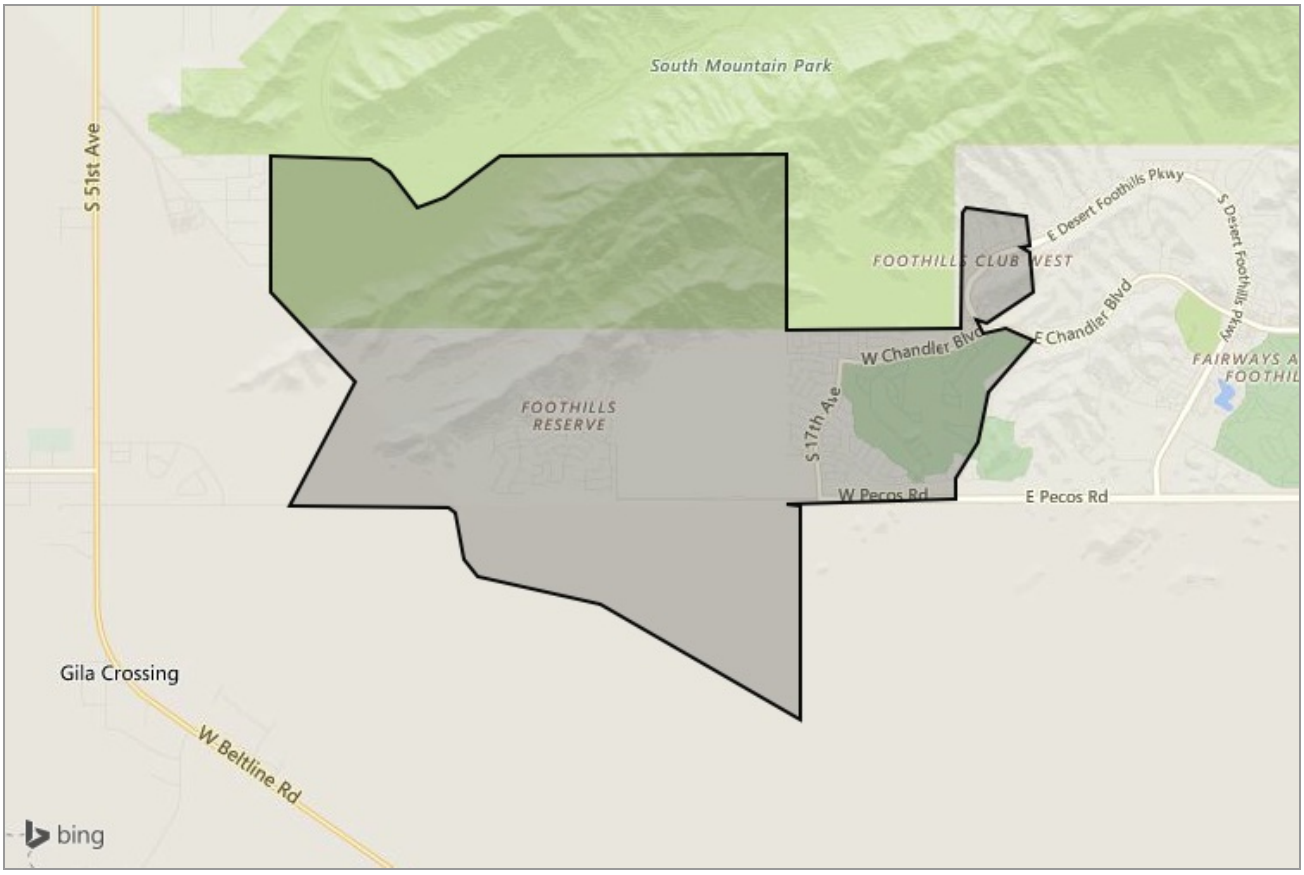
ARMLS®

MARKET ACTIVITY REPORT

Phoenix, AZ 85045



Presented by

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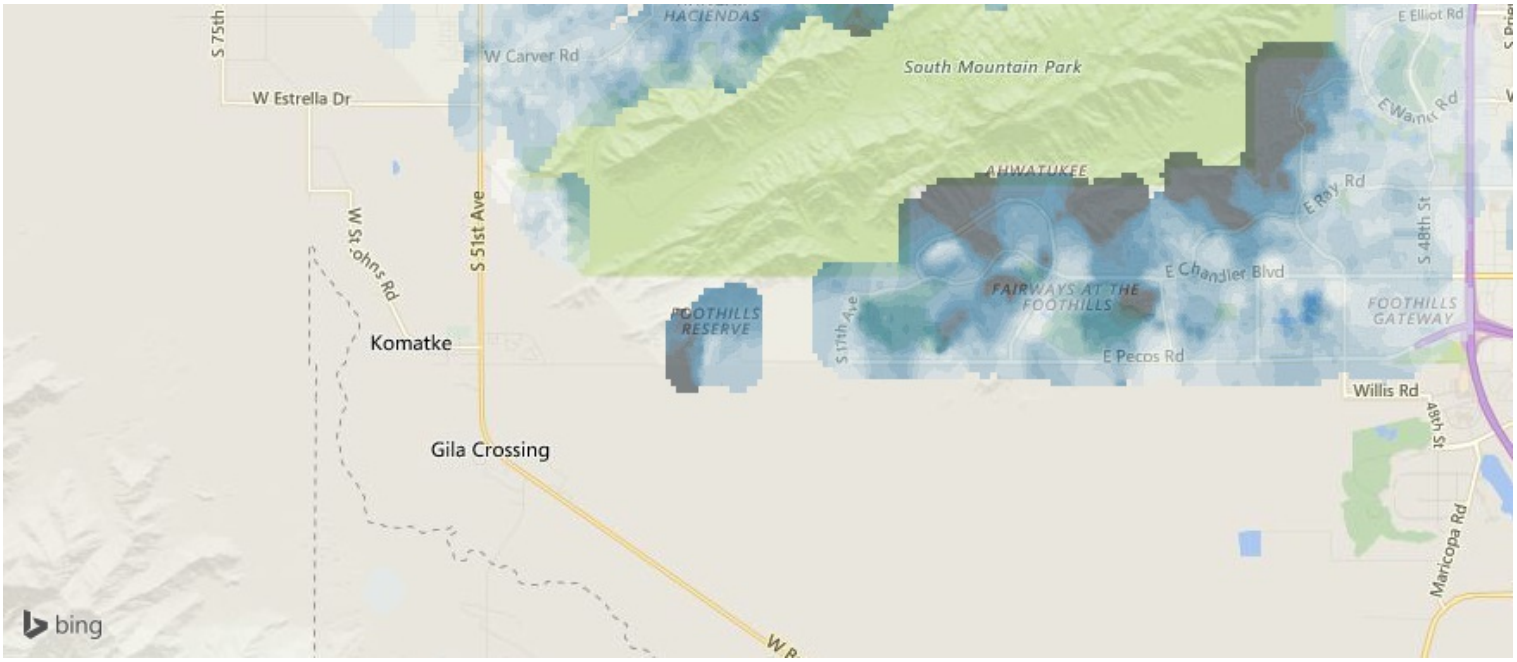
Estimated Home Values



