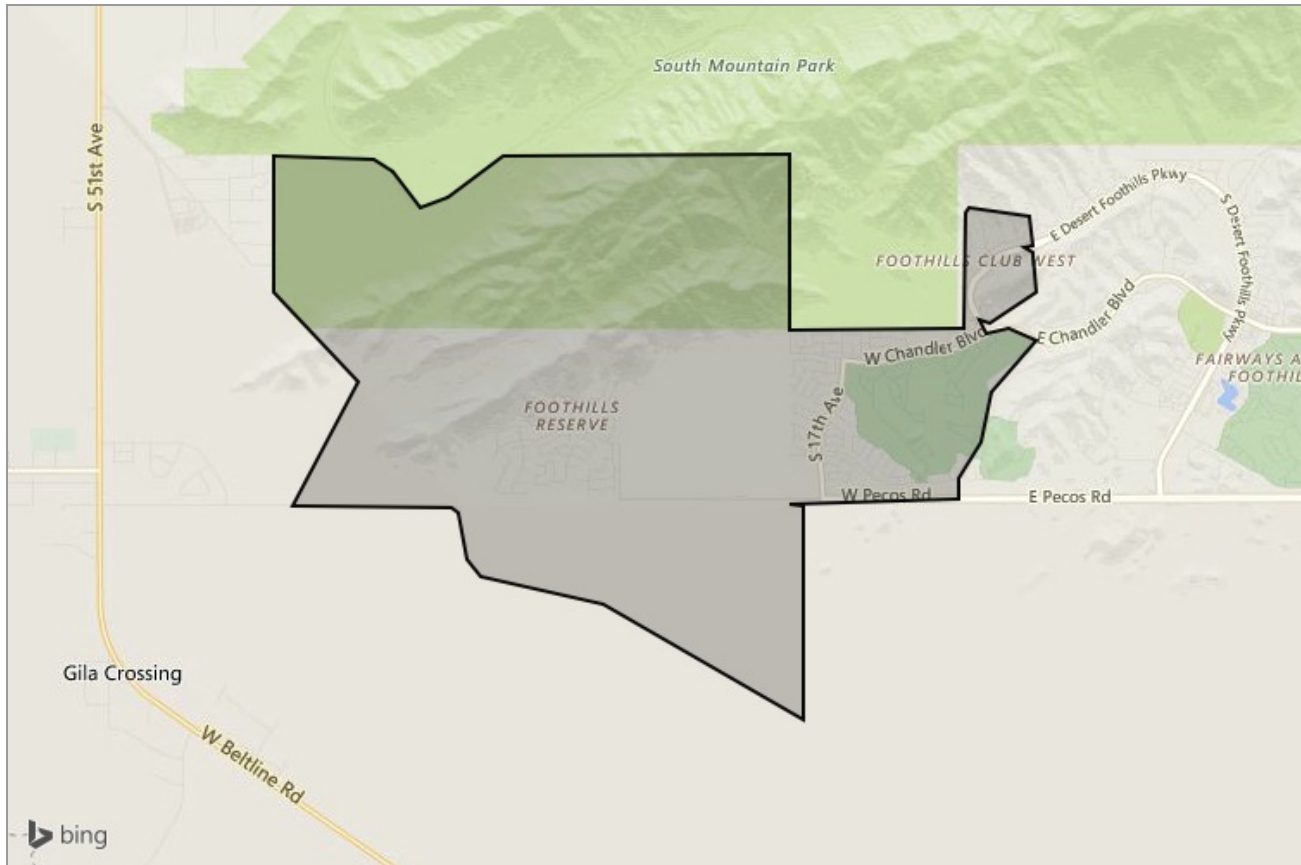




MARKET ACTIVITY REPORT

# Phoenix, AZ 85045



Presented by

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Arizona Real Estate License: BR642230000



