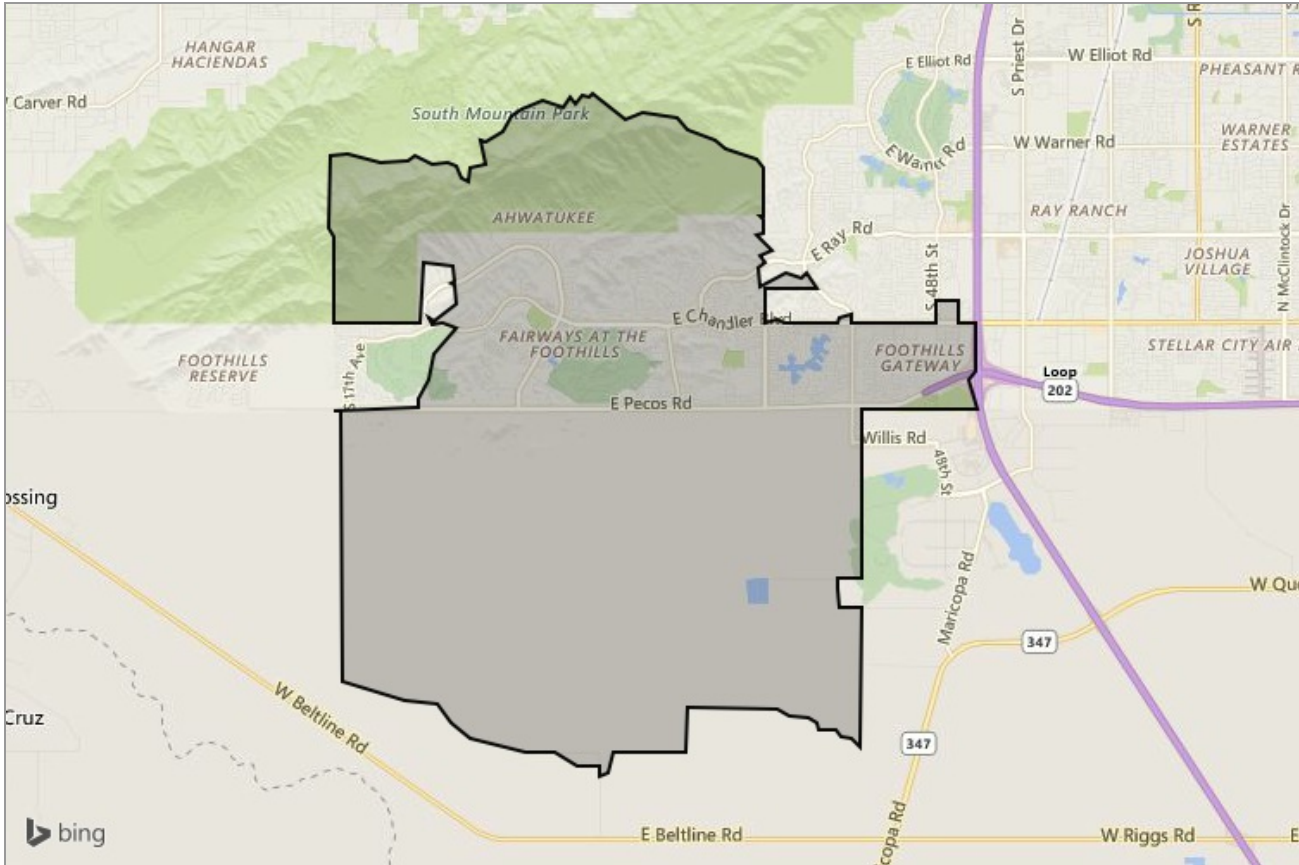


MARKET ACTIVITY REPORT

Phoenix, AZ 85048



Presented by

Dorette Oppong-Takyi

Arizona Real Estate License: BR642230000

kw KELLER WILLIAMS REALTY
EAST VALLEY

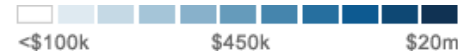
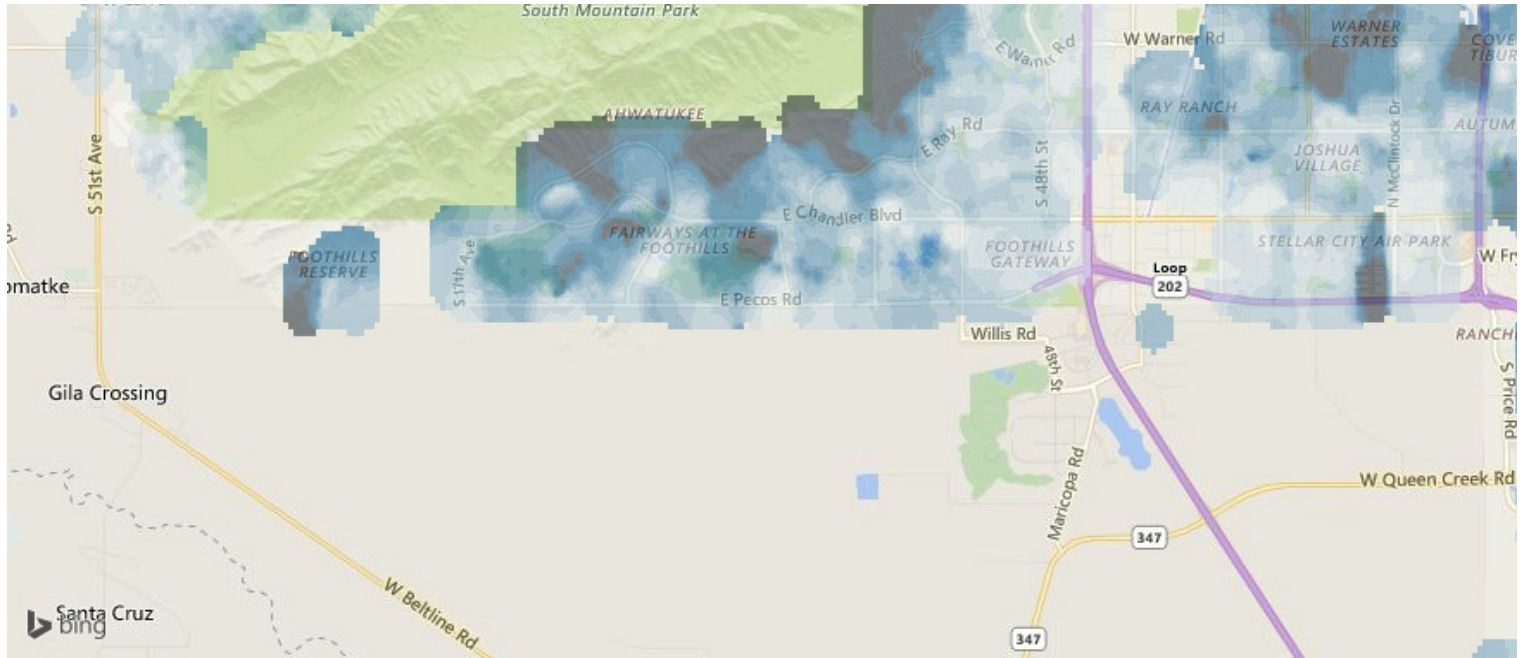
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Estimated Home Values



