea's Santa Cruz floor plan with soaring high ceilings & entrance, open kitchen/family room with fireplace. 4 beds upstairs, office/den/5th bed down. Neutral tile, paint and carpet color. Gorgeous Shasta play pool. N/S exposure. Mature trees and grassy play area in rear. Prestige of Ahwatukee w/out the HOA or commute. Close to shopping, movies, parks and more. <i>Listing Courtesy of Homesmart</i>								
	 PENDING	* UCB (Under Contract-Backups): 6/27/2016 MLS ID: 5449936						
4411 E Desert Wind Dr	Single Family Detached	3/2	1,528 sq ft	5,750	5/29/2016	\$249,900	6/27/2016	\$164
Wonderful Ahwatukee home in a very desirable neighborhood with great curb appeal. Open light and bright split bedroom floor plan, 3 bedrooms 2 baths, with huge great room that features entertainment cutout, plus ceiling fans in every room. True pride of ownership meticulously maintained, clean and move in ready, newer dual speed Trane A/C and air handler, water heater replaced in 2013. Huge great room, separate laundry room, kitchen features tons of counter space, pantry and cabinets have slide outs for extra storage. Home is wired for security system. Mature landscaping plus extended patio area and room to entertain in private backyard. <i>Listing Courtesy of Realty Executives</i>								
	 PENDING	* UCB (Under Contract-Backups): 6/27/2016 MLS ID: 5460548						
5107 E Salinas St	Single Family Detached	4/2	1,670 sq ft	7,244	6/20/2016	\$280,000	6/27/2016	\$168
STUNNING AHWATUKEE 4 BEDROOM, 1.75 BATH WITH A PEBBLE TEC POOL IN PRIME LOCATION CLOSE TO RESTAURANTS, SHOPPING, SOUGHT AFTER SCHOOLS, AND FREEWAYS. NEUTRAL COLORS THROUGHOUT. REMODELED KITCHEN WITH GRANITE AND STAINLESS STEEL APPLIANCES. INSULATED GARAGE DOOR WAS REPLACED IN 2015. EPOXY FLOORING IN GARAGE. GREAT SIZE BACKYARD WITH POOL AND BEAUTIFUL COVERED PATIO. A MUST SEE! <i>Listing Courtesy of Revelation Real Estate</i>								
	 PENDING	* UCB (Under Contract-Backups): 6/27/2016 MLS ID: 5455367						
9829 S 45th Pl	Single Family Detached	3/2	1,236 sq ft	6,652	6/9/2016	\$215,000	6/27/2016	\$174
Cute Ginger Bread Style Home. New interior paint in a slate gray. Corian Kitchen Counter Island opens to great room concept with fireplace. Beautiful updated kitchen cabinets. Eat in kitchen and bar counter. Great starter-home. Nice, updated larger tile in the great room. Two Car Garage is detached with courtyard entrance. Low maintenance desert landscape front and back. New blinds just installed! Great Schools in the Kyrene District. Convenient to the I-10, ASU, Chandler and Sky Harbor! South Mountain is just a bike ride away with hiking, mountain bike trails and our gorgeous AZ deserts. The location is awesome! <i>Listing Courtesy of Century 21 Arizona Foothills</i>								
	 PENDING	* UCB (Under Contract-Backups): 6/26/2016 MLS ID: 5453511						
5170 E Tunder Dr	Single Family Detached	3/2	1,958 sq ft	9,074	6/6/2016	\$250,000	6/26/2016	\$128
Hurry and checkout this fantastic 3 bed, 2 bath property located on a premium corner lot in Phoenix! This gorgeous home features charming curb appeal, low maintenance desert front landscaping, 2 car garage with epoxy flooring, designer paint, cozy fireplace, stunning wood flooring, and a spacious kitchen with nice appliances, ample cabinet space, and a large breakfast bar. The gorgeous master offers a spacious walk-in closet, vanity, a step-in shower, and a private backyard entry. The backyard is a beautiful oasis comprised of a fenced-in covered patio, low maintenance desert landscaping, convenient storage shed, paved seating area perfect for entertaining, and a sparkling pool. This is the home you have been waiting for! Schedule a showing today! <i>Listing Courtesy of Keller Williams Realty Phoenix</i>								

Pending Listings: 30 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	* UCB (Under Contract-Backups): 6/28/2016 MLS ID: 5440727						
11436 S Maze Ct	Single Family Detached	2/2	1,133 sq ft	5,166	5/10/2016	\$207,500	6/28/2016	\$183