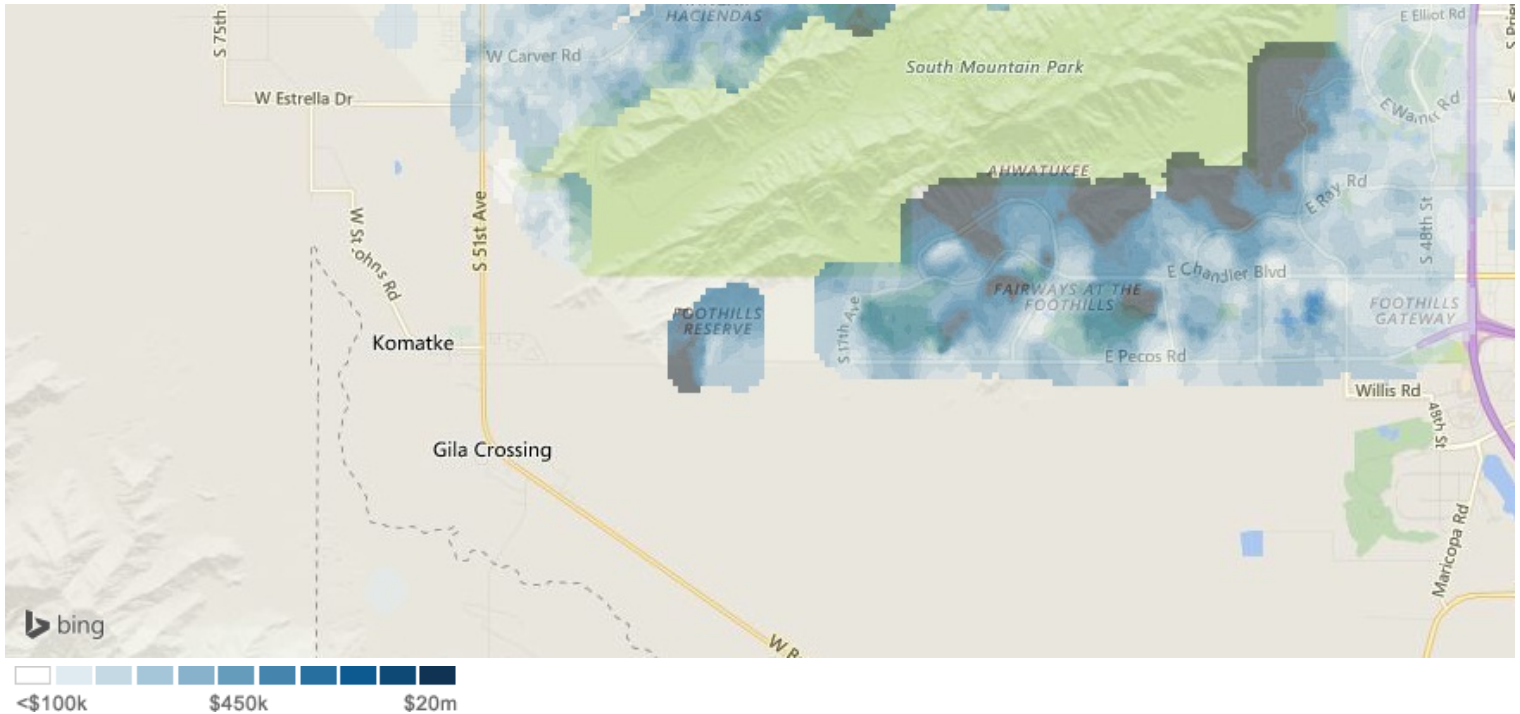
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Keller Williams Realty East Valley  
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Suite 110  
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## Phoenix, AZ 85045