<$100k $450k $20m

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	Median Est. Listing Price	Median Days in RPR	Sales Volume
$363K	$350K	64	17
Up 0.4%	Down –2.1%	Up 3.2%	Down –48.5%

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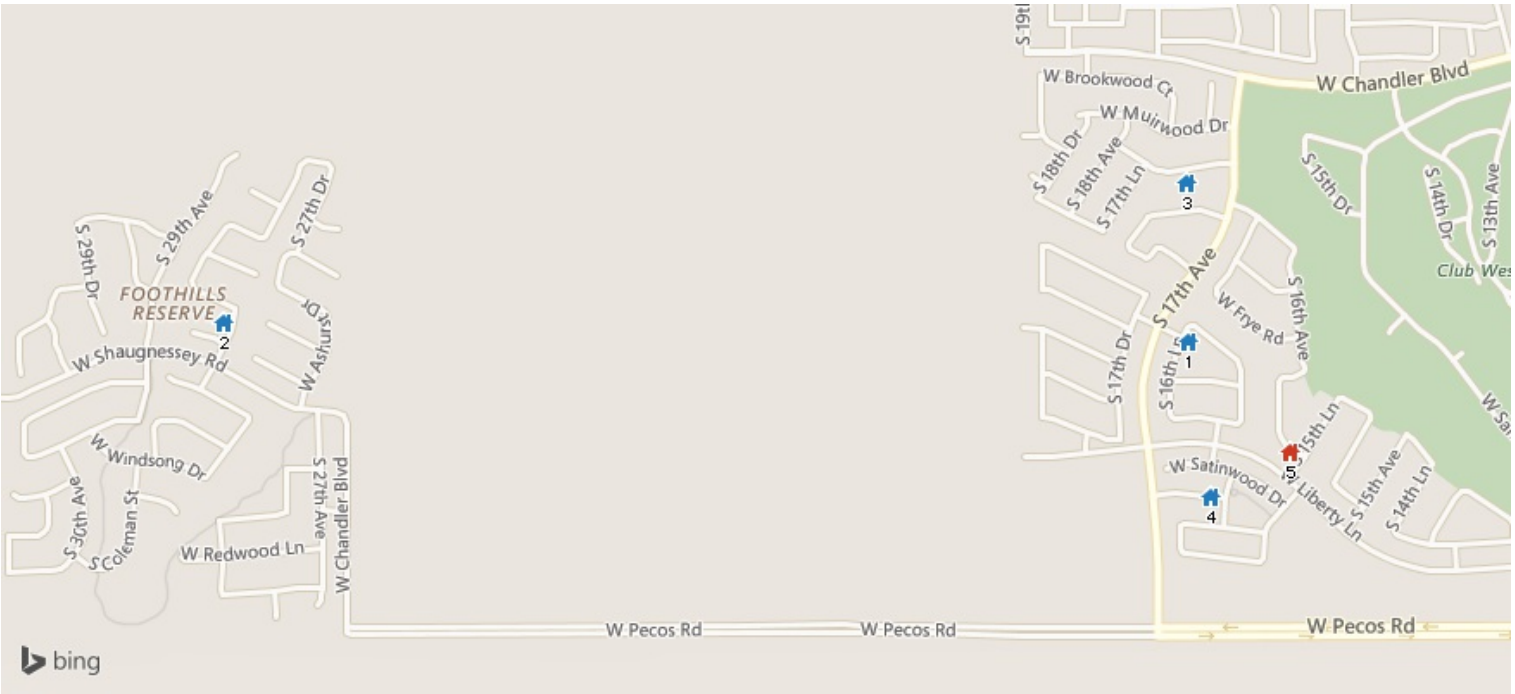

New Listings: 5

	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: 6/30/2016* *MLS ID: 5464735*

16429 S 16th Ln	Single Family Detached	4/2	1,791 sq ft	6,430	1998	6/30/2016	$295,000	$165

Opportunity knocks...Popular Single Level Open Floor Plan Features 4 BEDROOMS, 2 Baths With FENCED POOL & Lush Green Grass UNDER $300K!!! Great Room Concept, Cozy Kitchen/Dining Area & Stainless Steel Appliances. Spacious Master Suite With Walk In Closet & Separate Entry To Backyard Pool, Beautiful Laminated Wood Floors & Brand New Carpet. The Backyard Offers Wonderful Privacy With A Cozy Covered Patio, Lush Landscaping & Inviting Lounge Area By The Pebble Tec Pool Complete With A Soothing Water Feature. New Variable Speed Pool Pump, Newer Water Heater & Newer Patio Screen Door. This Is A MOVE IN READY Home In A Wonderful Club West Neighborhood Close To Hiking Trails & Located In Kyrene School District & Desert Vista HS. One Year Home Warranty By OneGuard Is Included.

Listing Courtesy of West Usa Realty

2 FOR SALE · *New, Active: 6/27/2016* *MLS ID: 5462804*

2802 W Briarwood Ter	Single Family Detached	4/3	2,548 sq ft	11,026	2008	6/27/2016	$498,000	$195

STUNNING 4 bed/3 bath single story home in the GATED COMMUNITY of Foothills Reserve where PRIDE OF OWNERSHIP easily shows! Highly upgraded fixtures & lighting, along w/ plantation shutters. Bright & open floor plan w/ arched walkways & immaculate flooring throughout. Large family room w/ gorgeous stacked stone fireplace. STRIKING KITCHEN w/ pristine cabinets, granite counters, gas stove w/ custom backsplash, wall ovens, HUGE ISAND w/ sink & bar seating & built-in desk/work area. Spacious master suite offers luxurious master bath w/ double sinks, seated vanity, large soaking tub, glass block snail shower & ENORMOUS WALK-IN CLOSET w/ organization system. Clean 3 car garage w/ epoxy flooring & built in storage, including overhead rack storage.

Listing Courtesy of Homesmart Select

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New Listings: 5 (cont.)