<p>What's not to love about this gorgeous home just minutes from downtown and Tempe. Nothing was left untouched when this 2 bedroom, 2 bath patio home was renovated. The new open floor plan is an entertainer's dream. The relaxing backyard is lovingly landscaped and boasts views of South Mountain with easy access to a community pool, greenbelts, and a golf course. The kitchen was remodeled with you in mind with a modular cabinet design that allows for easy customization to whatever style and finish you desire. The 2 car garage has built in storage and there is a garden shed for all your tools. Stroll the friendly neighborhood or drop in at Ahwatukee Plaza for your shopping and dining pleasure. Why are you still reading this? If you don't act now, this amazing home could be gone tomorrow!</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								
	 PENDING	* Pending: 6/28/2016 MLS ID: 5444591						
14406 S Cholla Canyon Dr	Single Family Detached	2/3	1,661 sq ft	6,085	5/18/2016	\$294,900	6/28/2016	\$178
<p>This 1661 square foot single family home has 2 bedrooms plus a loft and 2.5 bathrooms, extra wide 2.5 car garage with storage cupboards, located in Mountain Park Ranch in the heart of Ahwatukee. Plantation shutters adorn the windows while lending a light and bright feel to this family friendly home. The Master Bedroom is conveniently located on the first floor. The beautifully renovated kitchen opens to the great room and includes slab granite counters and backsplash, under cabinet lighting and an interesting pot rack & light fixture suspended from the vaulted ceiling over the kitchen island. The stairs to the second floor have been refitted with reclaimed pioneer-era oak barnwood.</p> <p><i>Listing Courtesy of Usellsmart Real Estate</i></p>								
	 PENDING	* Pending: 6/28/2016 MLS ID: 5432141						
9445 S 50th St	Single Family Detached	3/3	2,056 sq ft	4,678	4/22/2016	\$269,900	6/28/2016	\$131
<p>3 bedroom with a loft, 2.5 bath golf course lot home in the Ahwatukee community of Pointe South Mountain. This beautiful home is located next to the South Mountain Reserve for great hiking, shopping/dining and the 10/60 interchange for easy commuting. Neighborhood includes: heated community pool and spa, walking trails and golf course. Home boasts: fresh paint inside, brand new carpet, tile and light fixtures downstairs, formal living/dining room, separate family room next to the kitchen, breakfast nook, SS refrigerator, inside laundry room with included washer and dryer. Upstairs features: open loft/office, master bedroom with walk-in closet and balcony for beautiful views of the golf course and backyard which includes a custom water fountain. PRICE REDUCED!</p> <p><i>Listing Courtesy of Revelation Real Estate</i></p>								
	 PENDING	* Pending: 6/27/2016 MLS ID: 5437429						
11239 S Tomi Dr	Single Family Detached	3/2	1,170 sq ft	7,336	5/3/2016	\$174,900	6/27/2016	\$149
<p>AGE RESTRICTED HOME IN THE VIBRANT AHWATUKEE ACTIVE ADULT COMMUNITY* FLOOR PLAN HAS LARGE KITCHEN/DINING AREA OPEN TO THE LIVING ROOM* THIS 3 BEDROOM, 2 BATH HOME HAS NEVER, NEUTRAL CARPET & TILE* THE KITCHEN IS LIGHT & BRIGHT WITH A NEWER GLASS TOP ELECTRIC RANGE & CONCEALED OVEN COIL, BUILT IN MICROWAVE & DISHWASHER INSTALLED IN 2014* LARGE CLOSETS W/MIRRORED DOORS IN THE MASTER* MATURE TREES ON EAST & WEST AS WELL AS SUNSCREENS ALL AROUND* STREET WAS ORIGINALLY THE MODEL HOMES SO ALL ARE DIFFERENT - NO COOKIE CUTTER LOOK HERE* GATE ACROSS THE STREET DIRECTLY TO THE AMAZING ADULT RECREATION CENTER WITH ANY ACTIVITY YOU CAN IMAGINE FROM SILVER SMITHING TO KNITTING, TWO FABULOUS POOLS, PICKLE BALL & WORKOUT ROOM* CONVENIENT TO STORES, RESTAURANTS, ETC. DON'T MISS THIS SUPER HOME</p> <p><i>Listing Courtesy of Realty Executives</i></p>								
	 PENDING	* Pending: 6/27/2016 MLS ID: 5456112						
4030 E Lavender Ln	Single Family Detached	3/2	2,146 sq ft	8,642	6/10/2016	\$350,000	6/27/2016	\$163
<p>Don't miss this beautiful Pulte home in one of the most desirable neighborhoods in Ahwatukee. Many upgrades including hardwood floors, granite counter tops, 5" baseboards, stainless steel appliances, fireplace. Extra large 2 car garage with built-in cabinets. Home is on a quiet cul-de-sac. Backyard is very private with no 2-story homes, and mature trees. Walking distance to Mountain Pointe High School and a beautiful community pool + tennis courts. Mountain Park Ranch has 3 community pools, one heated in winter.</p> <p><i>Listing Courtesy of Show Appeal Realty</i></p>								





Pending Listings: 30 (cont.)