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 10, 2015 vs. July 10, 2016

Median Est. Home Value

\$307K

Up 3.2%

Median Est. Listing Price

\$340K

Up 9.7%

Median Days in RPR

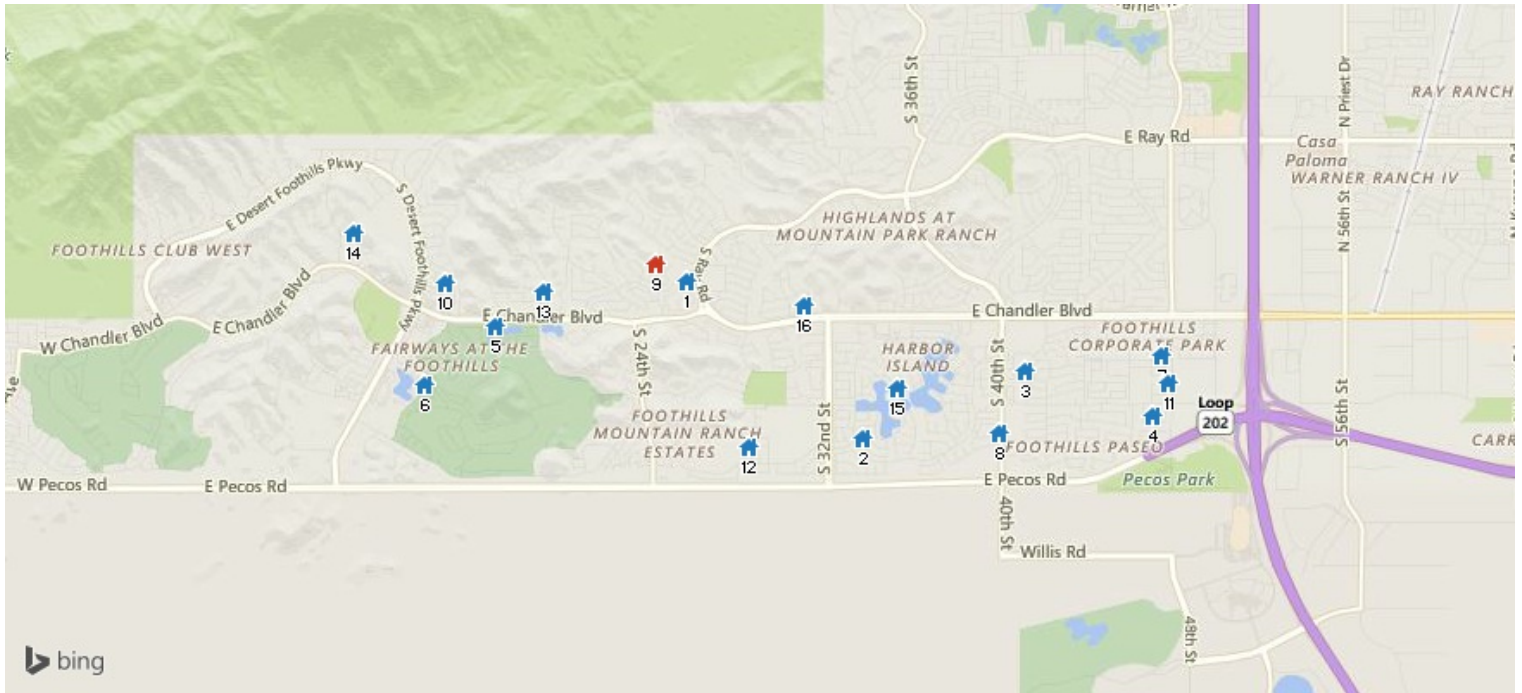
57

Up 18.8%



Sales Volume

90







Up 5.9%













New Listings: 16

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, Active: 7/9/2016 MLS ID: 5468365</p> <p>15245 S 26th St</p> <p>Single Family Detached</p> <p>4/3 3,090 sq ft 9,378 1991 7/9/2016 \$525,000 \$170</p> <p>Location, Location, Location, walking distance to elementary school and community park, low maintenance landscaping, double leaded glass entry door, formal living/dining room, split floor plan, new carpet, new travertine tile, master is big enough for a sitting area and has doors leading to outside, master bedroom closets has classy closets, kitchen and baths have been upgraded, eat in kitchen which opens to family room, 4 bedrooms, 1 of the bedrooms has a loft, private backyard with swimming pool and grassy play area, laundry room, 3 car garage with built in cabinets, epoxy garage floor, move in ready.</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>								
 <p>2 FOR SALE • New, Active: 7/9/2016 MLS ID: 5468465</p> <p>3357 E Windsong Dr</p> <p>Single Family Detached</p> <p>4/3 2,349 sq ft 5,811 1992 7/9/2016 \$319,900 \$136</p> <p>LARGE 4 BEDROOM 2.5 BATH HOME WITH A FENCED POOL AND 3 CAR GARAGE IN THE BEAUTIFUL LAKEWOOD SUBDIVISION - GRANITE COUNTERS IN THE KITCHEN & BATHS - NEWER LIGHT FIXTURES & CEILING FANS T/O - S/S APPLIANCES, PANTRY, CAN LIGHTS AND TILE IN THE KITCHEN - GAS STUB FOR KITCHEN RANGE & DRYER - GAS FURNACE & HOT WATER HEATER - ALL THE BEDROOMS HAVE WALK-IN CLOSETS - HALL BATH HAS DOUNBLE SINKS - MASTER BATH HAS SEPERATE TUB/SHOWER & DOUBLE SINKS - LARGE MASTER BEDROOM HAS SITTING ROOM & LARGE WALK-IN CLOSET - PERGO IN THE LIVING ROOM & FAMILY ROOM - 2 AC UNITS - STAMPED CONCRETE IN THE COURTYARD - 2 CEILING FANS & ROLL DOWN SHADES ON THE BACK PATIO -3 CAR GARAGE HAS SERVICE DOOR TO THE SIDE YARD!</p> <p><i>Listing Courtesy of S. J. Fowler Real Estate, Inc.</i></p>								







New Listings: 16 (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: 7/6/2016 <i>MLS ID: 5468516</i>	Single Family Detached	4/3	1,846 sq ft	5,075	1992	7/6/2016	\$265,000	\$144
<p>Location Location! Ahwatukee living at it's best! Close to I10 & 202 freeways and shopping. Nationally ranked school district. End of a cul de sac with beautiful views of South Mountain and walking trails. Washer, Dryer and refrigerator included! 4 bedrooms 2.5 baths with the master suite downstairs on the main floor with separate tub and shower and double sinks with separate toilet room. Nice entry foyer, great room with open kitchen with island bar and large bay window in breakfast area. Covered back patio and grassy private yard. Beautiful mature trees. Home qualifies for down payment assistance grants save 4% off the price! Ask me how.</p> <p><i>Listing Courtesy of Jk Realty</i></p>									
	FOR SALE • New, Active: 7/9/2016 <i>MLS ID: 5468537</i>	Single Family Detached	3/2	1,603 sq ft	5,169	1997	7/9/2016	\$275,000	\$172
<p>Single story ranch home 3 bedrooms 2 bathrooms with pool. This home features, kitchen granite counter tops, new light fixtures, newer appliances, tile flooring throughout, and a beautifully landscaped backyard. Great location near shopping, schools and easy access to I-10. Appliances convey. Make an offer!</p> <p><i>Listing Courtesy of Sound Realty</i></p>									
	FOR SALE • New, Active: 7/9/2016 <i>MLS ID: 5468441</i>	Single Family Detached	4/3	2,770 sq ft	19,720	1989	7/9/2016	\$675,000	\$244
<p>Absolutely stunning Ahwatukee lake side home. This is the perfect home for entertaining, both indoors and outdoors. It has been meticulously remodeled with top end finishes. The main floor is bright and open. The kitchen is finished with beautiful white marble and custom cabinets. The oversized kitchen island provides extra storage and is a great entertaining spot. Did I mention it has a wine cellar? The home is complete with a 15 foot floor to ceiling sliding glass door opening up to the gorgeous backyard. An outdoor kitchen and cabana with multiple TV's and a fire pit situated off of the diving pool and spa make it the perfect place to entertain. A large park like grassy area gives you and any house guest plenty of room to roam. The home also comes with a private dock on the lake.</p> <p><i>Listing Courtesy of Keller Williams Realty Phoenix</i></p>									
	FOR SALE • New, Active: 7/8/2016 <i>MLS ID: 5467572</i>	Single Family Detached	3/3	2,080 sq ft	4,000	1991	7/8/2016	\$300,000	\$144
<p>Wonderfully Updated 3 bedroom, large loft 2 1/2 Bathroom Home! New Granite and Tile Downstairs, Recently Painted, Newer Carpeting Throughout, Updated Appliances and lots of room 2080 sf! Beautiful views of mountains are just one of the highlights of this Gated Golf Course Neighborhood! Close to Shopping and Freeway Access. Easy Care Backyard and Front! This house is Move-In Ready!</p> <p><i>Listing Courtesy of Az Lane Realty</i></p>									
	FOR SALE • New, Active: 7/8/2016 <i>MLS ID: 5468038</i>	Single Family Detached	3/2	1,445 sq ft	4,761	1998	7/8/2016	\$240,000	\$166
<p>* MODEL PERFECT * GRANITE COUNTERS * STUNNING LAMINATE FLOORING * UPGRADED BACKSPLASH * FRESH PAINT * LOW MAINTENANCE YARD * 3 BEDROOM * 2 BATHROOM * NEW FIXTURES * SUNSCREENS ON ALL WINDOWS * AWARD WINNING KYRENE SCHOOLS * CLOSE TO INTEL * CLOSE TO 101 * CLOSE TO 202 * FOOTHILLS GATEWAY LESS THAN 250K! * GET IT BEFORE ITS GONE! *</p> <p><i>Listing Courtesy of Call Realty, Inc.</i></p>									
	FOR SALE • New, Active: 7/8/2016 <i>MLS ID: 5467743</i>	Single Family Detached	5/3	3,066 sq ft	6,200	1992	7/8/2016	\$385,000	\$126
<p>SPACIOUS 5 bed/3 bath T.W. Lewis home with 3 car garage in beautiful Lakewood community in Ahwatukee!! PERFECT for a growing family. Close to great schools in Kyrene School District and 202 freeway. Memorable entryway with BEAUTIFUL French entry doors and high vaulted ceilings. Separate living room and family room with cozy fireplace. Separate dining and eat in kitchen. Huge kitchen with granite countertops, center island, under-mount sink, Bay window, large walk-in pantry and TONS of storage. Roomy master bed and bath with soaker tub, dual sinks and large walk-in closet. LOTS of windows to keep bright with natural light. Low maintenance front yard and beautiful backyard with covered patio and lots of green space for outdoor play. Inside/outside painted in Summer 2016.</p> <p><i>Listing Courtesy of Keller Williams Realty East Valley</i></p>									

New Listings: 16 (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	<i>* Foreclosure, Notice of Rescission, New, Active: 7/8/2016, Fannie Mae HomePath</i>							
2459 E Sapium Way	Single Family Detached	4/2	2,232 sq ft	8,146	1991	7/8/2016	\$339,900	\$152	
<p>Beautiful Mountain Park Ranch home in the Ahwatukee Foothills on corner cul-de-sac lot. Quiet interior location. Nicely upgraded, excellent split floor plan. Living & family rooms. Double door den/bedroom. Stylish island kitchen features new maple cabinets, granite counters, new stainless appliances, breakfast area. Formal dining room. Split master bedroom with upgraded bath, glass shower, spa tub, huge walk-in closet. All new guest bath fixtures. Large laundry room. Nice covered patio. Excellent move-in condition. New interior & exterior paint, new carpet. Just perfect, like new, move in ready. Figures/measurements are approximate - buyer to verify. This is a Fannie Mae HomePath property.</p> <p style="text-align: right;"><i>Listing Courtesy of Realty West, Llc</i></p>									
	 FOR SALE	<i>* New, Active: 7/7/2016</i>							
1417 E Cathedral Rock Dr	Single Family Detached	3/3	1,740 sq ft	3,643	1995	7/7/2016	\$257,900	\$148	
<p>Come see your new home located in the heart of the Foothills of Ahwatukee! Enjoy wonderful views of South Mountain. New paint inside/out. New carpet throughout. All brand new kitchen appliances. Brand new A/C installed 4/4/16. Cozy backyard with established trees and covered patio. Office/den or playroom with bedrooms upstairs. Kitchen with island open to family room. Incredible views of surrounding hills from master bedroom. This home is completely move-in ready. Shopping, local restaurants, Kyrene schools, parks, incredible hiking and mountain biking within walking distance. Come and experience the unique, active and healthy lifestyle of Ahwatukee.</p> <p style="text-align: right;"><i>Listing Courtesy of West Usa Realty</i></p>									
	 FOR SALE	<i>* New, Active: 7/7/2016</i>							
4746 E Tanglewood Dr	Single Family Detached	3/3	1,856 sq ft	6,752	1997	7/7/2016	\$258,500	\$139	
<p>Awesome 2 story home located in Ahwatukee* 3BR + loft, 2.5BA* Open floorplan* Super clean & ready for immediate occupancy* Freshly painted inside & new carpet* New light fixtures* 2" faux wood blinds t/o* Stained concrete flooring downstairs* New A/C* Awesome, oversized grassy backyard w/ mature landscaping* Home is located in cul-de-sac, close to Pecos Park, library, schools, restaurants & shopping* Easy freeway access and only 20 min. from Sky Harbor International Airport and downtown Phoenix* Close to Firbird Raceway & Rawhide*</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>									
	 FOR SALE	<i>* New, Active: 7/7/2016</i>							
16638 S 28th Pl	Single Family Detached	4/4	2,340 sq ft	5,354	1988	7/7/2016	\$320,000	\$137	
<p>Your search is over! Fantastic Ahwatukee home in the highly sought after master planned Lakewood Community and award winning Kyrene School District! Just around the corner from Desert Vista High School, this home features gorgeous wood flooring and designer paint throughout! Upgraded kitchen offers custom cabinets, Granite counters, black appliances, pantry and center island. Spacious bedrooms have plush carpeting and picture windows. Master bedroom has a walk in closet and adjoining bath. Spacious other bedrooms have a Jack and Jill bath! Large decking and covered patio overlook the generous backyard with a refreshing blue pool and meticulous desert landscape! This home is move in ready and waiting for your personal touches! See it today and start packing!</p> <p style="text-align: right;"><i>Listing Courtesy of Turf Realty</i></p>									
	 FOR SALE	<i>* New, Active: 7/7/2016</i>							
1841 E Mountain Sky Ave	Single Family Detached	5/3	3,034 sq ft	13,835	1990	7/7/2016	\$549,900	\$181	
<p>Incredible Turn-Key remodel in coveted Cabrillo Canyon. This 5bed/3bath home sits on a massive hillside lot surrounded by fabulous mountain views. The kitchen has been completely redone with new shaker cabinets, beautiful slab granite counters, massive island, and top notch stainless steel appliances. The bathrooms are incredible, the flooring is high end wood tile and plush carpet. All the lighting is beautiful and modern. Step outside and enjoy your private covered patio, pebble-tec pool and spa, view deck and oversized backyard with tons of room for the kids. All of this and so much more including top rated Kyrene Schools, DV High School, world class hiking/biking trails and everything Ahwatukee Foothills is well known for.</p> <p style="text-align: right;"><i>Listing Courtesy of West Usa Realty</i></p>									