## Estimated Home Values



## Market Snapshot

Compared with Last Year: July 10, 2015 vs. July 10, 2016

Median Est. Home Value

**\$362K**

Up 0.1%

Median Est. Listing Price

**\$350K**

Down -2.1%

Median Days in RPR

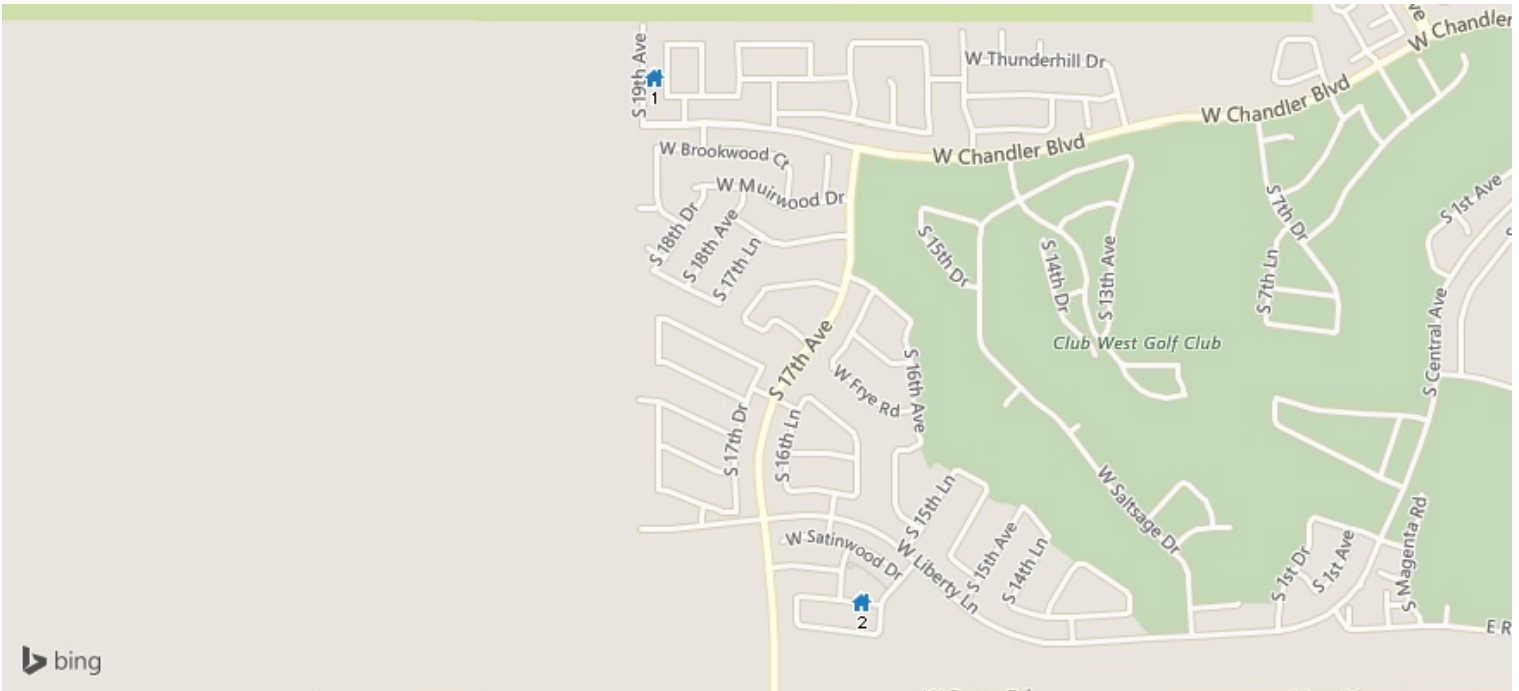
**64**

Up 3.2%

Sales Volume

**18**

Down -45.5%



## New Listings: 2



**1** **FOR SALE** • New, Active: 7/7/2016 MLS ID: 5467467

**15406 S 18th Dr** Single Family Detached 4/4 3,168 sq ft 7,000 1998 7/7/2016 \$530,000 \$167

WOW! Mountain Views! Quiet/Serene! Former Woodside model home that's been further upgraded-stainless steel Bosch dishwasher & GE Monogram refrig., extended glass-front cherry cabinets, hardwood floors in kitchen/family, travertine/carpet in other areas, upgraded lighting w/ hand-blown glass fixtures, plantation shutters, 5 ceiling fans, etc. The outdoor area has been designed w/xeriscape landscaping, pebble-tec pool w/salt system, custom outdoor lighting. Extended garage with custom cabinetry/lighting. Loft/den may be converted to 5th BR.