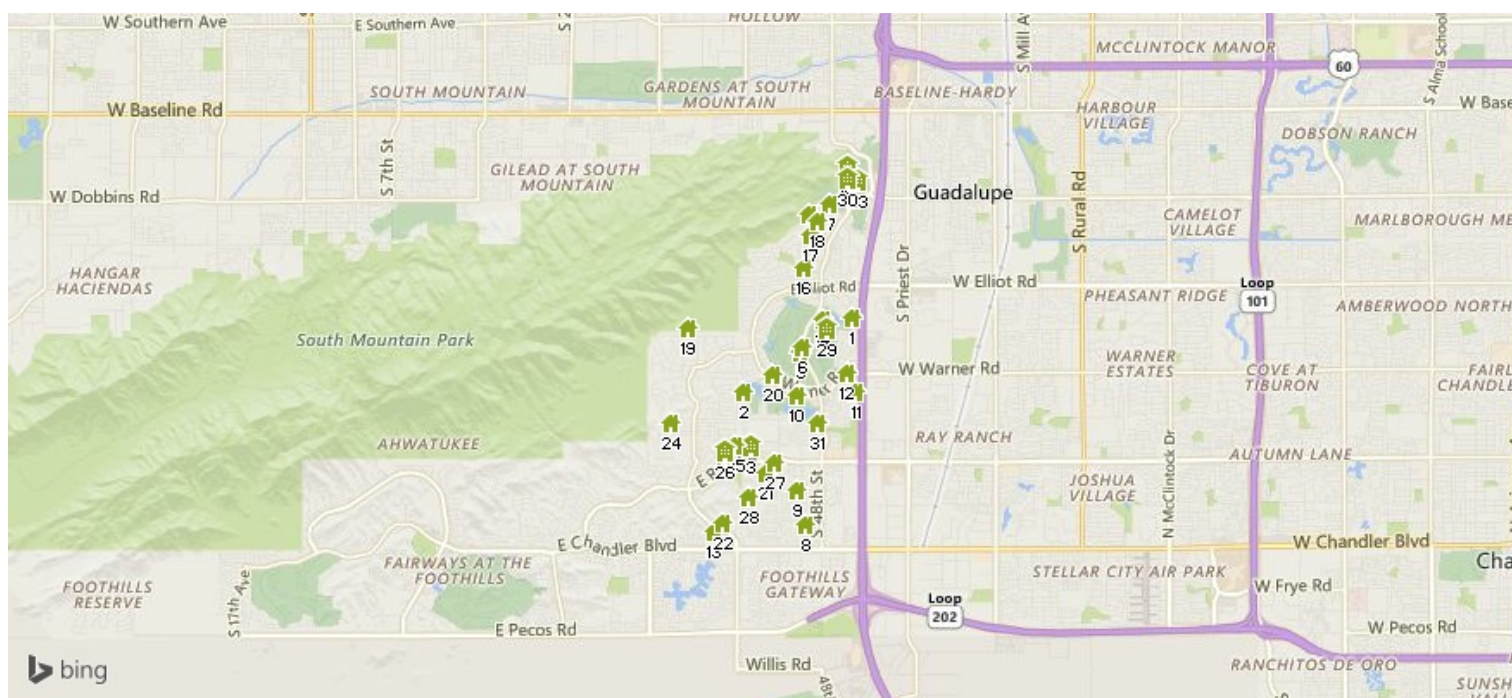
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 Pending: 6/26/2016 MLS ID: 5458479							
	Single Family Detached	3/2	1,175 sq ft	8,046	6/14/2016	\$237,000	6/26/2016	\$202
Incredible opportunity! This MOVE IN READY Ahwatukee home with private pool and NO HOA is yours for the taking but is expected to go quickly so act now! Located just minutes from I-10 and less than 15 minutes to Sky Harbor Airport, close to shopping, night life, eateries, top rated schools, parks, walking / hiking and biking trails. This 3 bed, 2 bath, single level home features tile throughout (NO CARPET), updated eat in kitchen with granite counters, Stainless Steel appliances, lots of cabinets and storage, updated bathrooms, enclosed patio that could be used as an office/den/playroom/ studio or whatever you can imagine. All of this on an oversized lot with outdoor fireplace, private pool, storage shed, covered patio and RV gate. Schedule your showing today! <i>Listing Courtesy of Re/Max Fine Properties</i>								
	 Pending: 6/26/2016 MLS ID: 5439368							
	Single Family Detached	3/2	1,150 sq ft	7,797	5/6/2016	\$215,000	6/26/2016	\$187
Nice home on a spacious culdesac lot with diving pool, fireplace and tile flooring through out. Covered patio, block fence, 4 ceiling fans, six panel doors, Raised panel kitchen cabinets and includes refrigerator, washer and dryer. <i>Listing Courtesy of Realty Executives</i>								



Expired Listings: 2

Expired Listings: 2











	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	 RECENTLY EXPIRED * Expired, MLS Listing 5428762, 4/14/2016 MLS ID: 5428762	Single Family Detached	3/3	3,219 sq ft	7,880	1994	\$475,000	7/1/2016	\$148
DO NOT CALL, DO NOT CONTACT HOMEOWNER DIRECTLY OR INDIRECTLY. HOMEOWNER IS ON THE FEDERAL NO-CALL LIST. YOU SHALL BE REPORTED OF YOU VIOLATE THIS MANDATE. <i>Listing Courtesy of Dpr Realty Llc</i>									
	 RECENTLY EXPIRED * Expired, MLS Listing 5360072, 11/9/2015 MLS ID: 5360072	Single Family Detached	3/2	1,818 sq ft	6,791	1983	\$293,900	11/9/2015	\$162
Don't miss out on this amazing property with 3 bed, 2 bath home located in Ahwatukee Subdivision! Close to I-10 Fwy, Schools, Shopping, Entertainment, and much more! Don't forget the amazing backyard with covered patio & community kid's play area perfect place to relax and entertain family and friends.This is a property you must see for yourself. Don't wait. Make your offer today! <i>Listing Courtesy of Legacy Advisory</i>									













Recently Sold: 31

[illegible]






Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 7/1/2016, MLS Listing 5443735, 5/16/2016 MLS ID: 5443735							
4364 E Corral Rd	Single Family Detached	2/2	1,195 sq ft	5,475	1986	7/1/2016	\$195,000	\$163
Single-level home in desirable Aliso Canyon subdivision. Great cul-de-sac/corner location with incredible views of South Mountain. Features include vaulted ceilings and a wood-burning fireplace. Refrigerator and washer/dryer included. Sturdy block construction and RV gate. NO HOA! Access to 16,000+ acres of hiking/biking trails just one block away! Great Kyrene schools and convenient to I-10, ASU and downtown Phoenix. Large 2nd bedroom could be remodeled to make 3rd bedroom as there are two separate closets. Property needs some TLC and is being sold 'as is'								
Courtesy of West Usa Realty								
	 RECENTLY SOLD • Sold Date: 7/1/2016, MLS Listing 5449455, 5/27/2016 MLS ID: 5449455							
12298 S Shoshoni Dr	Single Family Detached	2/2	1,273 sq ft	4,953	1983	7/1/2016	\$186,000	\$146