New Listings: 16 (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: 7/5/2016 MLS ID: 5467495								
	14823 S 9th St	Single Family Detached	4/2	2,227 sq ft	8,934	1991	7/5/2016	\$395,000	\$177
<p>Amazing mountain and desert views from this beautiful and fun Ahwatukee Foothills home! Enjoy entertaining in the spacious formal living and dining rooms, open kitchen and family room that flow to the fun backyard! Built-in benches and refreshing play pool have amazing mountain and desert views. Big backyard and patio feel very secluded with the desert common area behind. Kitchen has stainless steel appliances, double oven, pantry, solid surface counters, breakfast bar and nook for casual dining. Spacious master bedroom has door to backyard and room for a sitting area. Master bath is gorgeous with the white tiles and grey granite countertop! Comfortable secondary bedrooms & lovely hall bath. Award winning Kyrene Schools & Desert Vista High! Close to shopping, restaurants & hiking trails.</p> <p><i>Listing Courtesy of Keller Williams Realty East Valley</i></p>									
 FOR SALE	* New, Active: 7/7/2016 MLS ID: 5466976								
	3425 E Wildwood Dr	Single Family Detached	4/3	2,304 sq ft	5,467	1987	7/7/2016	\$423,000	\$184
<p>Incredible Waterfront 4 bedroom 2.5 bathroom in popular Lakewood. Very clean and well maintained home, radiates pride of ownership! Main floor features a formal living and great room, formal dining and an open kitchen with lots of counter space with a large breakfast bar/island. There is a swamp cooler just for the garage! Spectacular views of the water from your backyard with an extended covered patio and deck. Enjoy all this plus Orange, Grapefruit (pink and white) and tangerine trees PLUS A new roof and water heater in 2011 and 2 new Trane A/C units were installed in 2009. Close to Chandler AZ Regional Medical Center, Sky Harbor Airport, Phoenix Premium Outlets, Chase Stadium and Arizona State University.</p> <p><i>Listing Courtesy of Keller Williams Realty Phoenix</i></p>									
 FOR SALE	* New, Active: 7/6/2016 MLS ID: 5466837								
	3115 E Verbena Dr	Single Family Detached	5/3	3,149 sq ft	9,766	1993	7/6/2016	\$455,000	\$144
<p>Fantastic 5 bedroom/3 bathroom home that will delight your clients looking for a 5 bedroom home. Well-maintained pool and low maintenance front and back landscaping. Private deck off the master bedroom upstairs with new wood planks and paint. 2 bedrooms downstairs with large den, formal living and dining rooms, and eat-in kitchen. 3 bedrooms upstairs. 3 car garage. Newer carpets, painting, and bathroom granite countertops. New fans. Flagstone entry and pool decking. Plantation shutters opens to family living space/den. Fantastic location near dining, shopping, and schools. Community tennis, pools, and grounds in the Mountain Park Ranch HOA.</p> <p><i>Listing Courtesy of Russ Lyon Sotheby's International Realty</i></p>									



Price Changes: 35

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
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1 FOR SALE - Active: 4/15/2016 MLS ID: 5429473

16241 S 1st St Single Family Detached 5/3 3,394 sq ft 4/15/2016 \$534,900 \$509,900 7/9/2016 -4.67%

REDUCED \$20K-WONT LAST LONG! Spectacular 13,996 sq. ft. hillside lot in Ahwatukee's highly sought after, Foothills Club West. Beautifully upgraded - June '14 installed 20" porcelain tile and wood flooring, neutral carpet, granite countertops throughout, warm neutral color in desirable open floor plan with soaring vaulted ceilings. Wow! Spacious chef's kitchen featuring lovely granite countertops and large island w/ abundance of cabinet space -window overlooking backyard paradise. Huge master suite with beautiful views from it's own private balcony. All secondary bedrooms are good-sized including 5th bedroom at 15'x14'. Exit to entertainer's resort-like HUGE backyard with two patios, sparkling heated play pool & spa, cool grass, firepit and built-in BBQ with seating area + SO MUCH MORE!

Listing Courtesy of United Brokers Group













2 FOR SALE - Active: 6/4/2016 MLS ID: 5452742

2414 E Cathedral Rock Dr Single Family Detached 4/2 1,817 sq ft 6/4/2016 \$304,900 \$299,900 7/7/2016 -1.64%






Beautiful super clean upgraded single level in great Mountain Park Ranch Location. Granite counters in kitchen and baths, designer tile and floor coverings. Fresh paint inside and out. Newer appliances and fixtures. Great 4 bedroom plan. Formal living, dining, family room with open kitchen. Cabinets recently updated with rich stain. Soft water and R/O system. Good size yard with large grass area, covered patio and amazing mountain views. Epoxy flooring in garage and storage. North south exposure and within walking distance of community park, pool and tennis courts and elementary school. Great Ahwatukee location, excellent Kyrene Schools

Listing Courtesy of Keller Williams Realty Sonoran Living










Price Changes: 35 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 FOR SALE	<i>Active: 4/4/2016</i> <i>MLS ID: 5424019</i>						
3510 E Lakewood Pkwy W, Unit 105	Single Family Detached	3/3	2,349 sq ft	4/4/2016	\$369,000	\$349,999	7/9/2016	-5.15%
<p>Newest Home in the desirable Community of The Cottages at Lakewood, and probably all of Ahwatukee. Lush green landscape, mature shade trees, and walking paths. Lots of interest in this Home! High-end finishes throughout. 3bd/2.5ba with a loft. Soothing interior palette, beautiful travertine floor, French Doors to patio, ceiling fans, upgraded lighting, window blinds, and formal dining area. Stunning eat-in kitchen features center island, granite counters t/o, breakfast bar, butler's pantry, SS appliances, and plethora of upgraded wood cabinetry. Stylish hardwood floor and plush carpet in all the right places. Spacious laundry room with additional cabinets. Upscale bathrooms, plenty of closets, and energy efficient windows. Paver side yard. Greenbelt lot. Outstanding Views of South Mtn.</p> <p style="text-align: right;"><i>Listing Courtesy of Ann Adams And Associates Realty, Llc</i></p>								
	 FOR SALE	<i>Active: 5/8/2016</i> <i>MLS ID: 5439997</i>						
16714 S 23rd St	Single Family Detached	2/2	1,076 sq ft	5/8/2016	\$209,900	\$204,900	7/8/2016	-2.38%
<p>This community is surrounded by mountains. Best buy in Ahwatukee. Beautiful home in beautiful gated community with a community pool. This home is perfect for first time home buyer or as an investment. It is easy to rent homes in this area.</p> <p style="text-align: right;"><i>Listing Courtesy of Icon Realty Brokers</i></p>								
	 FOR SALE	<i>Active: 6/22/2016</i> <i>MLS ID: 5461177</i>						
14635 S 31st Way	Single Family Detached	4/4	3,470 sq ft	6/22/2016	\$625,000	\$599,900	7/8/2016	-4.02%
<p>Exquisite Home with Spectacular Mountain Views! This remarkable home has Mountain Preserve on three sides of the property. It truly is a "One of a Kind" in the heart of Ahwatukee! Fabulous family home with Master downstairs and 3 Bedrooms upstairs including a Huge Bonus Room with Fireplace and Wet Bar. Brand NEW top of the line Lennox HVAC system including all New Duct work. Gorgeous Wrought Iron Security Front Entry Door gives an Amazing first impression as you enter into this gorgeous home. Travertine Tile Throughout with Carpet only in the Master Bedroom and Upstairs. Chery Cabinets, Granite Countertops, and Stainless Steel Appliances. This Kitchen looks straight out of a magazine! Plantation Shutters and Custom Interior Paint Throughout the home. Family Room has French ...</p> <p style="text-align: right;"><i>Listing Courtesy of Realty One Group</i></p>								
	 FOR SALE	<i>Active: 6/14/2016</i> <i>MLS ID: 5457183</i>						
1720 E Windsong Dr	Single Family Detached	3/2	1,700 sq ft	6/14/2016	\$298,700	\$292,700	7/8/2016	-2.01%
<p>2016 Beautiful Remodel. Private Golf Course Lot Home with no homes behind for privacy and Golf & Mtn Views! Private street ending in a Cul-de-sac. Coveted NS Exposure. THIS HOME HAS IT ALL!! Upgraded Modern Kitchen with island, NEW custom imported GRANITE throughout, New Glass Subway Tile Backsplash, upgraded NEW cabinet hardware, custom refinished cabinets! All NEW stainless steel kitchen appliances & new undermount stainless steel sink. New 18 inch upgraded neutral tile throughout. Open family room with fireplace + Additional oversized large Den!!! Open Vaulted Ceilings! NEW Upgraded hardware throughout the home for a modern feel. NEW Interior neutral custom paint. All New upgraded lighting & ceiling fans throughout. Click the "MORE" link for ADDITIONAL COMMENTS!!</p> <p style="text-align: right;"><i>Listing Courtesy of Homesmart</i></p>								
	 FOR SALE	<i>Active: 6/3/2016</i> <i>MLS ID: 5452373</i>						
16906 S 23rd St	-	2/2	1,042 sq ft	6/3/2016	\$212,000	\$202,000	7/8/2016	-4.72%
<p>***PRICE REDUCED OVER \$10,000*** A perfect single level home in the prestigious Ahwatukee Foothills. This home is located in a small, gated community with a community pool to cool off. The kitchen features granite counter tops and upgraded fixtures. Granite counter tops in both bathrooms. Large master bedroom with walk in closet. 2 car garage and fresh exterior paint in April 2016. Private backyard with covered patio. FHA approved community. Easy access to schools, freeways, shopping, hiking and restaurants. First American Home Warranty Eagle Premier Plan included (\$470 value). At this price, it won't last long.</p> <p style="text-align: right;"><i>Listing Courtesy of A & L Arizona Realty</i></p>								