*Listing Courtesy of Homesmart Select*

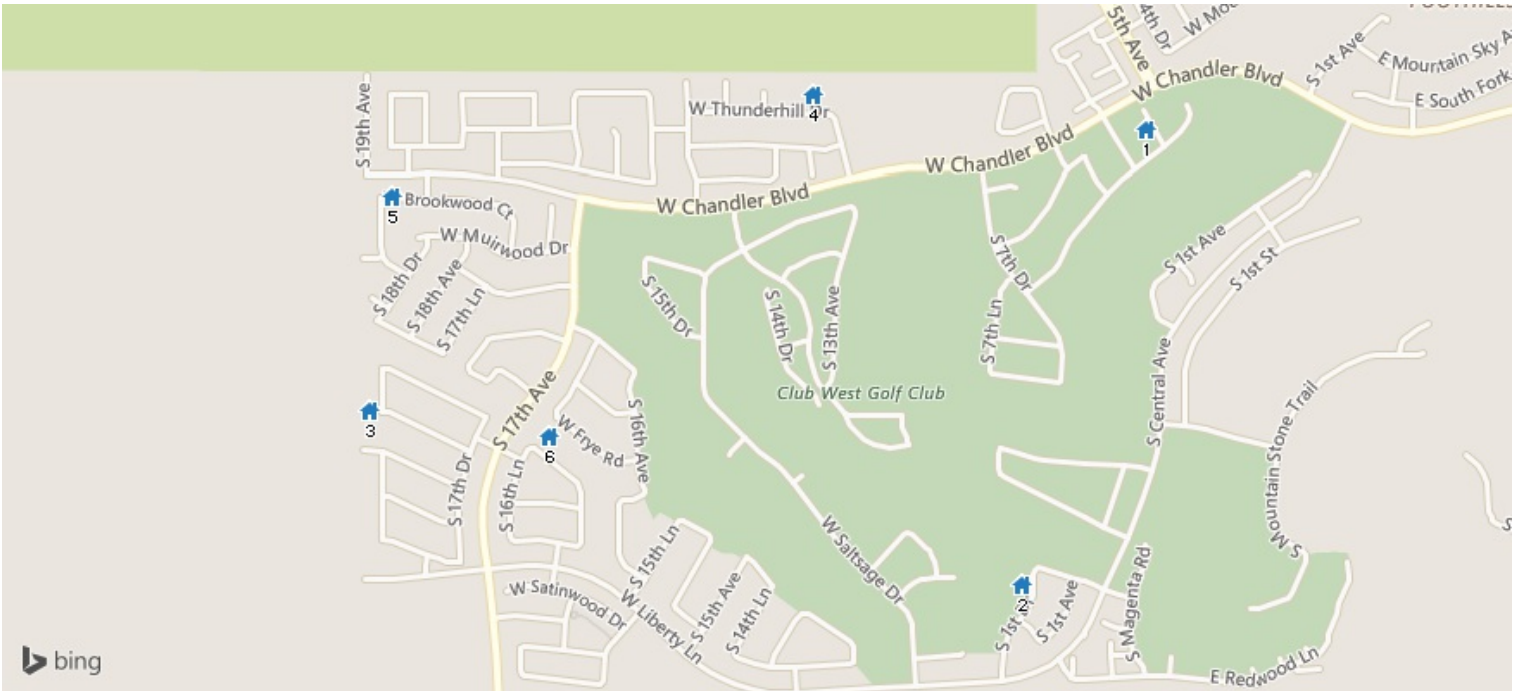


**2** **FOR SALE** • New, Active: 7/7/2016 MLS ID: 5467594

**1559 W Lacewood Pl** Single Family Detached 3/2 1,484 sq ft 2,635 2009 7/7/2016 \$239,900 \$162


Luxury living at its finest! Popular floor plan with so many upgrades - ready for you to move-in and call this your home! Walking distance to golf, hiking, bike trails & Community Park. Kitchen features updated cabinetry w. crown molding, granite counter-tops, stainless steel appliances, gas stove, pantry, breakfast bar, & eat-in kitchen. Open family room with 20" tile. Grand staircase with handsome wood and wrought iron railing leads to the spacious bedrooms with plush neutral carpeting. Master bedroom has a walk in closet and spa like bath w/garden tub, separate shower and dual sink vanity. One bedroom can be used as an office and has a private access to the balcony. Private and serene backyard is complete with a covered patio, green grass and water feature - no neighbors behind you!

*Listing Courtesy of West Usa Realty*



Price Changes: 6

Price Changes: 6



1

FOR SALE

Active: 4/29/2016

MLS ID: 5435496

15634 S 5th Dr

Single Family Detached

5/3

2,736 sq ft

4/29/2016

\$387,500


\$367,900

7/7/2016

-5.06%

Move in ready executive 5BR home on quiet cul de sac in beautiful Club West. Large lot nicely landscaped with citrus trees and pool in private yard. Family room with fireplace, formal living room and dining room, vaulted ceilings and large bedrooms in this light and bright home. One full bath and bedroom downstairs. Remodeled MBA with tile shower. Great location with mountain views and close to South Mountain hiking trails. Put this on your Must See list.