This well-maintained home is located in the popular Ahwatukee retirement community. The home is situated on the golf course in a quiet cul-de-sac. It has two bedrooms and two bathrooms plus an office. Many upgraded features such as skylights in the kitchen, built-in cabinets in master bedroom and office, built-in cabinets in the two car garage and a large patio to enjoy the gorgeous Arizona sunsets. Backyard is low maintenance with mature plants and brick pavers. All major appliances convey including washer, dryer and microwave. The obligatory membership in the Ahwatukee Recreation Center(ARC) includes multiple pools (including lap pool), exercise facility with tennis, pickle ball, fully equipped woodshop and access to many other activities and events.								
Courtesy of The Field Group Realty								
	 RECENTLY SOLD • Sold Date: 6/30/2016, MLS Listing 5399515, 2/16/2016 MLS ID: 5399515							
4773 E Ute Ct	Single Family Detached	2/2	1,287 sq ft	7,798	1983	6/30/2016	\$195,000	\$152
Wonderful home in desirable neighborhood of the active adult community of Ahwatukee RTV. This home is situated on a huge double lot, almost 7800 square feet, and has plenty of room to entertain. Very desirable 2 master bedroom suites floor plan with large great room and cozy fireplace, very open light and bright. Windows feature roll down security shades, perfect for locking up during the summer. Private backyard features fruit trees and bee-hive fireplace and patio plus plenty of room to make it your own!								
Courtesy of Realty Executives								
	 RECENTLY SOLD • Sold Date: 6/30/2016, MLS Listing 5418530, 3/25/2016 MLS ID: 5418530							
4636 E Piedmont Rd	Single Family Detached	3/3	1,487 sq ft	4,782	1985	6/30/2016	\$233,750	\$157
Back on market after buyer financing fell thru. Appraised in Oct at \$240k and priced to sell, don't miss it. Just painted, move-in ready in popular Ahwatukee and Kyrene School District, next to South Mountain hiking and biking trails and new BASIS school. Downstairs open-concept floor plan with built-in bookshelves and space for formal dining, large kitchen with breakfast nook, huge pantry, 1/2 bath and garage with built-in cabinets. Upstairs has master bedroom with vaulted ceilings, ensuite bath and balcony with mountain view, guest bath, and two more bedrooms with window seats. Energy and noise efficient dual-pane low-E windows and patio doors, complete re-pipe, newer A/C, and freshly scraped and painted ceilings. Good-size yard has mature landscaping with fruit trees and flagstone area								
Courtesy of Realty Executives								
	 RECENTLY SOLD • Sold Date: 6/30/2016, MLS Listing 5411998, 3/11/2016 MLS ID: 5411998							
4704 E Bighorn Ave	Single Family Detached	3/2	1,873 sq ft	5,741	1993	6/30/2016	\$285,000	\$152
BEAUTIFUL SINGLE LEVEL HOME WITH PRIVATE POOL IN PREMIUM AHWATUKEE LOCATION! FRESH INTERIOR & EXTERIOR PAINT, NEW CARPET, TILE IN ALL THE RIGHT PLACES, GRANITE COUNTERTOPS, KITCHEN ISLAND, UPGRADED APPLIANCES, VAULTED CEILINGS, + MUCH MORE. BEAUTIFUL BACKYARD FEATURES PEBBLETEC POOL & COVERED PATIO. LOCATED WITHIN THE HIGHLY DESIRABLE KYRENE SCHOOL DISTRICT.								
Courtesy of Kirans And Associates Realty Llc								











Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	9  • Sold Date: 6/30/2016, MLS Listing 5439973, 5/6/2016 MLS ID: 5439973							
	4525 E Desert Trumpet Rd	Single Family Detached	4/3	2,526 sq ft	18,269	1993	6/30/2016	\$425,000 \$168
LARGE OUTSTANDING 4BR/3 BA/3 GAR "PULTE" SINGLE LEVEL HOME ON A LARGE 18,000+ SQ. FT. LOT. THIS MUCH HOUSE CLOSE IN IS SOMETHING TO SEE.THERE IS A SITTING ROOM OFF THE MASTER COULD BE ANOTHER BEDROOM WITH MINOR MODIFICATION.THERE HAVE BEEN SOME UPDATES IN THE KITCHEN AND BATH COUNTERS.THIS FLOOR PLAN OFFERS FORMAL LIVING,DINING AND A SEPARATE FAMILY ROOM WITH FIREPLACE. THIS OPEN FLOOR PLAN HAS GREAT VIEWS TO THE OVERSIZE LOT.								