Price Changes: 35 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	PENDING	Pending: 7/8/2016 MLS ID: 5437753						
3525 E Liberty Ln	Single Family Detached	4/3	2,153 sq ft	5/4/2016	\$349,900	\$349,900	7/8/2016	-
<p>Gorgeous 4 bedroom home in Lakewood with a HUGE YARD in culdesac. Enter to towering vaulted ceilings, stunning wood floors in the living room, upgraded kitchen with stainless steel appliances & granite counters. Large open Family Room boasts a wood burning fireplace. Large bedrooms upstairs, Master bedroom offers a huge stand in shower, dual sinks and a walk in closet recently remodeled. In the backyard find a stunning, resort like landscape with large lawns, tall palm trees, a large swimming pool with water features, two covered patios and so much more. Don't miss out on this incredible home in Ahwatukee. HVAC APPROX 6 YR new! Walk to excellent schools! Downsizing makes this fabulous family home available! Low HOA fees include: catch&release FISHING, PARKS, WALKING PATHS, BOATING FOR ALL RESIDENCE</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								
	FOR SALE	Active: 5/25/2016 MLS ID: 5447956						
16240 S 32nd Pl	Single Family Detached	4/3	2,224 sq ft	5/25/2016	\$319,000	\$319,000	7/8/2016	-
<p>View and short walk to the lake! Fantastic two story Home with lush green grass and move-in ready. Dramatic soaring ceilings, warm interior palette, beautiful tile floor, plush neutral carpet in all the right places, ceiling fans, and charming fireplace in family room. French Doors to bonus room w/ saltillo tile, and lovely wood like flooring in family room and kitchen. Granite counters, black appliances, upgraded lighting, and distressed wood cabinetry with stylish hardware in chefs kitchen. Wine bar! Perfect Home for entertaining! Grand master retreat with walk-in closet and private spa-like en suite. Relax or entertain in this gorgeous backyard with refreshing pool, grassy play area, swaying palm trees, flagstone paths/patio, and exterior fireplace. A must see "gem" in the desert!</p> <p><i>Listing Courtesy of Realty One Group</i></p>								
	FOR SALE	Active: 6/1/2016 MLS ID: 5450738						
4612 E Glenhaven Dr	Single Family Detached	3/2	1,408 sq ft	6/1/2016	\$245,000	\$239,900	7/8/2016	-2.08%
<p>A VALUE PACKED, COMFORTABLE HOME YOU SHOULD SEE RIGHT NOW...3BEDROOM...PLUS A DEN..2BATH..CHARMING, EASY-TO-LIVE CONTEMPORARY DESIGN. KITCHEN SO COMPLETE AND WELL-PLANNED-LARGE ISLAND-AN INSPIRATION TO ANY COOK...PERFECT DEN FOR RESTING, READING...BACKYARD..PRETTY SHRUBS AND GRASS ADD MELLOWED CHARM...A MUST SEE!!! THANKS FOR SHOWING..</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								
	FOR SALE	Active: 6/15/2016 MLS ID: 5457726						
4439 E Redwood Ln	Single Family Detached	3/2	2,225 sq ft	6/15/2016	\$310,000	\$305,000	7/8/2016	-1.61%
<p>MUST SEE Gorgeous Upgraded Private Ahwatukee Home Located in Top-Rated Kyrene School District. This Fabulous 3 Bedroom+Den/2 Bath Perfect Family Home has a Spacious Split Master Open Concept Floor-plan, Vaulted Ceilings, Formal Living/Dining Room, Large Family Room, Wood Flooring Throughout, Granite Kitchen with Large Island, Tons of Cabinets & Counter Space, & Breakfast Bar. Master Bedroom has a Large Walk-in Closet, Upgraded Master Bathroom with Gorgeous Marble Tile, Separate Tub & Shower. Artificial Turf In Front Yard & Large Natural Grass Backyard with Privacy & Nobody Behind With Plenty of Room for a Pool. Quick Access to Loop 202 and I-10 Freeways, Minutes from Pecos Pool and Park, Shopping & Restaurants Nearby including the Phx Premium Outlets & Chandler Fashion Square. New A/c '13</p> <p><i>Listing Courtesy of Az Lane Realty</i></p>								
	FOR SALE	Active: 6/1/2016 MLS ID: 5450969						
1843 E South Fork Dr	Single Family Detached	5/3	3,034 sq ft	6/1/2016	\$624,900	\$599,900	7/6/2016	-4%
<p>Beautifully upgraded home in the desirable Ahwatukee Foothills! Inviting front courtyard including paver stone walkway leads through solid hard wood double front entry door inside this immaculate home with luxurious travertine stone floors throughout, majestic stack stone entry, separate formal living/dining and family room. Wetbar with granite slab counter tops and sink The chef pleasing kitchen has been totally remodeled with custom cabinets, granite counter tops, stone backsplashes, stainless appliances, LED under and over cabinet lighting and a large kitchen island. Bay window at breakfast nook. Spacious family room centered by remodeled stack stone fireplace with raised hearth and double French doors to access the backyard. Hard wood plantation shutter and two-tone paint throughout.</p> <p><i>Listing Courtesy of Courtney Valleywide Properties</i></p>								











Price Changes: 35 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 FOR SALE · Active: 6/15/2016 MLS ID: 5458386								
	Single Family Detached	5/5	3,835 sq ft	6/15/2016	\$659,000	\$649,900	7/8/2016	-1.38%
<p>Magnificent property located in highly desirable Richmond Heights featuring 5 bedrooms, 4.5 baths, and a hard to find 4 car garage! Your guests will enjoy the private guest suite downstairs. Every bedroom is spacious & has a walk in closet. The home boasts, high end flooring t/o, designer paint touches, granite counters w/ stone back splash, double ovens, stainless package, tons of storage, the list goes on and on! You will love the backyard that has grass for the kids, a sparkling pool w/ rock waterfall & removable fence & a wash behind for added privacy. Enjoy the mountain views from the back & front of your new home. Kyrene Schools w/ in walking distance & award winning Desert Vista just a short drive.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
 FOR SALE · Active: 5/16/2016 MLS ID: 5444269								
	Single Family Detached	3/2	2,161 sq ft	5/16/2016	\$325,000	\$295,000	7/8/2016	-9.23%
<p>Owner financing is available on this stunning 3 bedroom, 2 bath split floorplan single level home with huge front living area big enough for a pool table, den space with railing in living area, separate family room with fireplace, vaulted ceilings granite counters in kitchen and salt water lap pool located in a beautiful, secluded upscale gated Ahwatukee Foothills community. New neutral custom paint and new flooring. Roof was just fully redone and AC was replaced in 2009. Includes all appliances. This home was built with copper plumbing. Easy maintenance landscaping and it is located in the superb Kyrene school district. Seller is offering 1 year home warranty from FirstAmerican with Premier Plan and salt water pool coverage. Fantastic price at under \$137. per square foot!</p> <p><i>Listing Courtesy of Homesmart</i></p>								
 FOR SALE · New, Active: 6/29/2016 MLS ID: 5464086								
	Single Family Detached	3/2	1,825 sq ft	6/29/2016	\$329,900	\$319,000	7/7/2016	-3.3%
<p>Absolutely gorgeous UDC beautifully landscaped Family home. 3 car garage!! Party perfect pool & patio. Vaulted ceilings, north-south exposure, and super clean interior. All showings begin after 10 AM Saturday July 2nd. Extremely easy access to the new 202 Pecos Freeway which will open up around 59th Ave. And I-10 freeway In the coming months! At the base of the Phoenix Mountain Preserve. Most of the time this home is VACANT and on Lock Box.</p> <p><i>Listing Courtesy of Homesmart</i></p>								
 FOR SALE · Active: 5/24/2016 MLS ID: 5447698								
	Single Family Detached	4/3	2,687 sq ft	5/24/2016	\$537,900	\$524,990	7/8/2016	-2.4%
<p>If you want to be greeted every morning by gorgeous private mountain views in your backyard, this single story, 4 bedroom 3 bath home is your oasis in the desert. Uniquely nestled in the Ahwatukee Foothills, the mountains wrap around this corner lot for an almost 270 degree view. Backyard features a putting green, heated spa and play pool. Newly remodeled kitchen with 2 islands, new granite counters and all new stainless steel oven, electric range, dishwasher and refrigerator. Tiled thru out and freshly painted inside and out. The foothills is a hidden gem in the valley. Offering a quiet village feel yet with all the shopping, restaurants and parks to rival any part of the valley. Lastly, but most importantly the renowned Kyrene School District and Nationally know Desert Vista High School</p> <p><i>Listing Courtesy of Homesmart</i></p>								
 FOR SALE · Active: 6/16/2016 MLS ID: 5458393								
	Single Family Detached	4/3	3,174 sq ft	6/16/2016	\$550,000	\$545,000	7/8/2016	-0.91%
<p>This 2 story home is situated on an oversized, preserve lot for the ultimate in privacy. Main floor master bedroom w/his & her walk-in closets! Upstairs you'll find 3 bedrooms plus a huge bonus/game room, offering everyone their own space! Oversized 3 car garage is big enough for tools or toys! Brand new tile flooring in all the right places, updated kitchen cabinets, granite counters & stainless appliances. Enjoy the backyard w/2 covered patios, sparkling pool, water feature, just enough grass & that view! Did I mention that view? Walking distance to hiking & biking trails, top rated elementary & middle schools, retail & restaurants. Fantastic neighborhood and original owner too! Make sure you checkout the aerial video showing how truly spectacular this lot & neighborhood is!</p> <p><i>Listing Courtesy of United Brokers Group</i></p>								






Price Changes: 35 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 Active: 5/17/2016 MLS ID: 5444399		Single Family Detached	4/3 2,686 sq ft	5/17/2016	\$449,900	\$439,900	7/8/2016	-2.22%
<p>Freshly painted inside & out, this immaculately clean single level offers four true bedrooms & the hard to find full third bathroom! Open floor plan offers great flexibility depending on your lifestyle. Need a formal area? No problem. Rather have a game room? You can have that instead! Check out the floor plan in the document section to see the flexibility for yourself. Whatever your needs, it offers everyone their own space. Light & bright w/vaulted ceilings, fireplace, two kitchen islands, updated kitchen cabinets, corian counters, dual Advantium wall ovens, covered patio, sparkling pool & tile flooring in all the right places. Nestled in a popular Ahwatukee Foothills neighborhood & w/in walking distance to hiking trails, restaurants, grocery, retail & two top rated schools!</p> <p><i>Listing Courtesy of United Brokers Group</i></p>								
 Active: 2/11/2016 MLS ID: 5397511		Single Family Detached	5/5 3,593 sq ft	2/11/2016	\$534,900	\$509,900	7/8/2016	-4.67%
<p>Reduced & priced to sell* Lowest price /sq.ft.* Amazing entertainer's home located on hillside lot w/views & resort style backyard w/ sparkling pool, putting green, built in fire pit, BBQ & bar* Custom iron entry door* Gorgeous upgraded eat-in kitchen w/ maple ginger cabinets, stainless steel appliances, granite counter tops & 2 islands* Downstairs offers a formal living & dining RM, family RM w/ cozy FP, half bath, BR w/ full bath (great in-law suite)* Custom artistic iron stair railing leads to upstairs where you will find the master suite w/ private balcony, large walk-in dassy closet, brand new remodeled master bath, two additional BR's, 2 full baths & an expansive bonus RM w. walk-in closet* Located just minutes from the south mtn trail-head & near excellent Kyrene school*</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>								
 Active: 6/23/2016 MLS ID: 5461390		Single Family Detached	4/3 2,686 sq ft	6/23/2016	\$522,900	\$504,900	7/7/2016	-3.44%
<p>Spectacular mountain views completely surround this amazing and meticulous home! This well appointed home is nestled in a great location in the Foothills with breathtaking views and a wonderfully laid out floorplan. Every inch of this home has been redone. As you enter the home, you will find new pavers, stone and iron work, and a charming seating area. Stunning gourmet kitchen with upgraded cherry cabinets, tumbled travertine backsplash, stainless appliances, double ovens, granite counters, and a great island overlooking family room and views to the patio. All brand new tile throughout the whole home done in 2014, and bathrooms with Carrera marble showers/tubs. Backyard has a refreshing Pebbletec pool with water features that is positioned perfectly in the yard to maximize views.</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
 Active: 5/5/2016 MLS ID: 5438465		Single Family Detached	4/3 2,236 sq ft	5/5/2016	\$329,000	\$299,999	7/6/2016	-8.81%
<p>Beautiful single family home in the highly sought community of The Foothills. Great curb appeal! Foyer opens to spacious formal living room with fire place and lovely formal dining room. Large office off front entry with custom powder room. Beautiful kitchen with stainless appliances, custom granite top kitchen island, cabinetry, custom travertine back splash and breakfast nook area. Family room with patio access and lot's of natural light! Large master bedroom suite with seating area and private balcony with mountain views. Master bath with double sinks, custom slate flooring, walk-in shower, tub with views and walk-in closet. Spacious loft opening to 2 secondary bedroom suites with updated guest bath and laundry rooms. Backyard with covered patio, huge play pool. 4 bedrooms, one being</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>								
 Active: 5/27/2016 MLS ID: 5449494		Single Family Detached	5/3 2,426 sq ft	5/27/2016	\$339,500	\$324,900	7/7/2016	-4.3%
<p>5 Bedroom home on quiet cul-de-sac w/ Mtn views in gorgeous Gated Golf community. Well-appointed chef's kitchen w/ stainless appliances, granite countertops, Double Ovens & Panty. BRAND NEW carpet, Paint & Blinds, Soaring formal LR/DR w/ designer lighting & Travertine Floors. FR has cozy fireplace & custom niches. Full BR and Bath downstairs is perfect for in-law suite/play room. Spacious BR with marble bathroom accents. Private Backyard Oasis w/Covered Patio with inlaid tile & lrg grassy area, mature landscaping and dog run. 3rd bay of garage perfect for Man Cave/Hobby Room/Storage with AC. Entire house was re-plumbed with COPPER Piping (15k). Extra features include Wood Shutters, Ceiling Fans, Newer AC (upstairs), Wired for Alarm, Garage w/Built-ins & Epoxy floor++. A+ Schools & More!!</p> <p><i>Listing Courtesy of Realty One Group</i></p>								







Price Changes: 35 (cont.)