Listing Courtesy of Coldwell Banker Residential Brokerage



2

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

\$499,000









7/7/2016

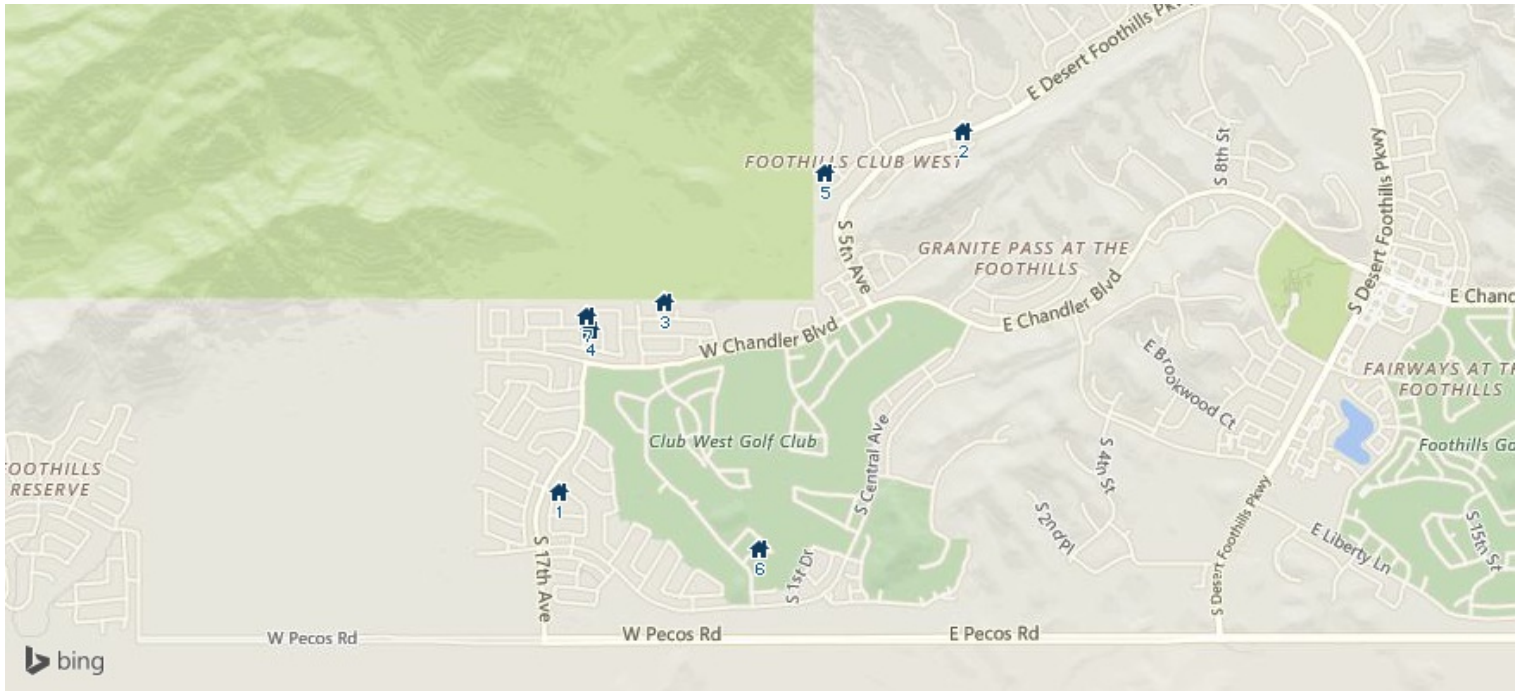
-6.73%

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 walkin closet, master boasts golf course views, separate soaking tub, and massive walkin 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

## Price Changes: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 <b>FOR SALE</b>	* Active: 5/12/2016 MLS ID: 5442200						
<b>16428 S 18th Dr</b>	Single Family Detached	3/2	2,209 sq ft	5/12/2016	\$360,000	\$357,000	7/5/2016	-0.83%
<p>RARE FIND! Almost 1/3 acre lot in Ahwatukee Foothills with a 3 bedroom, 2 bath home plus office/den. Amazing mountain views. Formal living/dining room has NEW neutral carpet and upgraded pad; neutral 2 tone paint, recessed lighting and ceiling fans throughout house. Office/Den has built in shelves and wood floors. All other rooms have tile. Great kitchen with maple cabinets, stainless steel appliances, super quiet Bosch dishwasher and gas stove with oversized burners. Large great room with surround sound. Separate tub/shower in master bath plus huge walk in closet. Enjoy the awesome mountain views in the massive backyard with over 800 square feet of cool deck around pool/spa, 12x12 gazebo, built in BBQ, sport court, grass and large sand pit plus outside speakers.</p> <p>OWNER/AGENT</p> <p><i>Listing Courtesy of Homesmart</i></p>								
	 <b>FOR SALE</b>	* Active: 6/2/2016 MLS ID: 5451806						
<b>1314 W Thunderhill Dr</b>	Single Family Detached	3/3	2,148 sq ft	6/2/2016	\$379,000	\$367,500	7/6/2016	-3.03%
<p>WOW! Nicely updated home with spectacular Mountain Views! This property backs to South Mountain park and has the most amazing unobstructed views. Located in the sought after community of The Foothills Club West near Golf Course with club house and community park. The kitchen boasts granite counter tops, white cabinets and stainless steel appliances. Ceramic tile and wood flooring, recently updated baths, pool, nice size grass area, raised planter, and paver patio. The owner has a green thumb and has made the backyard a little oasis in the desert. 3 bedrooms, 2.5 baths and a 3 car garage. This house is a must see!!</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
	 <b>FOR SALE</b>	* Active: 6/8/2016 MLS ID: 5454618						
<b>15839 S 18th Ln</b>	Single Family Detached	4/3	2,532 sq ft	6/8/2016	\$349,000	\$344,000	7/6/2016	-1.43%
<p>Enjoy Foothill Living in this immaculately kept 4 bed + den, 3 bath home at Sunset Pass! The beautiful home interior features an expansive great room, vaulted ceilings at formal living &amp; dining, an upgraded kitchen space and a highly functional SHEA floor plan offering a bed and full bath downstairs. Modeled upgrades include maple wood kitchen cabinetry, granite counters w/ large breakfast bar &amp; island, newer stainless steel kitchen appliances &amp; fixtures, recessed lighting, two-tone interior paint scheme, ceiling fans, upgraded bathroom vanities, both A/C units recently replaced &amp; new Water Heater. Oversized Owner Retreat features a separate 10x10 sitting room (also could be used as a den, workout or baby room) dual walk in closets and generous bath offering a soaking tub &amp; shower.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
	 <b>FOR SALE</b>	* Active: 5/5/2016 MLS ID: 5439546						
<b>1640 W Nighthawk Way</b>	Single Family Detached	3/2	2,209 sq ft	5/5/2016	\$324,900	\$309,900	7/4/2016	-4.62%
<p>Gorgeous 3 bedroom 2 bath home plus a den in Foothills Club West! This single level home will delight you with its 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.</p> <p><i>Listing Courtesy of Proramage Realty, LLC</i></p>								