Courtesy of Realty Executives								
	10  • Sold Date: 6/30/2016, MLS Listing 5429640, 4/16/2016 MLS ID: 5429640							
	4505 E Sandia St	Single Family Detached	3/2	1,466 sq ft	4,378	1992	6/30/2016	\$234,000 \$160
This Beauty will Not Last!!!! Move-in ready, golf course lot home, nestled in a quiet neighborhood in the heart of Ahwatukee. Wonderful floorplan with spacious rooms & breathtaking views of lake, large trees and fairways. Enter into a large great room that is flexible to fit all types of lifestyles. Spacious U-shaped kitchen with large eating area. 3 nice size bedrooms. N/S exposure, front and back landscaping for easy maintenance. Newer Exterior Paint - Interior Paint - Remodeled Bathrooms - Flooring Throughout! Private covered patio - great for relaxing and enjoying the scenery. Close to the community center, neighborhood park and Ahwatukee golf courses. Walking distance to shopping and restaurants.								
Courtesy of Arizona Investment Link, Llc								
	11  • Sold Date: 6/30/2016, MLS Listing 5408766, 3/5/2016 MLS ID: 5408766							
	5131 E Nambe St	Single Family Detached	3/2	1,209 sq ft	6,787	1983	6/30/2016	\$204,000 \$169
Gorgeous 3 bedroom, 2 bath home with huge backyard. This home has beautiful low maintenance curb appeal, a two car garage, vaulted ceilings, open concept kitchen,garden window, breakfast bar and pantry. The home also has a magnificent master suite with upgraded vanity, Arizona room looking out on to very large backyard! This home is located in beautiful, sought after Ahwatukee neighborhood close to freeways, shopping, dining, and entertainment! Brand new interior paint and carpet.								
Courtesy of Ahwatukee Realty & Property Management Inc								
	12  • Sold Date: 6/30/2016, MLS Listing 5445702, 5/20/2016 MLS ID: 5445702							
	12437 S Ki Dr	Single Family Detached	4/2	1,670 sq ft	6,804	1983	6/30/2016	\$272,000 \$163
This is it!!! A completely remodeled single story 4 bedroom with a pool and nice yard for under \$280K in Ahwatukee?! There isn't anything available like this in Ahwatukee under \$300K!! This is a great location, close to shopping, dining, and the freeways. You'll notice the attention to detail right away, nothing has been overlooked. The remodel was completed in 2015, and in addition to the upgrades you can see in the pictures, the SALT WATER pool and cool deck were refinished in 2015, a 16 seer TRANE AC was installed in 2012, new sod was just installed in May, new window screens were installed in 2015, and the garage is painted and the garage floor epoxied. Hurry, deals like this don't last long!!								
Courtesy of Call Realty, Inc.								
	13  • Sold Date: 6/30/2016, MLS Listing 5379170, 1/5/2016 MLS ID: 5379170							
	3926 E South Fork Dr	Single Family Detached	3/3	1,566 sq ft	5,632	1990	6/30/2016	\$240,000 \$153
Wonderful upgraded home in Mountain Park Ranch Green walls have just been painted neutral color...NEW 14 SEER AC JUST INSTALLED 4/2016!! Upgraded kitchen with Granite and Stainless Appliances/ No carpet just upgraded woodlike flooring and tile. Very smart Great Room floorplan! 3 Bedrooms upstairs with upgraded Baths/ 2.5 Car Garage. Nice Backyard with a good size side yard as well. Mountain Park Ranch is a great area with Heated Pools and Spa / Tennis/ Volley Ball / Covered Children's play areas/ All for \$25 a month association fee! Multi use Paths So much to this area!!								
Courtesy of Realty Executives								











Recently Sold: 31 (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	* Sold Date: 6/30/2016, MLS Listing 5419827, 3/28/2016 MLS ID: 5419827						
11622 S Half Moon Dr	Single Family Detached	2/2	1,716 sq ft	7,352	1978	6/30/2016	\$237,000	\$138
WONDERFUL 2BR/2BA/2GAR ON THE CHAMPIONSHIP GOLF COURSE. UPGRADED "KACHINA" PLAN. NEWER CUSTOM CABINETS BY STONE CREEK WITH LEOPARD GRANITE TOPS. RAISED KITCHEN CEILING, STAINLESS STEEL APPLIANCES. NEWER DUAL PANE WINDOWS, WHITE SHUTTERS AND MINI BLINDS. FIREPLACE IN FAMILY ROOM. SOME SALTILLO TILE AND WHITE CERAMIC TILE. LARGE COV'D PATIO WITH MOUNTAIN VIEWS. LOW MAINTENANCE LANDSCAPING FRONT AND BACK. THIS HOME SHOWS PRIDE OF OWNERSHIP. DON'T FORGET TO VIEW THE MULTI MILLION \$ RECREATION CENTER AND ALL IT HAS TO OFFER.								