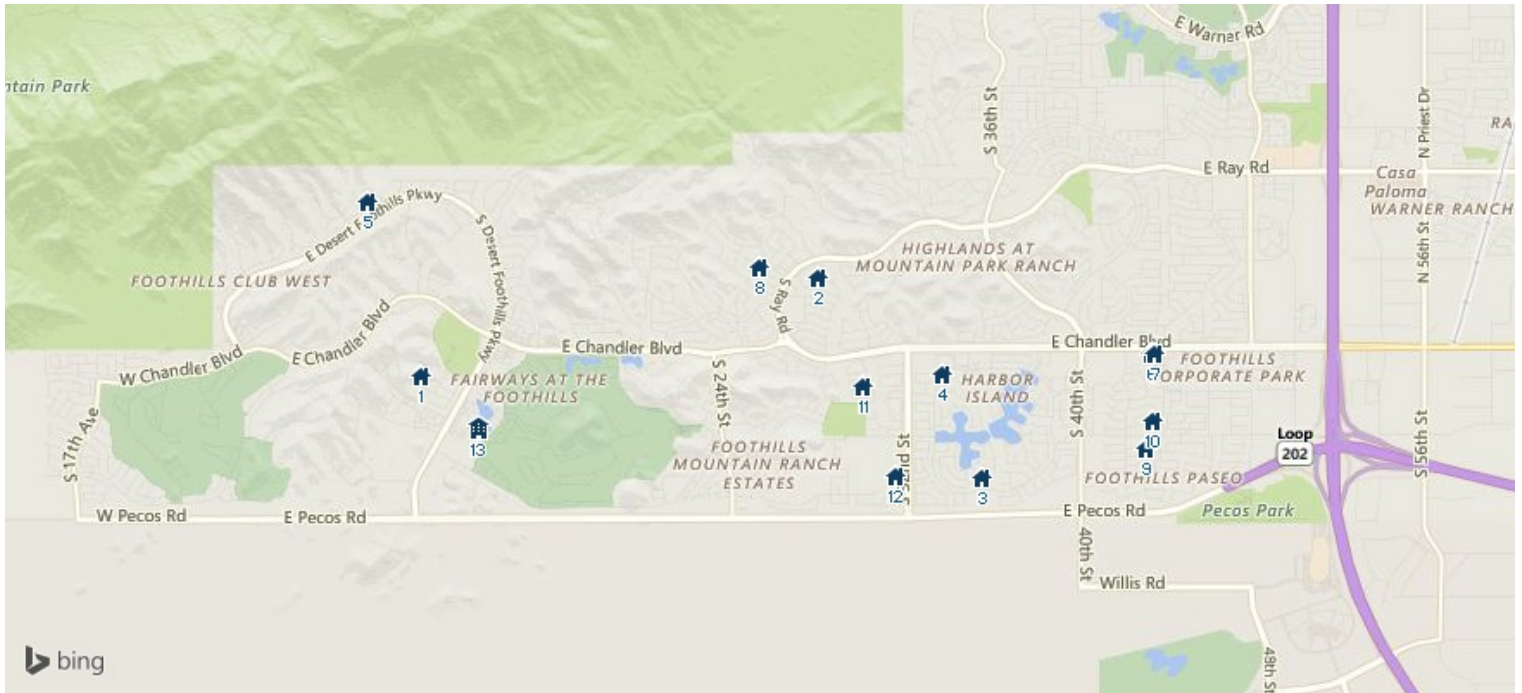
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 23 FOR SALE	Active: 5/13/2016 MLS ID: 5443434							
	–	2/3	1,154 sq ft	5/13/2016	\$192,000	\$191,900	7/7/2016	-0.05%
<p>Motivated Seller wants to see your offer today! Come and see this Sharp 2 bed 2.5 bath Townhouse with 1 car garage nestled within a Gated Community. Unit backs to Greenbelt. Exterior recently painted. It is conveniently located near shopping, freeway access and dining. Some upgrades and vacant for easy showing and fast closing. Property and carpet have been cleaned so all you need to do is move in! Don't miss out, as it surely will not last long!</p> <p><i>Listing Courtesy of Discover Arizona Real Estate</i></p>								
 24 FOR SALE	Active: 5/7/2016 MLS ID: 5439662							
	Single Family Detached	4/3	2,199 sq ft	5/7/2016	\$319,900	\$317,500	7/7/2016	-0.75%
<p>BEAUTIFULLY REMODELED HOME IN HIGHLY SOUGHT AFTER LAKEWOOD SUBDIVISION. GREAT LOCATION WITHIN ONE OF THE BEST SCHOOL DISTRICTS IN THE STATE. THIS HOME FEATURES 4 BEDROOMS, 2 BATHS AND 2,200 SQUARE FEET. POPULAR FLOOR PLAN! ONE BEDROOM, MASTER & FAMILY ROOM DOWNSTAIRS. OTHER TWO BEDROOMS & KITCHEN UPSTAIRS THAT OPENS TO A SECOND FAMILY ROOM, TILE THROUGHOUT. UPGRADED LIGHTING AND ALL BRAND NEW CEILING FANS. CHEFS KITCHEN OFFERS BREAKFAST BAR, STAINLESS STEEL APPLIANCES AND WHITE WOOD CABINETRY PLUS BRAND NEW GRANITE COUNTERTOPS AND NEW KITCHEN SINK AND FAUCET. PLUSH BRAND NEW NEUTRAL CARPET IN BEDROOMS. NEW PAINT INSIDE AND OUT. ALL THREE BATHROOMS HAVE BEEN REMODELED WITH GRANITE COUNTERTOPS, NEW SINKS, NEW FAUCETS, NEW TOILETS AND TILED SHOWERS.</p> <p><i>Listing Courtesy of Prosmart Realty</i></p>								
 25 FOR SALE	Active: 1/1/2016 MLS ID: 5377378							
	Single Family Detached	5/3	3,570 sq ft	1/1/2016	\$742,000	\$638,900	7/7/2016	-13.89%
<p>EXTRAORDINARY PANORAMIC VIEW ON A RESORT!! ONE OF THE LARGEST WATER FRONT LOTS IN LAKEWOOD WITH AN EXTENDED 4 CAR GARAGE, 5 BEDROOM RESORT STYLE HOME, LARGE LAP POOL, BASKETBALL HOOP, HUGE TILE ROOF, RAMADA WITH SPA AND FIRE PIT, OUTDOOR GAS BBQ/SINK, BOAT DOCK, HUGE GRASSY PLAY AREA, HUGE VAULTED CEILINGS, CENTRAL VAC, FULLY UPGRADED GOURMET KITCHEN WITH WARMING DRAWER, NEW CABINETS AND GRANITE IN BOTH KITCHEN AND BATHROOMS.</p> <p><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>								
 26 FOR SALE	Active: 5/4/2016 MLS ID: 5437721							
	Single Family Detached	4/3	3,439 sq ft	5/4/2016	\$949,999	\$899,999	7/7/2016	-5.26%
<p>Highly sought after Canyon Reserve for under 1 million! Impressive territorial home situated on 1.74 acres of peaceful canyon hillside! This property features true southwest architecture with a modern twist. The 10 foot windows allow for unobstructed breathtaking views. The master suite boasts custom niches with lighting to showcase your treasured art. A unique master bath with back to back dual vanities, glass block encased shower, oversize jetted tub, and a spacious closet with a window bringing in the natural light. All other bedrooms are spacious and feature plantation shutters. Enjoy preparing dinner in your eat in kitchen overlooking the canyon hillside. The backyard is an entertainers' paradise featuring a fenced pebble-tec pool, an outdoor kitchen area with built in</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>								
 27 FOR SALE	Active: 6/2/2016 MLS ID: 5451631							
	Single Family Detached	6/4	4,483 sq ft	6/2/2016	\$949,000	\$919,000	7/7/2016	-3.16%
<p>This amazing home is one of only nine in the exclusive Tuscan Hills gated community. All are well maintained and beautiful. This is a very private street, minutes from shopping and the freeways. Inside is full of custom finishes and a gourmet kitchen. The yard is a paradise with a T shaped pool with a waterfall, slide and grotto which houses the spa, a swim up bar to a huge sunken outdoor kitchen. There is a small basketball court, a raised grass yard with a view, a sandbox, fruit trees, 2 herb gardens and a large wrap around patio. The house is well cared for and has wood floors, tile in the kitchen, bath and laundry areas and carpet in 4 of the bedrooms. There is a butlers pantry off the gourmet kitchen, a master retreat with an office and private balcony. Tec Shield insulation.</p> <p><i>Listing Courtesy of West Usa Realty</i></p>								