## Pending Listings: 7



PENDING

UCB (Under Contract-Backups): 7/9/2016 MLS ID: 5464735

**16429 S 16th Ln**Single Family  
Detached

4/2

1,791 sq  
ft

6,430

6/30/2016

\$295,000

7/9/2016

\$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



PENDING

Pending: 7/8/2016 MLS ID: 5415765

**110 W Mountain Sage Dr**Single Family  
Detached

4/3

2,283 sq  
ft

2,795

3/19/2016

\$289,000











7/8/2016

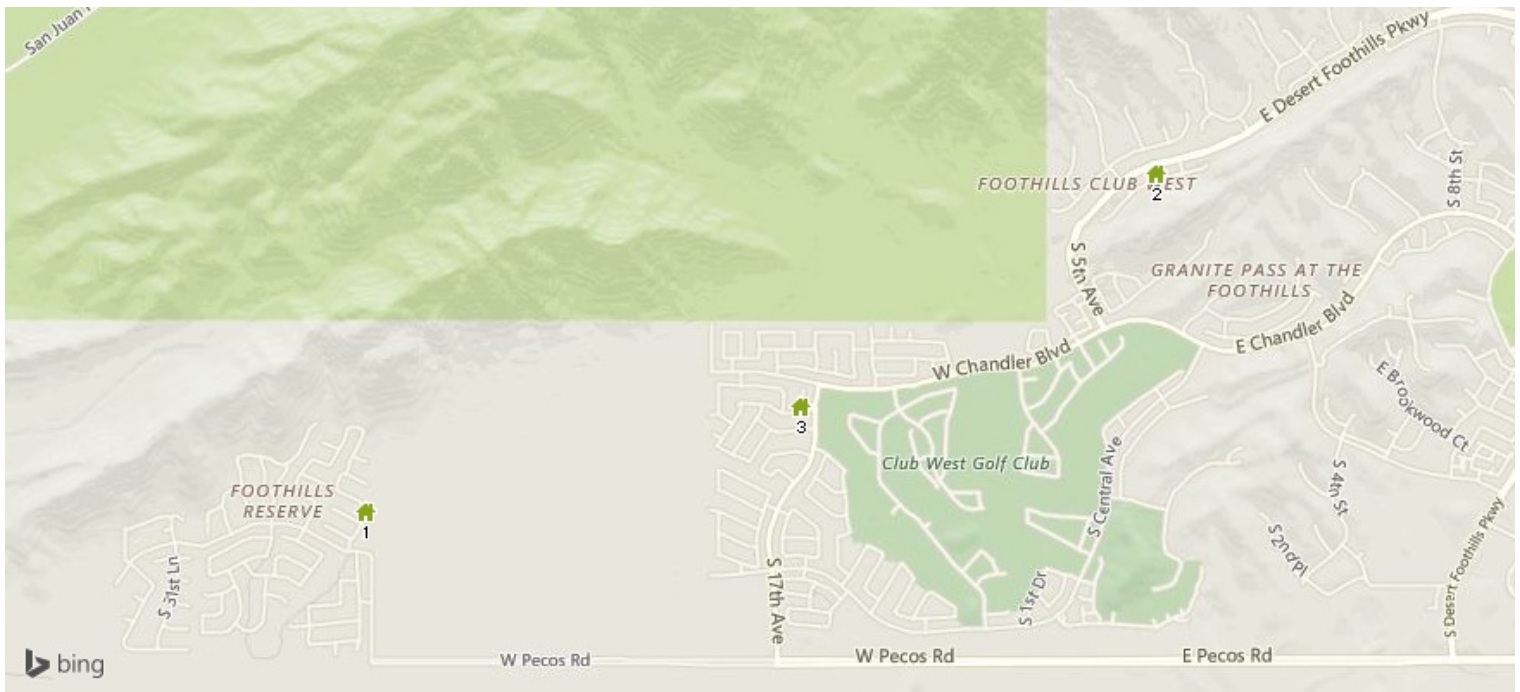
\$127

Beautifully upgraded home tucked away in a quiet Ahwatukee Foothills neighborhood within walking distance to Telegraph Pass hiking trails. You are going to love this 4 bedroom/3 + den property with 3 bathrooms + a loft! Your guests will enjoy staying in their private guest suite downstairs with full bathroom. This home has been remodeled to perfection & stands apart from the others in all of Privada! Some of the upgrades include custom painted distressed cabinetry w/ crown molding, designer paint tones t/o, plantation shutters, custom stone features, newer carpet, wood grain floor tile in a herringbone pattern, upgraded 5" baseboards, custom wrought iron security door, & so much more. Enjoy the mountain views from the master bedroom & your low maintenance backyard w/ grapefruit & orange




Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties

## Pending Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b>	* Pending: 7/8/2016 MLS ID: 5432244						
<b>15225 S 14th Dr</b>	Single Family Detached	4/3	2,329 sq ft	8,098	4/22/2016	\$344,900	7/8/2016	\$148
You have got to check out this beautiful 4 bedroom, 3 bath home in the beautiful Foothills Club West community of Ahwatukee. This property sits on a cul-de-sac and offers countless curb appeal including stone finishing and a spacious 3 car garage with plenty of room for your cars, storage, workout area or all three! Inside the home you will find vaulted ceilings, engineered wood flooring, beautiful pendant lights, and large family and living room areas. The gorgeous kitchen has been updated with granite countertops, tile back splash, stainless steel appliances, and a bar area featuring a kegerator. The extensive master bedroom features a private balcony with amazing mountain views, separate shower and tub with upgraded tile, his and hers sinks, and a walkin closet.								
<i>Listing Courtesy of Keller Williams Realty East Valley</i>								
	 <b>PENDING</b>	* UCB (Under Contract-Backups): 7/8/2016 MLS ID: 5404605						
<b>15409 S 17th Ave</b>	Single Family Detached	4/3	2,602 sq ft	9,888	2/25/2016	\$375,000	7/8/2016	\$144