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

3 FOR SALE • *New, Active: 6/30/2016* *MLS ID: 5464246*

1724 W Amberwood Dr	Single Family Detached	4/3	2,364 sq ft	3,597	1999	6/30/2016	$265,000	$112

AMAZING, MOVE IN READY 4 bed/2.5 bath two-story home in The Foothills w/ MOUNTAIN VIEWS! FRESH PAINT & NEW CARPET makes it feel brand new! Updated lighting & fixtures throughout. Open kitchen w/ NEW GRANITE COUNTERS has plenty of cabinet space, SS appliances (brand new dishwasher!) & pantry. Beautiful staircase leads upstairs to versatile loft. Spacious master offers double door entry, beautiful master bath w/ upgraded tile, newly resurfaced shower/tub, double sinks & linen closet, along w/ walk-in closet w/ built-in upper shelving. Low maintenance backyard w/ covered flagstone patio. Located directly across from subdivision park w/ playground, BBQs, picnic tables & gorgeous grassy area. In the Kyrene & Tempe Union school districts, w/ easy freeway access. Be sure to view the aerial video

Listing Courtesy of Homesmart Select

4 FOR SALE • *New, Active: 6/30/2016* *MLS ID: 5464598*

1639 W Cottonwood Ln	Single Family Detached	3/3	1,484 sq ft	2,635	2007	6/30/2016	$244,900	$165

Stunning Mountain Views in Club West! This beautiful 3 bed 2.5 bath home has been immaculately cared for and is clean and move-in ready! All tile downstairs. Eat-in kitchen with Corian counters, staggered maple cabinets, tile backsplash, and gas cooktop. New carpet and upgraded pads, new AC and new digital thermostat in fall 2015. Surround sound in the family room. Upstairs guest bedroom with balcony access. Convenient upstairs laundry! The master suite features a large walk-in closet and full bath with a raised dual sink vanity, tiled counters and separate tiled tub and shower. Relax in your new backyard with a full length covered patio and grassy area. 2 car garage with soft water loop and overhead storage. Excellent school districts. Make this one your new home!

Listing Courtesy of Keller Williams Realty Phoenix

5 FOR SALE • *Preforeclosure, Notice of Trustee Sale, New, Active: 6/28/2016* *MLS ID: 5463402*

16656 S 16th Ave	Single Family Detached	5/4	3,452 sq ft	10,407	1998	6/28/2016	$390,000	$113

This gorgeous 5 bed 3.5 bathrooms 3 car-garage features white cabinets at Kitchen with granite countertops, and Stainless Steel Appliances. Flooring incl tile on the main floor, laundry, and bathrooms. Laminate flooring throughout the rest of the home. Master retreat boast a spacious bedroom, walk in closet with custom shelving, double sinks, and separate tub & shower. Additional upgrades include wet bar at bonus room, raised panel doors, ceiling fans in all bedrooms, and blinds throughout, double sinks at second bath, built in BBQ, fire pit, Spa, full covered patio to enjoy the AZ Sunsets.

Listing Courtesy of Essential Properties, Inc.

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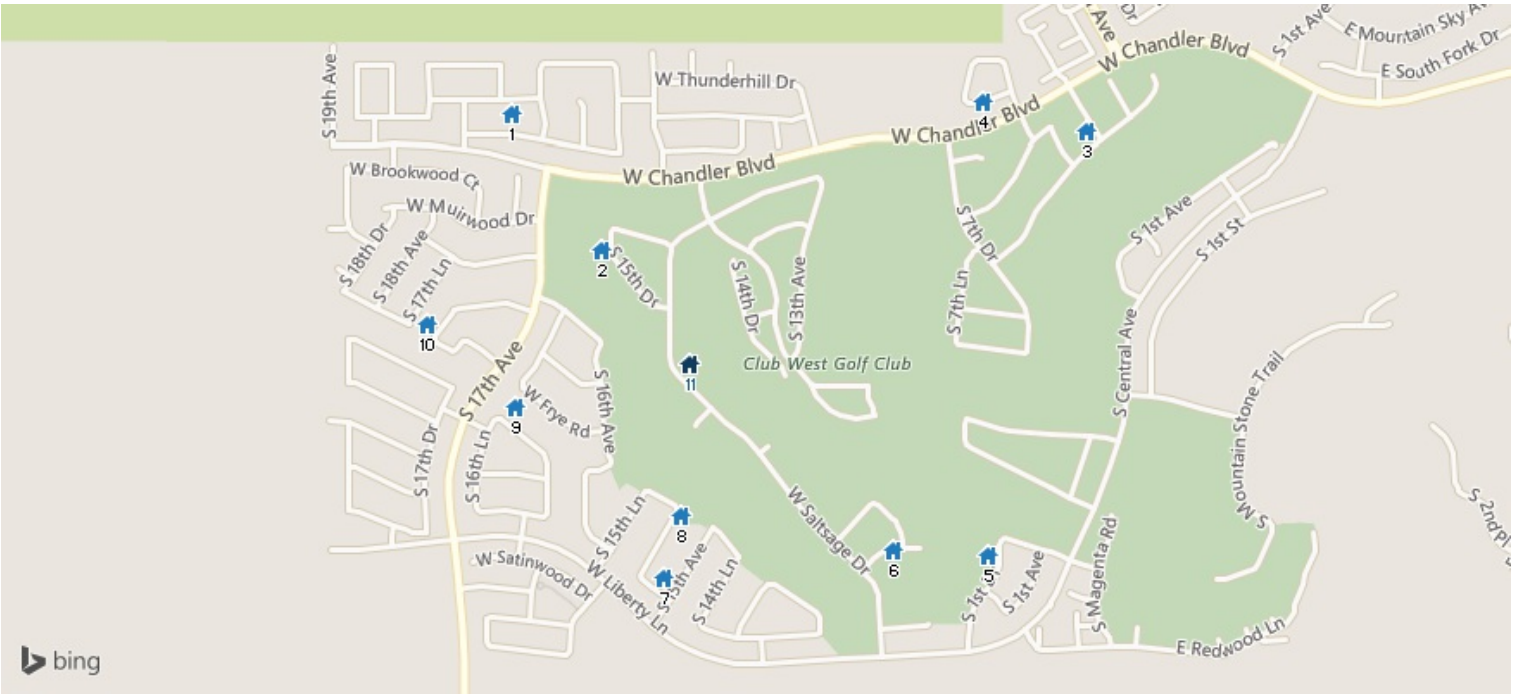

Price Changes: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.