Courtesy of Realty Executives								
	15 RECENTLY SOLD	* Sold Date: 7/1/2016, MLS Listing 5439337, 5/6/2016 MLS ID: 5439337						
4628 E Desert Dr	Patio Home	4/3	2,195 sq ft	3,886	1984	7/1/2016	\$300,000	\$137
This distinctive property is situated among the luxurious enclave of Mediterranean patio homes nestled above the Arizona Grand Resort & Spa and is adjacent to 60+ miles of trails in the South Mountain Preserve. Surrounded by the Award Winning 18 hole golf course, panoramic views of the desert landscape are offered as well as the breathtaking visibility of Camelback Mountain on the Northern Horizon. Curb appeal alone shows the impeccable attention to the beautifully landscaped front and lush pergola style backyard patio with the perfect amount of green grass. The cathedral ceilings increase the feel of the interior square footage many times over. Rightfully so, the captivating gated community of Pointe South Mountain continues to be one of the highly sought after subdivisions in 85044.								
Courtesy of North & Co								
	16 RECENTLY SOLD	* Sold Date: 6/30/2016, MLS Listing 5353735, 10/25/2015 MLS ID: 5353735						
4610 E Capistrano Ave	Single Family Detached	3/2	1,128 sq ft	7,449	1976	6/30/2016	\$195,000	\$173
-								
Courtesy of Jeremy D Hakim								
	17 RECENTLY SOLD	* Sold Date: 6/30/2016, MLS Listing 5446143, 5/20/2016 MLS ID: 5446143						
4615 E Mineral Rd	Single Family Detached	3/2	1,390 sq ft	8,137	1981	6/30/2016	\$263,500	\$190
Amazing remodeled home in highly desired location! Gourmet Kitchen features new cabinetry with hardware, stainless steel appliances and beautiful marble counter tops. Upgraded baseboards and gorgeous tile flooring in main living areas and new plush carpet in bedrooms. High-end ceramic tile in bathroom surrounds. Designer color pallet throughout and beautiful fixtures are sure to please the pickiest buyers! Great sized, low maintenance yard, covered patio and gorgeous private pool with New filter! Garage floor has new epoxy. This home has it all and won't be around long, hurry and see today!								
Courtesy of Orange Realty								
	18 RECENTLY SOLD	* Sold Date: 6/30/2016, MLS Listing 5425555, 4/8/2016 MLS ID: 5425555						
4545 E Corral Rd	Single Family Detached	3/3	1,854 sq ft	8,303	1983	6/30/2016	\$272,000	\$147
CHARMING! 3 bedroom, 2.5 bath, 2 garage, 1854 sf home nestled in the sought after community of Montana Del Sur w/fabulous mountain views & stunning, artistic Arizona sunsets! You are welcomed w/picturesque views of the POOL & lushly landscaped backyard! No HOA!! Light, bright, open, spacious split floor plan w/arched openings, soaring ceilings! Open, spacious eat-in kitchen, w/raised panel cabinets, breakfast bar, smooth-top range, B-I microwave, pantry & counter space galore! Master Suite w/closet, double sinks, cabinet & vanity counter space! Can you believe the washer, dryer & refrigerator all convey?! New faucets in all baths! Updated lighting & fans, window treatments & sunscreens, raised panel doors, RO, Water Softener!								
Courtesy of Red Brick Realty, Llc								







Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 6/29/2016, MLS Listing 5410529, 3/9/2016 MLS ID: 5410529							
11627 S Warpaint Dr	Single Family Detached	5/5	4,583 sq ft	19,201	1985	6/29/2016	\$775,000	\$169
<p>Exquisite custom home nestled in the shadows of South Mountain Preserve. Tastefully updated kitchen is a chef's delight with top of the line appliances & built in Sub-Zero refrigerator. A back yard oasis with sparkling pool, sport court, expansive patio for entertaining & a yard with room to roam. HUGE loft for game room, home theater or guest suite features walk-in closet, full bath & loads of space for lots of possibilities. Five full bedrooms on the main floor w/ a split floor plan. Gated drive w/ over sized garages. Outdoor kitchen w/ state of the art BBQ. Custom-tiled baths highlight the luxurious appointments throughout this home, featuring vaulted ceiling, wet bar, travertine floors, gracious formal rooms & an inviting family room. See more in documents tab.</p> <p><i>Courtesy of Realty Executives</i></p>								
	 RECENTLY SOLD • Sold Date: 6/29/2016, MLS Listing 5442755, 5/13/2016 MLS ID: 5442755							
12601 S Tonto Ct	Single Family Detached	2/2	1,478 sq ft	7,998	1984	6/29/2016	\$239,900	\$162
<p>Completely remodeled, top to bottom. Newer Tile floor, Newer Triple pane windows and doors. Low E energy efficient. Upgraded lighting. Complete kitchen remodel with new cabinets, counters, appliance. Two master suites with total remodeled baths. Living room transformed to all one level and large tile throughout. Wide baseboards. Extra insulation. expanded "sun Room" off kitchen. private side atrium. Extra large lot with fenced play pool, just in time for summer. This beautiful home may be the best updated and upgraded home in the area. You will look far and wide to find a nicer home in this great Ahwatukee community. Cul De Sac Lot. HOA care for exterior and front yard landscaping.</p> <p><i>Courtesy of West Usa Realty</i></p>								