Step outside your front door & within steps you are at South Mountain Park with access to 51 miles of hiking, biking & horseback trails. Located on the North Side of Chandler in the beautiful community of Club West, this lovely two story home is priced to move! Main floor bedroom is perfect for office or guest room as bathroom w/walk-in shower is located next to it! Upstairs bedrooms have a jack & jill bathroom & master boasts two closets, separate vanities, garden tub, walk-in shower & a private balcony to enjoy the beautiful views of South Mountain! Larger than average yard, fenced pool, grassy area & covered patio, w/RV gate & extra slab parking, it's perfect for the toys or extra cars. Open floor plan, vaulted ceilings, travertine flooring, fireplace & 3 car garage round out this gem.								
<i>Listing Courtesy of United Brokers Group</i>								
	 <b>PENDING</b>	* Pending: 7/7/2016 MLS ID: 5446814						
<b>526 W Desert Flower Ln</b>	Single Family Detached	4/4	2,754 sq ft	12,130	5/21/2016	\$639,000	7/7/2016	\$232
One of The Best View Lots in The Exclusive Gated Community of Montana Vista. This Home Sits in a Private Culdesac Nestled Next to a Desert Wash at The Base of South Mountain. Enter Through The Foyer and Formal Dining Room With Twelve Foot High Ceilings Looking At The Huge Great Room. The Open Kitchen With Granite Counters, Wall Ovens, Gas Cook Top and Natural Stacked Stone Back Splash. All This Looks to The Great Room With Gas Stone Fireplace Custom Built One of a Kind Pool and South Mountain. Tile and Bamboo Floors Through Out This Four Bedroom Home With a Separate Open Office/Den. Master Bedroom Has French Door to Covered Patio and Huge Windows Looking On To The Majestic Mountain. Bath Has Double Sinks With Granite Counters, Garden Tub and Over Sized Walk In Shower. Two Other Bedrooms And								
<i>Listing Courtesy of Keller Williams Realty Sonoran Living</i>								
	 <b>PENDING</b>	* UCB (Under Contract-Backups): 7/5/2016 MLS ID: 5438149						
<b>16621 S 11th Ave</b>	Single Family Detached	3/3	2,850 sq ft	2,846	5/4/2016	\$425,000	7/5/2016	\$149
***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.								
<i>Listing Courtesy of Keller Williams Realty Phoenix</i>								
	 <b>PENDING</b>	* Pending: 7/5/2016 MLS ID: 5389182						
<b>15239 S 17th Ave</b>	Single Family Detached	5/3	2,765 sq ft	6,769	1/26/2016	\$389,900	7/5/2016	\$141
.TUCKED IN THE FOOTHILLS OF SOUTH MOUNTAIN IN AHWATUKEE. STAINLESS STEEL APLIANCES AND WHITE MAPLE CABINETS. THE FOOTHILLS CLUB WEST GOLF COURSE IS OFF OF 14TH AVE. THE HOME FEATURES A HEATED POOL WITH REMOVABLE INTERIOR FENCE, 5 BEDROOMS 3 BATHS WITH ONE ON THE MAIN LEVEL WITH BATH. A WALKOUT DECK OFF OF THE MASTER, PLANTATION SHUTTERS, GRANITE TILE KITCHEN COUNTERS, FRESH PAINT INSIDE AND OUT AND A 3 CAR GARAGE. KYRENE SCHOOL DISTRICT. CAN BE A QUICK CLOSE. SEE SUPPLEMENT								
<i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								