1 FOR SALE · *Active: 4/18/2016* *MLS ID: 5430250*

1718 W South Fork Dr	Single Family Detached	4/3	2,602 sq ft	4/18/2016	$359,999	$345,000	7/1/2016	–4.17%

HIGHLY REDUCED TO GET IT SOLD!BEAUTIFULLY UPDATED UDC HOME IN FOOTHILLS CLUB WEST; GREAT MOUNTAIN VIEWS FROM THIS SPACIOUS, LIGHT, BRIGHT, AND AIRY 4 BEDROOM HOME. SEPARATE BEDROOM AND BATH DOWNSTAIRS FOR THE GUEST, IN-LAWS, OR YOUNG ADULT. CHECK OUT THIS FABULOUS KITCHEN THAT WAS TOTALLY REMODELED BEAUTIFULLY WITH SUPERB CUSTOM CABINETS, GRANITE, STAINLESS STEEL APPLIANCES, AND LOTS OF CUSTOM FEATURES. BEAUTIFUL WOOD LOOKING FLOORS THAT ARE SUPER EASY CARE THROUGHOUT DOWNSTAIRS EXCEPT FOR THE FORMAL LIVING & DINING ROOMS. PARK LIKE REAR YARD WITH LOTS OF TREES FOR SHADE AND LOW MAINTENANCE. THIS HOME IS ONE LOVELY HOME AND IS JUST THE RIGHT HOME IN A SUPERB NEIGHBORHOOD THAT IS A SHORT WALK FROM WONDERFUL HIKING TRAILS! BRING YOUR TOOTHBRUSH AND MOVE ON IN!

Listing Courtesy of Realty Executives

2 FOR SALE · *Active: 4/21/2016* *MLS ID: 5431916*

16020 S 15th Dr	Single Family Detached	4/3	3,322 sq ft	4/21/2016	$625,000	$599,900	7/1/2016	–4.02%

CLUB WEST PREMIUM GOLF COURSE lot in the Foothills. Beautiful Views in a Entertaining Backyard with Custom Salt Water Pool w/Waterfall, Cave Grotto & Spa, Fire pit, Large Observatory Deck & Artificial turf w/Mature trees for added Privacy. Beautiful Home Open floor plan very light and Bright & much more. Split floor plan offers Large Master, Master bath featuring jacuzzi tub, separate shower (w/rain-shower), dual sinks & custom closet w/built ins. Split floor plan has 3 more Bedrooms & full bath & powder room. HUGE bonus room w/built-ins. All Bedrooms have custom accent lighting. Chefs Kitchen recently updated w/Granite Counters & top of the line Stainless Steel appliances. Interior & exterior wired for surround sound. Beautiful Foothills Home Sweet Home! MOTIVATED! MAKE AN OFFER

Listing Courtesy of West Usa Realty

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Price Changes: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
3 FOR SALE · *Active: 6/4/2016* *MLS ID: 5452766*								
15656 S 6th Ave	Single Family Detached	4/2	2,050 sq ft	6/4/2016	$359,000	$350,000	6/30/2016	–2.51%

Fabulous single level home located in the highly sought after Ahwatukee Foothills Club West. This popular UDC floor plan features formal living/dining, spacious kitchen that opens to great room, 4 generous size bedrooms and a 3 car garage. The kitchen has been tastefully remodeled with high end custom cabinetry and granite countertops. The master bathroom has been updated with a new vanity, granite counters, mirrors, and flooring! Other updates include new interior/exterior paint, new carpeting t/o, plantation shutters, and more! You will love 10,000 square foot lot with sparkling pool, built in BBQ grill and extended patio for year round entertaining! The home is located within close proximity to shopping and dining! Award winning Kyrene Schools and Desert Vista are an added bonus!

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
4 FOR SALE · *Active: 1/26/2016* *MLS ID: 5389249*								
707 W Mountain Sky Ave	Single Family Detached	5/3	2,744 sq ft	1/26/2016	$374,500	$340,000	6/29/2016	–9.21%

Popular and desirable floor plan located in highly sought after Ahwatukee! This 5 bedroom 3 bathroom home is open and airy. Your guests will love staying in the private bedroom downstairs with full bath. The kitchen opens to the great room with cozy fireplace. The formal living and dining are just off the kitchen perfect for entertaining. The backyard has a quaint beehive fireplace and a sparkling pool that was just resurfaced! Top rated Kyrene Schools and Desert Vista High School! Conveniently located to shopping and dining! Put this at the top of your list!

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
5 FOR SALE · *Active: 4/23/2016* *MLS ID: 5433090*								
16820 S 1st Dr	Single Family Detached	5/4	3,452 sq ft	4/23/2016	$535,000	$499,250	6/29/2016	–6.68%

Motivated Seller!!!! Stunning Club West Golf Course lot. 5 bedroom, 3.5 bathrooms, formal dining/living room. Eat in kitchen huge open family room plus one full bed and bath down stairs. Custom stone wall with TV niche and gas fireplace. Every bedroom has a walk-in closet, master boasts golf course views, separate soaking tub, and massive walk-in closet. All new hardware, new SS appliances, Neutral tile, carpet, and paint. The backyard is a true paradise...amazing golf and mountain views, extended covered patio, spa, sport court, beautiful green turf, built-in BBQ Plus full size RV gate. Garage has epoxy floors and lots of built-in cabinets. All of this walking distance to hiking trails, award winning schools,plus easy freeway access.

Listing Courtesy of Dpr Realty Llc

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
6 FOR SALE · *Active: 5/4/2016* *MLS ID: 5438149*								
16621 S 11th Ave	Single Family Detached	3/3	2,850 sq ft	5/4/2016	$485,000	$425,000	6/27/2016	–12.37%

Please view the video of the house in 3D Very special home that sits on the 3rd green of the Club West Golf Course! This home is one of the most desired floor plans in Ahwatukee. The home has a den (can be converted to a 4th bedroom) once you walk in, the formal living and dining room are open and bright with all new paint throughout. The house has large secondary bedrooms, and a huge master. The home has an open kitchen to the large bright family room. The home has surround sound throughout the home, and a new roof. The backyard is a perfect place for entertaining or just relaxing! The lot has just enough privacy with the green hills surrounding the backyard. This is a must see, as you will not want to miss this house and lot.

Listing Courtesy of Keller Williams Realty Phoenix

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
7 FOR SALE · *Active: 3/25/2016* *MLS ID: 5418337*								
16838 S 15th Ave	Single Family Detached	4/4	3,452 sq ft	3/25/2016	$420,000	$416,000	6/27/2016	–0.95%

Very motivated sellers! Sellers have moved on! Gorgeous home in the highly sought after Foothills Club West! Nicely updated & upgraded! Elegant open kitchen with granite counters & gas cooking! Granite island & breakfast bar along with bay window for your kitchen table! Downstairs has bedroom with private bath perfect for guests or mother-in-law! Bonus media/game room downstairs as well! Expansive master bedroom has separate sitting area! Master bath boasts dual sinks, garden tub, over sized shower & huge walk-in closet! French doors lead to oasis like back yard with tropical landscaping & sparkling pool & spa! Extended upgraded patio with flagstone flooring! Award winning Kyrene schools & highly sought after Desert Vista High! Club West Golf Course community!