Price Changes: 35 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">28</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">FOR SALE</div> <div style="margin-left: 10px; font-size: small;"> Active: 5/3/2016 MLS ID: 5447545 </div> </div> <p>3602 E Woodland Dr</p> <p>Single Family Detached 5/3 3,650 sq ft</p> <p>WOW! Huge price reduction for this amazing premium waterfront lot in Lakewood with stunning lake views, private boat dock, boat, sparkling fenced pool, lush landscape includes fruit trees, spacious covered patio. Entertainers Dream. Dramatic entry, warm and inviting. Home features; 5 bedrooms; 3 baths, loft, guest suite downstairs, formal living/dining, family room with wet bar, fireplace and french doors. Gourmet eat in kitchen with island and room for many cooks. Gorgeous master suite with luxurious bath, french doors too private balcony over looking the lake and fountain. Home has been beautifully appointed, see document tab for complete list of upgrades. Welcome to your very own Lakeside retreat.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Keller Williams Realty Sonoran Living</i></p>				5/3/2016	\$825,000	\$787,950	7/3/2016	-4.49%
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">29</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">FOR SALE</div> <div style="margin-left: 10px; font-size: small;"> Active: 3/4/2015 MLS ID: 5245213 </div> </div> <p>3830 E Lakewood Pkwy E, Apt 1142</p> <p>Apartment 1/1 693 sq ft</p> <p>Super cute spacious, light and bright 1-bedroom, 1-bath condo in gorgeous Portofino Community. Awesome sized bedroom with amazing walk in closet. All appliances included! Community offers pools, spas, community center and fitness room. Close to 202 and I-10. Huge covered patio with great storage.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of American Realty Brokers</i></p>				3/4/2015	\$118,000	\$129,980	7/5/2016	10.15%
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">30</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">FOR SALE</div> <div style="margin-left: 10px; font-size: small;"> Active: 5/18/2016 MLS ID: 5444616 </div> </div> <p>2006 E Granite View Dr</p> <p>Single Family Detached 4/3 3,150 sq ft</p> <p>New Low Price for this fabulous SINGLE LEVEL home in Cabrillo Canyon which boasts NEW CARPET, NEW TILE, FRESH STAINED CABINETS, NEW STAINLESS APPLIANCES, NEW KITCHEN GRANITE and much much more. Enter this fabulous open floor plan home to a formal living and dining room straight ahead with views of lovely backyard. An open office to the right of the front door, could be 4th bedroom. You'll enjoy the cozy family room with Fireplace and the spacious backyard featuring a sparkling pebbletec pool. Welcome Home!</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Amazing Az Homes</i></p>				5/18/2016	\$525,000	\$495,000	7/6/2016	-5.71%
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">31</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">FOR SALE</div> <div style="margin-left: 10px; font-size: small;"> Active: 3/2/2016 MLS ID: 5411822 </div> </div> <p>14818 S 30th St</p> <p>Single Family Detached 4/4 3,418 sq ft</p> <p>This lovely home's location offers privacy and views of the beautiful lush greenbelt, lake, and fountain. The master bath and bedroom offer loads of space with fireplace and sitting area. Upgrades have been done throughout with tile, granite, and wood flooring. The backyard is a blank canvass, add a pool, more patio seating etc this oversized lot can handle loads of entertainment options. Located in the award winning Kyrene School District and Desert Vista High School boundaries.</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of Keller Williams Realty Phoenix</i></p>				3/2/2016	\$577,000	\$519,000	7/5/2016	-10.05%
 <div style="display: flex; align-items: center;"> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold;">32</div> <div style="background-color: #0070C0; color: white; padding: 2px 5px; font-weight: bold; margin-left: 5px;">FOR SALE</div> <div style="margin-left: 10px; font-size: small;"> Active: 6/10/2016 MLS ID: 5455463 </div> </div> <p>15204 S 14th Pl</p> <p>Single Family Detached 3/3 1,754 sq ft</p> <p>Awesome cul-de-sac location, nestled in the Foothills of Ahwatukee! Fabulous sunrise and sunset views. Freshly painted, inside/out. 18" tile, on diagonal throughout lower level. New granite counters in kitchen, smooth top range, fridge & built-in microwave. Lovely views from family room/breakfast room to grassy backyard. Living room separate, can be used as office/den or play room. All bedrooms upstairs, double door entry to master. Incredible views of surrounding hills from bayed windows in master. This home is ready for the next owner to enjoy. Schools, shopping, restaurants, parks and fabulous hikes are all within a short distance. Wonderful KYRENE Schools are a short distance away. Nearby community park offers, tennis, BB courts, ball fields and ramadas with BBQ grills click more</p> <p style="text-align: right; font-size: x-small;"><i>Listing Courtesy of United Brokers Group</i></p>				6/10/2016	\$269,000	\$264,000	7/5/2016	-1.86%

Price Changes: 35 (cont.)











	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 FOR SALE	<i>Active: 5/30/2016 MLS ID: 5451998</i>						
16606 S 15th St	Single Family Detached	4/3	2,599 sq ft	5/30/2016	\$364,900	\$329,000	7/6/2016	-9.84%
<p>LOCATION, LOCATION, LOCATION! This home is a winner! New carpet upstairs and on stairways, new tile in upstairs bathrooms, all doors and baseboards have fresh paint. Garage door just had a tune-up and the front entry way has been power washed. All appliances stay and have been deep cleaned. The new 202 (approx 1 mile away) will make this location very convenient! This home is the one you've been waiting for! Beautifully maintained and has everything you're looking for! The open floor plan boasts majestic ceilings for that grand, open feel. Close to shopping, gyms and schools.</p> <p><i>Listing Courtesy of Re/Max Foothills</i></p>								
	 FOR SALE	<i>Active: 2/25/2016 MLS ID: 5404152</i>						
1012 E Mountain Sage Dr	Single Family Detached	4/3	3,111 sq ft	2/25/2016	\$485,000	\$454,500	7/4/2016	-6.29%
<p>Back on the market! The kitchen cabinets have been re-finished with a beautiful updated look. Wonderfully updated 4 bedroom 2.5 bath plus den/bonus room, with fabulous mountain views. Gorgeous engineered hard wood flooring and upgraded travertine tile throughout with carpet in the bedrooms. The gourmet kitchen opens up to a huge family room with fireplace, and includes stainless steel appliances built-in microwave, reverse osmosis, high-end custom granite counter-tops, a large island and custom made oak kitchen table in breakfast nook. Well-appointed master bedroom with over-sized master bath and walk-in closet. Large secondary bedrooms and large bonus room with separate exit onto balcony. Sit outside in the lovely backyard and enjoy the mountain views from the covered patio.</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
	 FOR SALE	<i>Active: 6/17/2016 MLS ID: 5459997</i>						
1330 E Desert Trumpet Rd	Single Family Detached	4/3	2,517 sq ft	6/17/2016	\$449,900	\$424,900	7/5/2016	-5.56%
<p>Gorgeous 4 Bedroom, 2.5 Bathroom home situated in the Beautiful Ahwatukee Foothills. Scenic Mountain views all around. Shopping, restaurants, and hiking trails all within walking distance. Great split floorplan with separate family and living room. Garage has plenty of storage space with wall to wall built-in cabinets. House features large master bedroom with huge walk-in closet. The backyard is perfect for entertaining with lush landscaping and private pebble tech pool and built-in outdoor fireplace.</p> <p><i>Listing Courtesy of Realty One Group</i></p>								















Pending Listings: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 Pending: 7/9/2016 MLS ID: 5399701	Single Family Detached	4/3	3,223 sq ft	6,673	2/16/2016	\$444,900	7/9/2016	\$138
<p>805 E Silverwood Dr</p> <p>SPECTACULAR & RARE SECLUDED FOOTHILLS CUL-DE-SAC LOCATION* THIS LARGE ENCLAVE PROVIDES GREAT PAVED AREA FOR KIDS TO SKATE, BIKE & PLAY* 5TH BEDROOM UP IS SUPER LARGE LOFT STYLE GAME ROOM* MASTER BATH UPDATES W/ SLAB GRANITE COUNTERS & MBR DOWN* UPDATED KITCHEN HAS CHERRY STAINED CABINETS W/ CROWN MOLDING, SLAB GRANITE & BLACK APPLIANCES* BREAKFAST NOOK* BIG FAMILY RM W/ FIREPLACE* 19.5' VAULTED CEILINGS* PORCELAIN TRAVERTINE LOOK TILE FLOORING & LARGE CUSTOM PICTURE WINDOW IN GAME ROOM FOR AWESOME VIEWS* KIDS BATH W/ SLAB GRANITE* 2 KIDS BEDROOMS W/ WALK-IN CLOSETS* LARGE LAUNDRY RM W/ GRANITE FOLDING COUNTER* LOVELY & WELL MAINTAINED* PRIVATE HILLSIDE BACKYARD FEATURES 5' PEBBLE FINISHED POOL, ARTIFICIAL GRASS ISLAND & COVERED PATIO* 2 NEW HEAT PUMPS 2011**SEE MORE IN DOCUMENTS TAB*</p> <p><i>Listing Courtesy of Realty Executives</i></p>								
 UCB (Under Contract-Backups): 7/8/2016 MLS ID: 5435502	Single Family Detached	4/2	2,120 sq ft	7,390	4/29/2016	\$295,000	7/8/2016	\$139
<p>15014 S 27th Way</p> <p>Situated on an Interior Corner Lot with New Front Landscaping Featuring Separate Living, Family, and Formal Dining Rooms, Vaulted Ceilings, 2" Blinds, Lots of Tile Flooring, Fresh Interior Accent Paint, Eat-In Kitchen with Breakfast Bar, Pantry, Maple Cabinets, Newer Smooth-Top Range & Built-In Microwave, R/O System, Additional Cabinets in Laundry Room, Vaulted Ceilings and Huge Walk-In Closet in Master Bedroom, Separate Shower/Tub, Dual Sinks, and Marble Counters in Master Bath, Oversized Secondary Bedroom with Walk-In Closet, Extended Covered Patio with Grassy Yard, Citrus Trees, Back Patio Roof Just Re-Done. Great Location within 1 Block of Walkways that Run through Mountain Park. 3 Community Pools/Spas & Tennis Courts...**Price Reduced to allow for kitchen updating**</p> <p><i>Listing Courtesy of Keller Williams Integrity First</i></p>								

Pending Listings: 13 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 Pending: 7/8/2016 MLS ID: 5437753	Single Family Detached	4/3	2,153 sq ft	10,843	5/4/2016	\$349,900	7/8/2016	\$163
Gorgeous 4 bedroom home in Lakewood with a HUGE YARD in culdesac. Enter to towering vaulted ceilings, stunning wood floors in the living room, upgraded kitchen with stainless steel appliances & granite counters. Large open Family Room boasts a wood burning fireplace. Large bedrooms upstairs, Master bedroom offers a huge stand in shower, dual sinks and a walk in closet recently remodeled. In the backyard find a stunning, resort like landscape with large lawns, tall palm trees, a large swimming pool with water features, two covered patios and so much more. Don't miss out on this incredible home in Ahwatukee. HVAC APPROX 6 YR new! Walk to excellent schools! Downsizing makes this fabulous family home available! Low HOA fees include: catch&release FISHING, PARKS, WALKING PATHS, BOATING FOR ALL RESIDENCE									
<i>Listing Courtesy of West Usa Realty</i>									
	 Pending: 7/8/2016 MLS ID: 5449993	Single Family Detached	3/2	1,704 sq ft	6,244	5/30/2016	\$249,900	7/8/2016	\$147
Great floorplan in Lakewood. Great room concept with 3 bd and 2 baths. Needs some updating but priced right.									
<i>Listing Courtesy of Realty Executives</i>									
	 Pending: 7/6/2016 MLS ID: 5434777	Single Family Detached	5/4	3,768 sq ft	12,630	4/28/2016	\$754,000	7/6/2016	\$200
Gorgeous Upgraded Semi-custom in Gated Whistling Rock Luxury Ahwatukee Community. Breathtaking views surround you in this Premium Location with Designer Finishes t/o. **One of the Most Desirable Homes Available Today!** Gourmet Kitchen Remodel features granite slab counters, premium SS Wolf & SubZ appliances, huge custom island, designer lighting, b'fast bar. Open Greatroom features stone FP. Light & bright 12' ceilings & hand-scraped hardwood t/o. 4 full baths, all newly upgraded. True Master Retreat & Spa Bath, huge closet. Spacious bdrms, one w/ full ensuite bath/walk in closet. 5th bdrm is Den/Office -great teen flex space/bdrm. Resort backyard remodel, heated pool/spa, FP, built-in BBQ, views! Minutes to A+Kyrene schools & DesertVista HS. More features in docs tab!									
<i>Listing Courtesy of Homesmart Select</i>									
	 UCB (Under Contract-Backups): 7/4/2016 MLS ID: 5464959	Single Family Detached	3/2	1,352 sq ft	5,242	7/1/2016	\$230,000	7/4/2016	\$170
Beautiful 3 bedroom, 2 bath, single story home located on a corner lot up for sale! Walk through the front door to the great room with cozy fireplace, tile flooring, designer two-tone paint, plant shelves for your decorative pieces, crown molding, ceiling fan and vaulted ceilings. Large eat in kitchen is bright and spacious with a bay window, stainless steel appliances, kitchen island, pantry and lots of cabinets for storage. Huge master bedroom has designer paint, crown molding and vaulted ceilings and private door to exit to the backyard. Master bathroom has separate tub and shower, his/her sinks, walk in closet. The other 2 bedrooms are large with ceiling fans and designer paint. The exterior you will find covered patio, pool, misters, surround sound, shed, grass in front and rear.									
<i>Listing Courtesy of Keller Williams Realty Phoenix</i>									
	 Pending: 7/6/2016 MLS ID: 5451743	Single Family Detached	3/2	1,352 sq ft	6,103	6/2/2016	\$235,900	7/6/2016	\$174
WOW - This is the beautiful, sparkling clean starter home you've been waiting for in Ahwatukee! Spacious, open single-level floorplan feels larger due to no hallways, with a 3 bedroom/2 bath split floorplan. Stone-style tile throughout almost all of the house and updated lighting fixtures/fans make the home show gorgeous. Resort-style backyard with kiva fireplace, entertaining/cooking area with bench, large covered patio, and lush green grass. Home is loaded with upgrades: 14-seer Trane heat pump; security system; bay windows, 2" wood blinds; flagstone; 2 car garage; newer copper plumbing per previous owner, kitchen with island and refrig; vaulted ceilings; Kyrene schools; and lots more! Simply one of the nicest, cleanest homes you will find on the market in this price range - hurry!									
<i>Listing Courtesy of Realty Executives</i>									