## Recently Sold: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<b>1</b> <b>RECENTLY SOLD</b>	Sold Date: 7/8/2016, MLS Listing 5441741, 5/12/2016 MLS ID: 5441741						
<b>16415 S 27th Ave</b>	Single Family Detached	4/3	2,548 sq ft	10,171	2006	7/8/2016	\$478,000	\$188
Unique lot in the highly sought after gated Sunrise Community! Mountain views out of every window! Private paver courtyard leads you inside to light, bright home & open floor plan! Bring the outside in with the wall of glass that opens up to desert oasis backyard with newer (2011) pool & spa, gas fire pit, Turkish travertine decking along with stunning mountain views! Kitchen boasts granite counters, 42 inch maple cabinets & gas cooking! Spacious master has lots of natural light & luxurious master bath includes snail shower, over sized garden tub, dual sinks & huge walk in closet! Integrated entertainment system throughout family room, master, patio & yard! 3 car garage has epoxy floors & new cabinetry! Hiking & mountain biking are just steps away! Award winning Kyrene School District!								
Courtesy of Keller Williams Realty Sonoran Living								
	<b>2</b> <b>RECENTLY SOLD</b>	Sold Date: 7/8/2016, MLS Listing 5454655, 6/8/2016 MLS ID: 5454655						
<b>307 W Mountain Sage Dr</b>	Single Family Detached	3/3	1,556 sq ft	3,081	1999	7/8/2016	\$249,900	\$161
Model perfect!! Absolutely gorgeous remodel including refinished cabinets throughout, brand new granite in kitchen and both bathrooms, brand new sinks and faucets in kitchen and both baths, brand new upgraded stainless steel appliances including refrigerator and washer and dryer included!! Laundry room conveniently located upstairs!! Brand new interior two tone paint, brand new 2 in faux wood blinds and brand new stain master carpeting. Mountain views from every window, backyard features a covered patio with beautiful desert landscaping. This is a must see!!								
Courtesy of West Usa Realty								
	<b>3</b> <b>RECENTLY SOLD</b>	Sold Date: 7/6/2016, MLS Listing 5404506, 2/26/2016 MLS ID: 5404506						
<b>1715 W Muirwood Dr</b>	Single Family Detached	3/2	1,376 sq ft	4,957	1999	7/6/2016	\$255,000	\$185
Wow, this 3 Bdrm 2 Bth home is Nestled in the Beautiful Foothills of Ahwatukee! Walk into Wonderful! This Backyard is North/South Facing and is A Nice, Easy-Care Yard! This Gorgeous Kitchen has Just Been Upgraded with New Granite, Wood Tile Flooring, Cabinets Redone, Sparkling New Sink, New Wood Tile Flooring in all the Right Places! Designer Paint in Kitchen! Upgraded Stainless Appliances! This Immaculate Home sits on a Lot with Beautiful Mountain Views from the Front Yard! The Two Car Garage also has room for Storage. This Community has bike and walking trails, mountain hiking close-by, Golf Course within walking Distance, a Must See!								
Courtesy of Az Lane Realty								