Listing Courtesy of Keller Williams Realty Sonoran Living

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Price Changes: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.

8 FOR SALE · *Active: 5/11/2016* *MLS ID: 5441318*

16611 S 15th Dr	Single Family Detached	5/4	3,452 sq ft	5/11/2016	$453,000	$435,000	6/29/2016	–3.97%

Entertainers delight. This home is loaded with beautiful amenities both inside and out. Boasting a spacious kitchen with large island and stainless appliances, family room with fire place and separate game room all overlooking the backyard oasis with extended covered patio with flagstone effect stamped concrete, built-in gas BBQ kitchen with sink, grill and burner, gas beehive fireplace, huge grassy yard. Do you love toys? Check out the over sized 3 car garage plus RV gate with drive to street and pad behind gate plus 2 storage sheds. This home offers top of the line tile, Brazilian mahogany wood floors, wanes coating, crown molding, 5" base boards, plantation shutters. Impeccably maintained & upgraded see documents tab for complete list. It's a must see. Hurry this one won't las

Listing Courtesy of Stella Realty

9 FOR SALE · *Active: 5/5/2016* *MLS ID: 5439546*

1640 W Nighthawk Way	Single Family Detached	3/2	2,209 sq ft	5/5/2016	$324,900	$314,900	6/28/2016	–3.08%

Gorgeous 3 bedroom 2 bath home plus a den in Foothills Club West! This single level home will delight you with it's separate living and family room, the easy-care ceramic tile throughout, the neutral two-tone paint and a 2.5 car garage. The large island kitchen has updated granite counter tops and stainless steel appliances. The over sized master bedroom and en suite carries through the granite counters, has lovely accent mirrors and modern fixtures. The appeal continues to the backyard where you'll enjoy the beautiful landscape from your covered patio. Host your guests on the extended patio with a built in BBQ. All it needs is the grill! Also listed for rent, MLS #5456626.

Listing Courtesy of Promanage Realty, Llc

10 FOR SALE · *Active: 6/1/2016* *MLS ID: 5452556*

16220 S 17th Dr	Single Family Detached	3/3	1,897 sq ft	6/1/2016	$16,220	$257,500	6/29/2016	1,487.55%

3 Bedroom 2.50 bathrooms with a Loft/Den. Half bath is downstairs. Separate Laundry room. two car garage. Located in Arizona Greens subdivision in the Ahwatukee Foothills. Tile Kitchen, baths and entry. Neutral colors throughout. Desert front, patio with planters. East care backyard. Mountain Views.

Listing Courtesy of American Associates

11 PENDING · *Pending: 6/28/2016* *MLS ID: 5458431*

1542 W Saltsage Dr	Single Family Detached	4/4	3,507 sq ft	6/15/2016	$769,000	$729,000	6/27/2016	–5.2%

STUNNINGLY UPGRADED AND METICULOUSLY MAINTAINED, SOFT CONTEMPORARY HOME IN CLUB WEST. STEPS AWAY FROM HIKING, BIKING AND BEAUTIFUL MOUNTAIN VIEWS. HARD TO FIND LARGE SINGLE STORY HOME ON LARGE LOT WITH RV GATE, CEMENT PAD WITH ROOM TO PARK A CAR OR BOAT. BRAND NEW QUARTZITE COUNTER TOPS, NEW CARPETING, AND 8 FOOT SOLID KNOTTY ALDER DOORS. LARGE BEDROOMS WITH OVERSIZED CLOSETS. INTERIOR AND EXTERIOR LIGHTS REPLACED WITH LED LIGHTING. OUTDOOR KITCHEN FEATURES BUILT-IN BBQ, SINK AND REFRIGERATOR. LOW MAINTENANCE BACKYARD FEATURES TRAVERTINE PAVERS, FIREPLACE AND HOT TUB. ENJOY THIS BEAUTIFUL GOLF COURSE HOME WITH GORGEOUS MOUNTAIN VIEWS!!

Listing Courtesy of West Usa Realty

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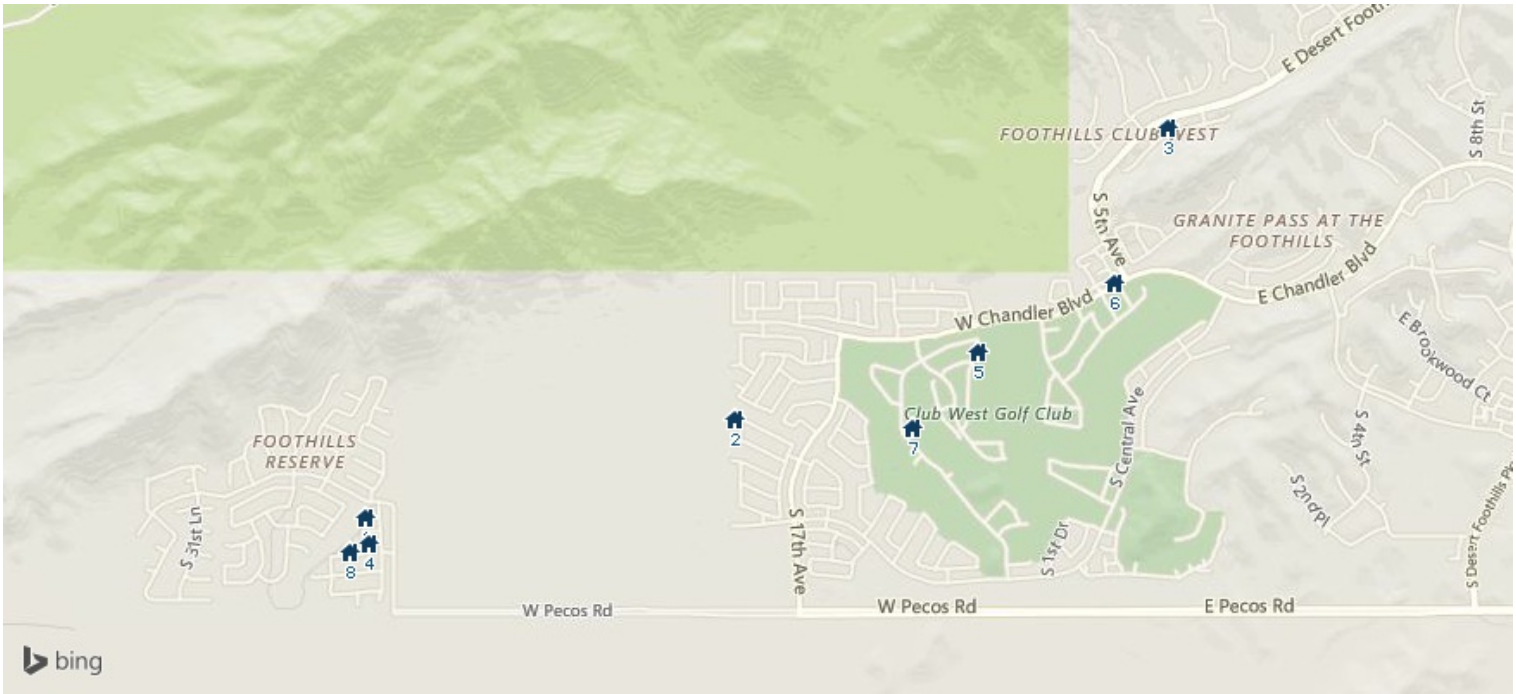