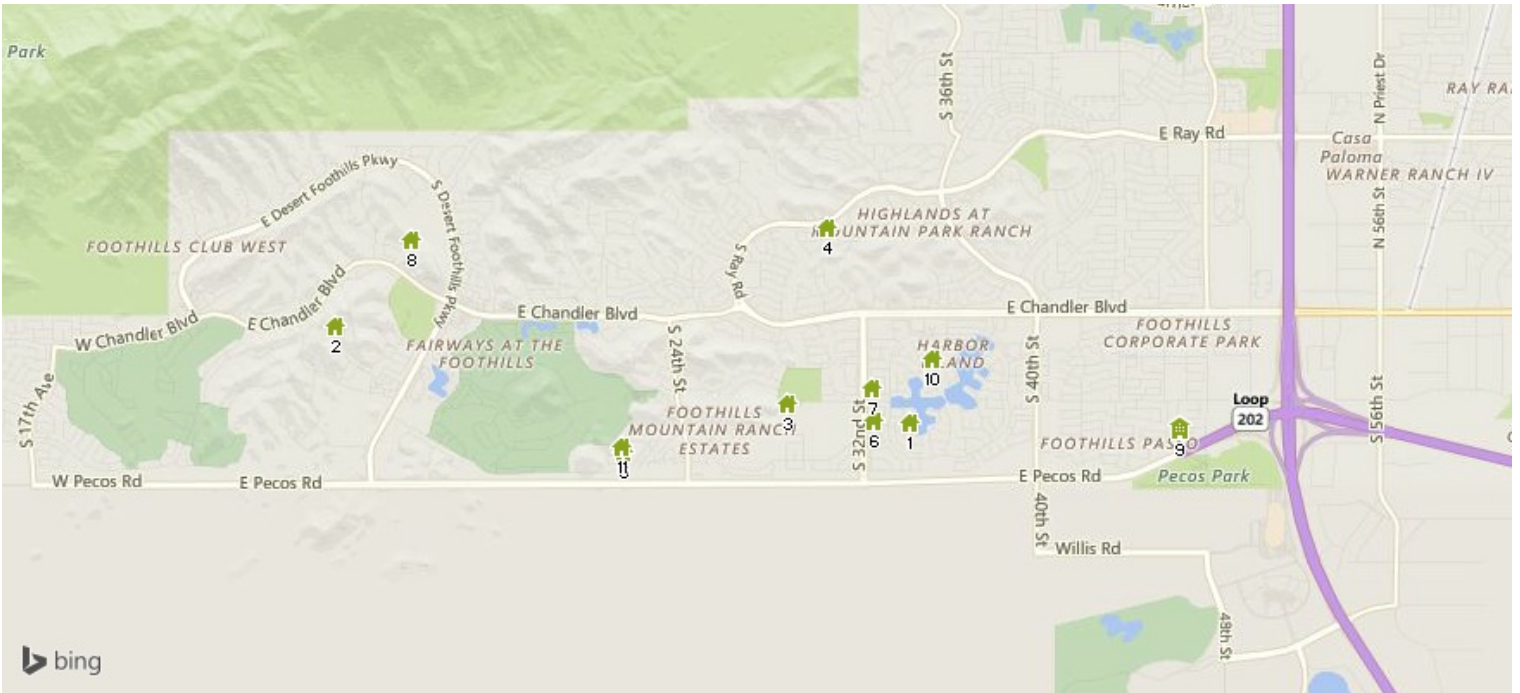
Pending Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.	
	 · UCB (Under Contract-Backups): 7/3/2016 MLS ID: 5455289								
2514 E Indigo Brush Rd	Single Family Detached	4/3	2,300 sq ft	6,277	6/9/2016	\$369,000	7/3/2016	\$160	
<p>As you walk through the double front doors you'll immediately sense a feeling of ease and tranquility. This home has been lovingly remodeled using a mix of stylish finishes both inside and out with no expense spared. Truly the new owner of this home will benefit from the Seller's investment, there were no corners cut when choosing the finishes to transform this home. From the custom double security doors to the Montego brushed marble flooring throughout the first floor and the spectacularly updated kitchen, this one's a show stopper. The kitchen has been designed for family & friends, to gather around the custom island that boasts the most stunning granite you've seen. It actually becomes a conversation piece with the pendant lighting to show it off. The stainless steel appliances,</p> <p><i>Listing Courtesy of Tukee Homes Realty Llc</i></p>									
	 · UCB (Under Contract-Backups): 7/4/2016 MLS ID: 5464476								
4235 E Saltsage Dr	Single Family Detached	3/2	1,792 sq ft	6,268	6/30/2016	\$265,000	7/4/2016	\$148	
<p>Light and bright. Check Corner lot. Check Quiet, peaceful, lovely and charming. Check No HOA. Check Your peaceful desert oasis awaits. Walk inside to find a warm, bright and inviting interior with natural colors and open floor plan. The covered patio and well maintained pool are perfect for entertaining or just relaxing in a private environment. Low maintenance front and backyard. Did we mention no HOA? Close to freeways, great schools, shopping and restaurants are just minutes away.</p> <p><i>Listing Courtesy of Desert Fairways Realty, Llc</i></p>									
	 · UCB (Under Contract-Backups): 7/5/2016 MLS ID: 5462251								
16240 S 43rd Pl	Single Family Detached	3/2	1,551 sq ft	6,865	5/31/2016	\$245,000	7/5/2016	\$158	
<p>Come see this beautiful remodeled home with updated New carpet, remodeled Master bath and second bath, and remodeled kitchen. New energy efficient sliding glass door that leads to the large backyard that is perfect for entertaining and family fun and you do NOT see any of your neighbors! Very Private!! Inside was freshly painted a year ago. You will love this home!</p> <p><i>Listing Courtesy of United Brokers Group</i></p>									
	 · UCB (Under Contract-Backups): 7/6/2016 MLS ID: 5460729								
2930 E Woodland Dr	Single Family Detached	3/3	1,594 sq ft	4,500	6/21/2016	\$229,900	7/6/2016	\$144	
<p>WONDERFUL 3 BEDROOM 2.5 BATH HOME. NEW CARPET AND PAINT. NEW APPLIANCES AND WATE HEATER. ENJOY ALL OF THE MOUNTAIN PARK RANCH POOLS, SPAS, TENNIS. WALK TO ALL SCHOOLS. CLOSE TO PARKS. INTERIOR LOT.</p> <p><i>Listing Courtesy of Realty Executives</i></p>									
	 · UCB (Under Contract-Backups): 7/5/2016 MLS ID: 5432160								
3126 E Cottonwood Ln	Single Family Detached	4/3	1,864 sq ft	5,501	4/11/2016	\$289,900	7/5/2016	\$156	
<p>This crisp, clean home lives much larger/smarter than its 1864 square feet. Open and bright floor-plan with a bedroom (with its own bath) and built-in cabinets on the lower level, plus 3 storage closets (besides the kitchen pantry) on the first floor alone! All the appliances come with this adorable home too. You'll find 3 more bedrooms plus two baths upstairs (Masterbath has a large shower). With dual-pane windows, North/South exposure, and cool, green grass out front and out back you'll be ready for the hot summer ahead in this easy care for home. HOA gives you access to fishing or boating at Lakewood. You're surrounded by all the top schools in Ahwatukee too!</p> <p><i>Listing Courtesy of West Usa Realty</i></p>									
	 · Pending: 7/5/2016 MLS ID: 5440335								
16410 S 12th St, Apt 125	-	2/2	1,175 sq ft	1,315	5/9/2016	\$167,700	7/5/2016	\$143	
<p>THIS IS A FANTASTIC OPPORTUNITY IN A PRIME LOCATION. THE HOUSE SITS BEHIND THE COMMUNITY POOL, AND IS ON THE FIRST FLOOR. ONCE YOU ENTER THROUGH THE BEAUTIFUL WOODEN DOOR, YOU ARE GREETED BY THE LARGE OPEN KITCHEN, GREAT ROOM, AND LARGE FORMAL KITCHEN NOOK. THE HOME HAS ALL NEW CARPET AND PAINT THROUGHOUT. THE GREAT ROOM DIVIDES THE TWO BEDROOMS THAT ARE BOTH GREAT SIZE. THE MASTER HAS A BEAUTIFUL BATHROOM, AND LARGE WALK-IN CLOSET. THE OTHER BEDROOM HAS A LARGE CLOSET AND A LARGE 2ND BATHROOM. THE BACKYARD HAS A PERFECT LITTLE PATIO, THAT OVER LOOKS THE SCHOOL GRASS AREA. YOU DONT WANT TO MISS THIS PROPERTY!</p> <p><i>Listing Courtesy of Keller Williams Realty Phoenix</i></p>									





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.
 RECENTLY EXPIRED - Expired, MLS Listing 5311490, 7/24/2015 MLS ID: 5311490  3158 E Desert Flower Ln Single Family Detached 5/4 3,833 sq ft 8,600 1996 \$624,900 2/1/2016 \$163 INSANE VALUE- purchased for over 800k and OVER 100k of upgrades done since the purchase!! Gorgeous and private hillside home in Mirada Canyon backing to the mountain reserve. Replaced A/C units with high end and zoned, paint (inside and out), chefs kitchen remodel complete with 3 ovens, new pool pump and cleaner, NEW ROOF (17k), plantation shutters throughout, new electric retracting sun shades, two tuff sheds, new misting system, new reverse osmosis, new soft water heater, security cameras and alarm system, walk in closets, downstairs bed and bathroom and on suite mater walk out. This home has it all! <i>Listing Courtesy of Lawyers Properties</i>								