	 RECENTLY SOLD • Sold Date: 6/28/2016, MLS Listing 5435813, 4/29/2016 MLS ID: 5435813							
14415 S Cholla Canyon Dr	Single Family Detached	3/3	1,695 sq ft	6,402	1986	6/28/2016	\$231,500	\$137
<p>***PRICE REDUCTION TO SELL QUICKLY!*** Oh my! This is a great find! Tucked in the heart of Mountain Park Ranch is this great 2 story home with a pool! 3 large bedrooms and 2.5 baths with vaulted ceilings t/o, open and bright kitchen. Large master bedroom with separate tub and shower and walk in closet. Wood burning fireplace with a mantel. 2 car garage. Fantastic backyard with a pool just begging to be used this summer! This home has been well cared for and is in a great location. Enjoy all of area with trails, lakes shopping and restaurants. A wonderful investment opportunity!</p> <p><i>Courtesy of Realty Executives</i></p>								
	 RECENTLY SOLD • Sold Date: 6/28/2016, MLS Listing 5424348, 4/7/2016 MLS ID: 5424348							
3952 E White Aster St	Single Family Detached	3/2	1,556 sq ft	5,907	1986	6/28/2016	\$276,000	\$177
<p>INCREDIBLE 60K REMODEL...completely updated from top to bottom you will not find another home in Mountain Park ranch like this one. Far too many new upgrades to list. Here are some of the highlights: full walk in shower and over sized walk in closet at master, large new tile in kitchen bathrooms and hallways, new carpet flooring throughout including new stairway, completely new kitchen with granite everywhere including the extended island with stainless steel under mount sink, full back splash, new granite double vanities in bathrooms. The outside of the home has been upgraded as well with new exterior paint and a modern wooden gate to your private courtyard entryway. Brand new energy efficient A.C. unit installed on May 12th. Precision 4 ton 15.5 seer with 2 stage compressor.</p> <p><i>Courtesy of Homesmart</i></p>								
	 RECENTLY SOLD • Sold Date: 6/28/2016, MLS Listing 5452832, 5/22/2016 MLS ID: 5452832							
4928 E Siesta Dr, Unit 3	—	2/2	1,050 sq ft	1,228	1989	6/28/2016	\$163,000	\$155
<p>Original Owner selling townhome in the prestigious resort community of Pointe South Mountain noted for its Spanish Mediterranean design, lush landscaping, award-winning golf course, mountain views and hiking trails. This highly desirable 410 model offers the perfect seasonal or full time retreat. Spend time golfing on the challenging Arizona Grand Golf Course (golf memberships available), working out at the gym (gym memberships available), hiking the mountain or relaxing in one of the four heated community pool/spas. Updates include a newer A/C unit, new roof (2016) and new balcony (2015). This home has been loved and gently used over the years. It is ready for updating so you can add your unique style and personal touches. Close to shopping, restaurants, hiking trails and freeways. Minute</p> <p><i>Courtesy of Homesmart</i></p>								

Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 6/28/2016, MLS Listing 5421449, 4/1/2016 MLS ID: 5421449							
13402 S Warpaint Dr	Single Family Detached	4/3	2,645 sq ft	9,672	1988	6/28/2016	\$434,900	\$164
<p>Fantastic home in Ahwatukee! Close to shopping, dining, freeways, and more! Soaring ceilings and warm wall tones. New low-e windows throughout. Great room has cozy fireplace! Eat in kitchen is complete with granite countertops, a plethora of newly refinished cabinets, breakfast bar, and black appliances. Loft like area upstairs overlooks living room. Large master suite has plush carpet with ceiling fan and picture windows. Full spa like bathroom with double sink vanity and separate soaking tub + shower. Beautiful resort style backyard features an extended covered patio, built in BBQ and a sparkling pool + spa with easy touch remote! This is a home that is sure to go quick, so come see it today!</p> <p><i>Courtesy of Keller Williams Realty Sonoran Living</i></p>								
	 RECENTLY SOLD • Sold Date: 6/27/2016, MLS Listing 5406774, 3/2/2016 MLS ID: 5406774							
4105 E Cassia Way	Single Family Detached	4/2	2,099 sq ft	7,998	1997	6/27/2016	\$310,000	\$148
<p>Amazing Single Level House in Mountain Park Ranch, This great floor plan house offers 4 Bedrooms+Den(it can be 5 bedroom with adding a closet) & 2 Full Bathroom. Additional Square footage comes from 3rd Garage(Assessors record shows 3CG but it is only 2CG). It is occupied by renters. Property offers split floor plan, Vaulted ceilings through out, Covered Patio, Tile in right places and carpets. Walking distance to community pool and spa. This property does not back up to any property and It's a island lot great opportunity for someone looking for extra privacy.</p> <p><i>Courtesy of Realty One Group</i></p>								
	 RECENTLY SOLD • Sold Date: 6/27/2016, MLS Listing 5422900, 4/4/2016 MLS ID: 5422900							
13839 S 40th St, Unit 1002	—	3/3	1,468 sq ft	788	1987	6/27/2016	\$179,500	\$122