Pending Listings: 8

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

1 PENDING · *UCB (Under Contract-Backups): 7/2/2016* *MLS ID: 5370452*

2716 W Windsong Dr	Single Family Detached	4/3	2,651 sq ft	5,996	12/5/2015	$315,000	7/2/2016	$119

Your client will love this beautiful 4 bdr, plus den, which can be converted 5th bdr, and 3ba home. This beautiful home is tucked away in Foothills Reserve! This well maintained home features formal living/dining rooms, and family room with built in fireplace, a huge kitchen with 42 in cherry cabinets, kitchen island, built in shutters, 3-car tandem garage and resort style pool. Master bdr has large master bath with walk-in closet. Enjoy 18 in neutral tile, vaulted ceilings and windows throughout letting in tons of natural light. The backyard has endless mountain views. Home is situated with no neighbors and only mountain views. Home is very low maintenance with synthetic grass in both the front and back yard. Investors - Tenant would like to stay for 2+ years! Paying $2,175 monthly.

Listing Courtesy of West Usa Realty

2 PENDING · *UCB (Under Contract-Backups): 6/27/2016* *MLS ID: 5460845*

16412 S 18th Dr	Single Family Detached	3/2	2,209 sq ft	6,600	6/22/2016	$355,000	6/27/2016	$161

Gorgeous mountain view home exuding the perfect combination of luxury & practicality! From the moment you walk inside you'll be drawn to the architectural elegance of this stunning home. The dream kitchen is open to a spacious great rm & boasts granite cabinets and designer backsplash bkfst nook & large ctr island. Tile and carpet in all the right places make the formal dining rm a warm & inviting area to gather w/ guests. Sophisticated split floor plan allows for a secluded master suite complete w/ separate tub/shower & walk-in closet. Lg 2ndary bdrms+ 2 baths compliment the homes' spacious elegance. Spend your evenings relaxing in the pebble pool with built in bbq backyard oasis gazing @ the water & enjoying the infamous AZ sunsets! Original owner.

Listing Courtesy of Next Door

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Pending Listings: 8 (cont.)

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

8 PENDING · UCB (Under Contract-Backups): 6/27/2016 MLS ID: 5448123

325 W Mountain Sage Dr	Single Family Detached	3/3	1,556 sq ft	3,194	5/25/2016	$239,900	6/27/2016	$154

SO GORGEOUS!! Does not back to Desert Foothills Pkwy**Awesome HUGE backyard with east Facing exposure for shady afternoons*Vacant! Move in ready!*Great entertaining floor plan, open and airy*large dining area w upgraded light fixture*gourmet kitchen, plenty of cabinetry, light wood finish perfect for any decor* Make yourself at home with tiled floors/Brand new neutral carpeting and interior paint*This floor plan is the favorite of clients*Low maintenance*Generous Master w garden tub, sep shower*HUGE backyard if you need room to roam*all Bdrs upstairs*N/S exposure, cv'd back patio*exquisite mtn views*walk to 14,000 acre South Mtn Preserve*hiking/biking/parks/trails/close to schools and dining*will please your particular clients!!

Listing Courtesy of United Brokers Group

4 PENDING · UCB (Under Contract-Backups): 6/27/2016 MLS ID: 5447656

16657 S 27th Dr	Single Family Detached	6/3	2,830 sq ft	6,368	5/24/2016	$350,000	6/27/2016	$124

Welcome home! This home is a 6 bedroom 3 bath with over 2800 sq ft in the highly desirable Foothills Reserve. Pride in ownership is obvious once you enter this home. There will be nothing for you to do except unpack. Inside you have an open floor plan, great for entertaining or keeping the conversation going. The kitchen is plentiful with cabinets, and has an extended island great for sitting around during meals. A large family room, a game room, and a formal dining create a fantastic experience for guests or family. Downstairs you will also find not one, but two bedrooms and a full bath, while upstairs you find 4 bedrooms 2 baths, as well as a large loft area. The backyard is even more exceptional with sparkling pool just in time. New screens and Ext. paint

Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

5 PENDING · UCB (Under Contract-Backups): 6/26/2016 MLS ID: 5412201

15849 S 13th Ave	Single Family Detached	3/2	2,577 sq ft	9,892	3/12/2016	$428,000	6/26/2016	$166

Beautiful single level open floor plan in the highly sought Club West community of Sunset Canyon. Right on the 8th hole of the Club West Golf Course! This home has all the right rooms. Open formal living and dining rooms with flag stone flooring. Beautiful architectural columns. Kitchen with kitchen island, kitchen bar and breakfast room with panoramic views. Spacious great room with fire place and office/den. Elegant master suite with sitting room and beautiful views. Master bathroom with dual sinks, walk-in shower, tub large walk-in closet with built-ins and patio access. Spacious guest bedrooms. Newer roof , pool pump, fixtures and fresh paint. 3-car garage. Covered patio, large play pool with lots decks space for entertaining and taking in the awesome sunrise,and South Mountain View

Listing Courtesy of Keller Williams Realty Sonoran Living

6 PENDING · UCB (Under Contract-Backups): 6/28/2016 MLS ID: 5460339

15616 S 5th Dr	Single Family Detached	4/2	2,050 sq ft	7,710	6/21/2016	$339,900	6/28/2016	$166

BEAUTIFULLY UPDATED AND MAINTAINED* CHERRY STAINED CABINETS, GE PROFILE APPLIANCES, S/S SMOOTH COOK TOP RANGE W/ DOUBLE OVENS* BAYED BREAKFAST "RM"* WOOD LAMINATE & STONE-LOOK PORCELAIN TILE THRU OUT(NO CARPET)* FORMAL LR/DR COMBO* UPDATED BATH RM'S* REMOTE ACTIVATED SECURITY W/ HI RES CAMERA SYSTEM & FIRE SENSORS* LG FAMILY RM W/ NEWER ATRIUM DOORS OUT TO STUNNING BACKYARD* 20' CUSTOMIZED COVERED TRAVERTINE PATIO, STACKED SLATE PILLARS & POOL TRIM, SPARKLING 6' DEEP PEBBLE TECH POOL, 1,250 GAL KOI POND W/"ROCK" WATERFALL, HI-FI AIMPOINT 8 SPEAKERS IN & EXT COMMERCIAL GRADE CLIPP SPEAKERS & IMPOSING MTN VIEWS* NEWER YORK 18 SEER UNIT W/ANTI BACTERIAL UV LIGHT & "SOUND PROOF" AIR HANDLER* 4th BR IS OFFICE WITH NO CLOSET**SEE UPGRADES LIST ATTACHED

Listing Courtesy of Realty Executives

7 PENDING · Pending: 6/28/2016 MLS ID: 5458431

1542 W Saltsage Dr	Single Family Detached	4/4	3,507 sq ft	12,240	6/15/2016	$729,000	6/28/2016	$208

STUNNINGLY UPGRADED AND METICULOUSLY MAINTAINED, SOFT CONTEMPORARY HOME IN CLUB WEST. STEPS AWAY FROM HIKING, BIKING AND BEAUTIFUL MOUNTAIN VIEWS. HARD TO FIND LARGE SINGLE STORY HOME ON LARGE LOT WITH RV GATE, CEMENT PAD WITH ROOM TO PARK A CAR OR BOAT. BRAND NEW QUARTZITE COUNTER TOPS, NEW CARPETING, AND 8 FOOT SOLID KNOTTY ALDER DOORS. LARGE BEDROOMS WITH OVERSIZED CLOSETS. INTERIOR AND EXTERIOR LIGHTS REPLACED WITH LED LIGHTING. OUTDOOR KITCHEN FEATURES BUILT-IN BBQ, SINK AND REFRIGERATOR. LOW MAINTENANCE BACKYARD FEATURES TRAVERTINE PAVERS, FIREPLACE AND HOT TUB. ENJOY THIS BEAUTIFUL GOLF COURSE HOME WITH GORGEOUS MOUNTAIN VIEWS!!

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Pending Listings: 8 (cont.)

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

8 PENDING · *Pending: 6/26/2016* *MLS ID: 5442869*

2731 W Cottonwood Ln	Single Family Detached	3/2	1,959 sq ft	5,500	5/13/2016	$270,000	6/26/2016	$138

Beautiful home in prestigious community of Foothills Reserve. Roomy open floor plan with split master bedroom, stunning entryway & plentiful storage has been lovingly maintained! Stunning mountain views from your front yard or relax on your extended length covered patio with mature shade trees in your private back yard. Greatroom offers a natural gas fireplace & surround sound so staying indoors can be just as special in this move in ready home! Incredibly spacious master suite boasts a walk in closet, separate tub/shower & private toilet. Chef's kitchen with tiled backsplash, island with seating, & upgraded cabinets off backyard for indoor/outdoor entertaining. Home is near fantastic shopping, dining, hiking and biking trails as well as sought after, award winning Kyrene School District.

Listing Courtesy of Realty Executives

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Expired Listings: 1

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

1 RECENTLY EXPIRED • *Expired, MLS Listing 5349540, 10/16/2015* *MLS ID: 5349540*

16839 S 15th Ave	Single Family Detached	3/2	2,050 sq ft	7,344	1998	$385,000	6/28/2016	$188

Beautifully Remodeled Single Story home in Club West. This Pristinely Remodeled Kitchen has New Custom Glazed Cabinets, Granite Countertops, Glass Backsplash, Stainless Steel Appliances, Tumbled Travertine Flooring & an Open Floor Plan to the Great Room & Backyard Oasis. Other Newer Features: HVAC System (Spring 2014); Remodeled Master Bath; Custom Shelving in Master Closet; Solid Wood Doors, Wood like Flooring, Custom Paint, Shutters, Ceiling Fans, Lighting & Fixtures Thru-out; Hot Shot System; Surround Sound in Great Room, Master, Back Patio & Garage; Custom Stone Gas Fireplace; Built-In Cabinets in Garage & Laundry; Easily Maintained Desert Landscaping in front yard & Synthetic Grass in backyard; Gas BBQ Grill Hookup; Extended Patio & Walk Ways w/ Custom Pavers; Cemented Side Yard; 3