<p>Move-in ready townhouse in the Terraces at Mountain Park Ranch in the beautiful Ahwatukee area of Phoenix. Nice kitchen with breakfast nook and s/s stove, refrigerator, and microwave. Separate living room and family room, leading to a gorgeous patio area. Master Suite with master bath plus two additional bedrooms. Two car garage along with community pool and spa. Refrigerator and washer/dryer included. 3 rec centers, tennis courts, and walking paths in the community. Close to nearby parks, golf courses and other recreation areas. Complex is also close to shopping and restaurants. Located in the award winning Kyrene school district.</p> <p><i>Courtesy of Klein And Graves Realty, Llc</i></p>								
	 RECENTLY SOLD • Sold Date: 6/27/2016, MLS Listing 5333645, 9/12/2015 MLS ID: 5333645							
14242 S 43rd Pl	Single Family Detached	3/2	1,793 sq ft	7,096	1990	6/27/2016	\$265,000	\$148
<p>LOVELY 3 BR HOME IN PICTURESQUE SETTING *PLANTATION SHUTTERS & WOOD BLINDS, VAULTED CEILINGS, PLANT SHELVES, FIREPLACE, TRAVERTINE TILE IN ALL TRAFFIC AREAS *LARGE KITCHEN W/ISLAND* MASTER BR WITH FRENCH DOOR EXIT TO POOL *LARGE POOL WITH PEPPLE TEC FINISH LARGE COVERED PATIO, GRASSY PLAY AREA* MOUNTAIN PARK RANCH AMENITIES WITH TRAILS & CLUB HOUSE</p> <p><i>Courtesy of Homesmart</i></p>								
	 RECENTLY SOLD • Sold Date: 6/28/2016, MLS Listing 5437795, 5/3/2016 MLS ID: 5437795							
4135 E Cholla Canyon Dr	Single Family Detached	3/2	1,438 sq ft	5,672	1985	6/28/2016	\$250,000	\$174
<p>You MUST see this one. Cul-De-Sac lot with walking trail just out your front door. Easy walk to school. Three Community pool/recreation centers. Meticulously maintained and ready to move in. A/C is only 5 years old and a lot has been updated or replaced in the last 4 years.</p> <p><i>Courtesy of Exp Realty Llc</i></p>								

Recently Sold: 31 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD	* Sold Date: 6/27/2016, MLS Listing 5422190, 4/2/2016 MLS ID: 5422190						
11663 S Jokake St	Twin Home	2/2	1,612 sq ft	4,787	1978	6/27/2016	\$195,000	\$121
This is a golf course, tee box lot, on a peaceful, serene, quiet neighborhood loop street in the heart of the Ahwatukee active adult community. Prim and proper and as clean as you'll find anywhere. Perfect sized great room plan with fireplace and an adjacent dining area. The eat-in kitchen is at the front of the house with a cozy eating area and with its own picture window. You'll love the newer tile selection. All appliances convey including the smooth top cook stove and double door refrigerator. This expanded model includes a very functional bonus room/office just off the kitchen and it has a storage closet. The laundry room is inside and off the garage. Washer and dryer do convey. The master bedroom tucked to the rear features a walk-in closet and an attached bathroom.								
<i>Courtesy of Keller Williams Realty Sonoran Living</i>								
	 RECENTLY SOLD	* Sold Date: 6/27/2016, MLS Listing 5438330, 5/5/2016 MLS ID: 5438330						
9013 S 47th Pl	—	3/2	1,733 sq ft	4,879	1985	6/27/2016	\$285,000	\$164
Completely updated 3 bedroom 2 bath Ahwatukee home in the desirable Pointe South Mountain subdivision. A few 100 feet from golf course and South Mountain Park/Preserve - one of the largest municipal parks in the nation. Home features new 20x20 tile. Beautiful upgraded granite in kitchen and bathrooms. New white solid wood dovetail cabinets throughout. Brand new stainless steel appliances. Huge travertine walk in shower and dual sinks in master bathroom, wrap around travertine tub/shower in guest bath. Brand new upgraded carpet and pad. Updated lighting and plumbing fixtures. New paint and much more. Secluded backyard with nice landscaping. Fireplace in living room. Epoxy garage floor. Absolutely stunning home and tremendous value - won't last long!								
<i>Courtesy of Homesmart</i>								
	 RECENTLY SOLD	* Sold Date: 6/27/2016, MLS Listing 5440143, 5/9/2016 MLS ID: 5440143						
13415 S 47th Pl	Single Family Detached	4/3	2,070 sq ft	8,551	1994	6/27/2016	\$323,500	\$156
BEAUTIFUL Home In The Heart Of Ahwatukee On OVERSIZED CUL-DE-SAC LOT With NO HOA*Close To All Ahwatukee Has To Offer*Upon Entering You Will Notice The HIGH VAULTED Ceilings In The Formal Living/Dining Rooms & The OPEN Floor Plan*Diagonal TRAVERTINE Tile Flooring*Nice Sized Kitchen Is Open To Family Room*GRANITE Counters*GAS Stove*R/O System*All Appliances STAY*GAS Dryer*1BR/BA Downstairs*Master Bedroom W/PRIVATE BATH, Separate Tub & Shower*Walk-In Closet*Secondary BR's Have Jack-N-Jill Bath*Some SHUTTERS*2" BLINDS*SEC SYS Pre-Wire*Sparkling PEBBLE-TEC Pool W/Waterfall*Lots Of Grass In Rear Yard*RV Gate*SECURITY Doors Front & Back*Sunscreens*Home Warranty Good Thru Dec. 2018*Award Wnning Schools*Close to Shopping, Movie Theater, Restaurants, Freeways*This Is A Wonderful Place To Call Home!								
<i>Courtesy of Russ Lyon Sotheby's International Realty</i>								