Listing Courtesy of Echeverria Family Real Estate

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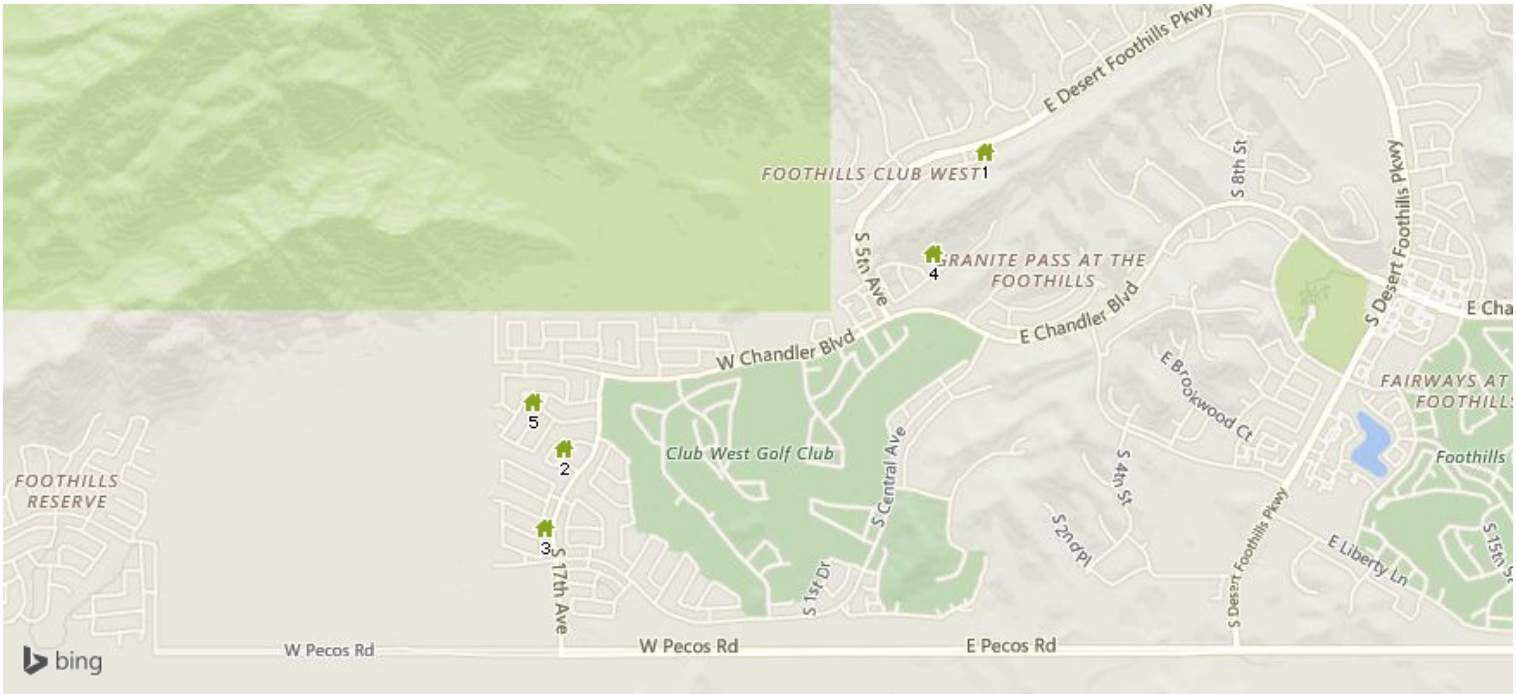
Market Activity Report

Phoenix, AZ 85045



Recently Sold: 5

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

1 RECENTLY SOLD · *Sold Date: 7/1/2016, MLS Listing 5440937, 5/10/2016* *MLS ID: 5440937*

51 W Mountain Sage Dr	Single Family Detached	3/3	1,376 sq ft	1,959	1999	7/1/2016	$229,000	$166

Interior Pics coming Friday Evening!!! Please book your showings now for this beautiful and renovated home nestled in the Ahwatukee Foothills. This (3) bedroom/ (2.5) bath home is within walking distance to Telegraph Pass's hiking and Mountain Biking trails!Sits at the top of the cul-de-sac, very quiet and gorgeous mountain views. This house has had extensive renovations over the last few years. Turn Key!!

Courtesy of Revelation Real Estate

2 RECENTLY SOLD · *Sold Date: 6/30/2016, MLS Listing 5376122, 12/26/2015* *MLS ID: 5376122*

1718 W Wildwood Dr	Single Family Detached	4/3	2,364 sq ft	4,448	1999	6/30/2016	$272,500	$115

Major Price Reduction! Highly Motivated Seller... make an Offer! Gorgeous Remodel! Must see this beautiful 4 bedroom, 2.5 bath home located near Club West Golf Course. NEW kitchen and bathroom updates make this home sparkle! Spacious kitchen is open to the family room, includes a pantry and eat-in area, as well as breakfast bar at the island. Formal dining area in the living room. Large master bedroom w/walk-in closet and master bath located upstairs. Walk-in closets in 2 of the 3 large secondary bedrooms upstairs along with hall bath and loft area. Wonderful mountain views from loft and master bedroom. Low maintenance property with a community playground nearby. Enjoy a number of outdoor activities in this Foothills neighborhood. Easy access to all freeways and downtown Phoenix airport.

Courtesy of Sound Realty

RPR®

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Recently Sold: 5 (cont.)

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

3 RECENTLY SOLD · *Sold Date: 6/30/2016, MLS Listing 5438623, 5/5/2016* *MLS ID: 5438623*

16623 S 17th Dr	Single Family Detached	4/3	2,437 sq ft	6,215	1999	6/30/2016	$355,000	$146

Stunning family home located in Foothills Club West* 4 BR, 2.5 BA on almost 2,500 sq.ft* Recently remodeled, this home will not disappoint* Soaring vaulted ceilings t/o the formal living & dining rm, kitchen & family rm* Bright & open-concept floor plan w/ neutral 2-tone paint, upgraded carpeting, laminate wood floors, 5" baseboards downstairs & much more* The chef's dream kitchen has newer (2014) stainless steel appliances including a gas range, granite counter tops, travertine backsplash, walk-in pantry & large island* Master suite is located downstairs & offers an oversize walk-in closet, garden tub & separate glass enclosed shower* Upstairs you will find 3 bedrooms, a full bathroom with double sinks & a built-in desk/work area*

Courtesy of Keller Williams Realty Sonoran Living

4 RECENTLY SOLD · *Sold Date: 6/30/2016, MLS Listing 5440189, 5/9/2016* *MLS ID: 5440189*

312 W Mountain Sky Ave	Single Family Detached	5/3	3,839 sq ft	18,081	1997	6/30/2016	$650,000	$169

Looking for the perfect house for your family to call home? Imagine watching kids play and swim or entertaining guests by the outdoor fireplace in one of the largest backyards in Ahwatukee. Enjoy the perfect balance between quiet, privacy and convenience provided by the home's one of a kind foothills preserve lot nestled on the edge of Dove Canyon, which is still just blocks from Ahwatukee's top rated schools, shopping, dining, hiking trails, bike paths, golf course and more. Interior features of the home include an elegant, open concept kitchen with high end granite countertops, gas cooktop, an oversized island and stunning mountain views. The master retreat provides the perfect escape with its cozy fireplace, private balcony and its nightly sunsets over the mountain preserve.

Courtesy of West Usa Realty

5 RECENTLY SOLD · *Sold Date: 6/28/2016, MLS Listing 5409937, 3/8/2016* *MLS ID: 5409937*

16026 S 18th Ave	Single Family Detached	5/3	2,532 sq ft	6,042	1998	6/28/2016	$264,000	$104

LOOKING FOR A PROJECT?! Great upside potential for someone looking for a fixer upper. Nicely upgraded kitchen with chiseled edge granite and stainless appliances. Beds 2 and 3 have been combined but is an easy fix to return them to separate bedrooms. Bedroom and 3/4 bath downstairs. Nice sized master and master bath with multiple closets. Pool with built in spa (both need to be resurfaced). Roof needs some work. Worth a look if you're handy and need a project. Property will be treated for termites prior to COE with a 1 year warranty. CONDITION WILL NOT ALLOW FINANCING.

Courtesy of Summit Services And Realty

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