Recently Sold: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 7/8/2016, MLS Listing 5395272, 2/7/2016 MLS ID: 5395272</p> <p>16624 S 34th Way</p> <p>Single Family Detached</p> <p>4/3 2,649 sq ft 6,425 1991 7/8/2016 \$325,000 \$123</p> <p>FANTASTIC HOME IN LAKEWOOD CMNTY W/ACRES OF LUSH GREENBELTS, ACCESS TO LAKES, HIKING/BIKING TRAILS*CONVENIENT TO KYRENE SCHOOLS, SHOPPING & ENTERTAINMENT*4 BEDROOMS*1 BED & BATH DOWNSTAIRS*CEILING FANS *FIREPLACES IN FAMRM & MASTER*SPACIOUS MASTER HAS SITTING AREA W/FIREPLACE & BALCONY*SPARKLING COOL POOL W/WATER FEATURE, COV PATIO*GRASSY PLAY AREA*BAYED EAT-IN KITCHEN OPENS TO FAMILY ROOM*</p> <p><i>Courtesy of Keller Williams Realty Sonoran Living</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 7/7/2016, MLS Listing 5399498, 2/15/2016 MLS ID: 5399498</p> <p>424 E Brookwood Ct</p> <p>Single Family Detached</p> <p>5/3 3,111 sq ft 8,115 1996 7/7/2016 \$445,000 \$143</p> <p>SPECTACULAR FOOTHILLS HOME * ONE OF THE BEST TWO STORY FLOORPLANS OUT THERE * DRAMATIC ENTRY WITH VERY HIGH VAULTED CEILINGS * LOTS OF WINDOWS SO THIS HOME IS OPEN & BRIGHT * BEAUTIFUL TRAVERTINE FLOORS * TWO TONE DESIGNER COLORS * SUNKEN FORMAL LIVING ROOM & SPACIOUS FORMAL DINING ROOM * SUPER KITCHEN ALL OPEN TO THE BIG GREAT ROOM * GRANITE SLAB COUNTER TOPS WITH STONE BACKSPLASHES * HUGE KITCHEN ISLAND * STAINLESS STEEL APPLIANCES * NICE SIZED EATING NOOK WITH LOTS OF WINDOWS TO LOOK OUT OF AND ENJOY YOUR PARADISE BACKYARD * GREAT ROOM HAS SUPER HIGH CEILINGS WITH LARGE ENTERTAINMENT NICHES * THIS HOUSE IS A WONDERFUL FOR ENTERTAINING LARGE GATHERINGS * DETAILS ARE A DRAMATIC ROCK WALL IN KITCHEN, STAIRSCASE & ENTRY INTO MASTER BEDROOM THAT ACCENTUATES THE LUXURIOUS FEEL *</p> <p><i>Courtesy of United Brokers Group</i></p>								

Recently Sold: 11 (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: 7/7/2016, MLS Listing 5445061, 5/19/2016 MLS ID: 5445061							
16418 S 29th St	Single Family Detached	3/2	1,452 sq ft	4,996	1991	7/7/2016	\$249,600	\$172
<p>**Enjoy PICTURESQUE SUNSETS & CAPTIVATING MOUNTAIN VIEWS in this BEAUTIFULLY REMODELED Ahwatukee gem!****Popular GREAT ROOM floor plan with STEP-SAVER kitchen offering GRANITE COUNTERTOPS, STAINLESS STEEL appliances, UNDERMOUNT sink, SMOOTH-TOP range & BREAKFAST BAR!****Tiled traffic areas + NEW CARPET, ACCENT PAINTING & NEUTRAL DECOR!****Upgrades include: WATER SOFTENER, KEYLESS garage entry, R/O, newer double pane WINDOWS throughout & timers on PORCH & COACH LIGHTS!****PRIME location & ideally situated on PRIVATE ELEVATED VIEW LOT with close proximity to PARKS, award-winning KYRENE SCHOOLS, SHOPPING & FREEWAY ACCESS.***</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>								
	4 RECENTLY SOLD • Sold Date: 7/7/2016, MLS Listing 5397413, 2/11/2016 MLS ID: 5397413							
3058 E Rock Wren Rd	Single Family Detached	4/3	2,964 sq ft	12,266	1994	7/7/2016	\$469,000	\$158
<p>Gorgeous custom home featuring 4 large bedrooms, 2.75 bath on a cul-de-sac lot! Original owner of this home has taken immaculate care and it shows. Energy efficient, quality built, Classic Stellar Home. Soaring ceilings, a grand staircase and formal living/dining room welcomes you into the home. Bright, large kitchen equipped with oversized island and plenty of cabinet space. Kitchen opens up to the family room perfect for entertaining! Large walk-in laundry room with built in cabinets, sink, room for refrigerator and access to pool. HUGE master bedroom. Classy closets in 2 closets. Beautiful oversized covered patio with dual ceiling fans, stamped concrete and a beautiful view of the HUGE yard including grassy play area and diving pool with beach step. Minutes away from S. Mtn. trailhead.</p> <p><i>Courtesy of Keller Williams Realty Phoenix</i></p>								
	5 RECENTLY SOLD • Sold Date: 7/7/2016, MLS Listing 5395312, 2/7/2016 MLS ID: 5395312							
16851 S 20th Way	Single Family Detached	4/3	2,310 sq ft	4,199	1994	7/7/2016	\$258,000	\$112
<p>Dubbed the "Healthy Home" of The Foothills, this Former Model is sure to please and also keep you feeling great year round! The backyard includes Lemon, Pomegranate, Grapefruit and Orange Trees, as well as 3 Moringa Trees known as "The Miracle Tree"! Aside from the Health Benefits, this wonderful home offers 1 Bedroom and Full Bath Downstairs, 2 bedrooms upstairs, 2nd full bath and Master Bedroom w/full bath, walk in closet, Balcony and sitting room set up as Office with Classy Closets Built-ins and Safe. The Living Room includes a hidden Projector Screen for Movie Nights and Family Room has a wood burning Fireplace to keep you warm and cozy that is opposite of your lovely Country Kitchen. Foothills Golf Club is less than a mile away and just a 15 minute walk. Schedule a showing today!</p> <p><i>Courtesy of Homesmart</i></p>								
	6 RECENTLY SOLD • Sold Date: 7/6/2016, MLS Listing 5437019, 5/2/2016 MLS ID: 5437019							
16617 S 32nd Pl	Single Family Detached	3/2	1,519 sq ft	4,940	1989	7/6/2016	\$259,900	\$171
<p>—</p> <p><i>Courtesy of Realty Executives</i></p>								
	7 RECENTLY SOLD • Sold Date: 7/6/2016, MLS Listing 5431733, 4/21/2016 MLS ID: 5431733							
3219 E Wildwood Dr	Single Family Detached	3/2	1,699 sq ft	5,972	1986	7/6/2016	\$252,960	\$149
<p>Roomy 3 bed, 2 bath home in the highly desirable Lakewood subdivision in Ahwatukee! Lakewood is great neighborhood w/lakes, parks, community paths & close to freeways, shopping & great restaurants. The interior showcases vaulted ceilings, fireplace, and kitchen with stainless steel appliances, built-in microwave, island, and eat-in area. The master bedroom has vaulted ceilings & full master bath w/double sinks and separate tub & shower. The large covered patio in the backyard is a great place to relax or entertain with the grassy area and mature landscaping. Air conditioning updated in 2014 and newer roof. You don't want to miss this one!</p> <p><i>Courtesy of Redefy</i></p>								

Recently Sold: 11 (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	<i>Sold Date: 7/6/2016, MLS Listing 5410037, 3/8/2016 MLS ID: 5410037</i>						
959 E South Fork Dr	Single Family Detached	4/3	2,536 sq ft	9,688	1991	7/6/2016	\$441,000	\$174
<p>Over \$140,000 in updates to this beautiful home on private hillside lot * "New" kitchen w/ Maple Cabs, GE Profile appliances, slab granite & Blanco composite under mount sink * Lg family room * All 3 baths remodeled w/Kohler tubs, toilets & sinks plus travertine shower & floors in MBath totaling \$42,000. * Custom gated entry flagstone Ct. Yd. for gorgeous sunset & Mtn .views* 2 heat pumps (15 seer * 12.5 seer) new 2013 *MBR balcony overlooking panoramic vistas* blond Wilson Art laminate flooring * Lg upstairs loft w/ fabulous sweeping views could be a 5th BR * Solid wood front entry door * 2 South facing windows Triple glazed *Karsten carpeting * Lots of storage * New electric hot water heater (4/16)**More in documents tab** Seller to credit buyer \$2K toward painting a room</p> <p><i>Courtesy of Realty Executives</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 7/5/2016, MLS Listing 5415219, 3/17/2016 MLS ID: 5415219</i>						
16620 S 48th St, Unit 71	-	2/3	1,154 sq ft	1,321	2005	7/5/2016	\$184,000	\$159
<p>REMODELED!!! Fully Upgraded Townhome located in Top AZ Kyrene School and Tempe Desert Vista High School Boundaries! Home Now Has Brand New Granite Throughout, Wood Tile Flooring, Fresh Paint, New Carpet, Beautiful Sinks, Faucets. Both Bedrooms have Private Full Bathrooms! Property Backs Up to the Park/Greenbelt & Private Back Yard! Covered Patio Area, Grass and Pavers. Great Local Shopping and Entertainment Near By. 15 Minutes from Sky Harbor Airport, Close to Chandler Fashion Square Mall. Gated Community with Community Pool. Refrigerator, Washer and Dryer Included. Great Lock and Leave or ASU Student Shared Rental! Close to Retirement Center, Skate Park, Dog Park and Parks!</p> <p><i>Courtesy of Az Lane Realty</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 7/5/2016, MLS Listing 5441676, 5/11/2016 MLS ID: 5441676</i>						
3454 E Mountain Vista Dr	Single Family Detached	3/3	2,316 sq ft	6,386	1987	7/5/2016	\$285,000	\$123
<p>Looking for that DIAMOND, BARELY in the rough? You have found it! All the major upgrades have been taken care of for you...Granite, dark Cabinetry, Stainless Steel Appliances(including the Refrigerator) Beautiful Tile Floors, Beautiful Tiled Bathrooms, Bathroom Fixtures, Tiled Fireplace, Lighting, Ceiling Fans, Epoxy Floor in the garage & newer Carpet. A few weekend projects & a little TLC & you have got the BEAUTIFUL HOME you have desired. This home is in the DESIREABLE Lakewood Community with Lakes, Parks, Walking Paths, & a Green Belt. Kyrene School District & Desert Vista H.S. Beautiful Mountain Views on a cul-de-sac lot. Close to Shopping, Restaurants, Freeways & so much more.</p> <p><i>Courtesy of Foothills Realty And Mgmt Llc</i></p>								
	 RECENTLY SOLD	<i>Sold Date: 7/5/2016, MLS Listing 5432476, 4/22/2016 MLS ID: 5432476</i>						
16835 S 20th Way	Single Family Detached	5/3	2,310 sq ft	4,217	1994	7/5/2016	\$289,000	\$125
<p>Everything is NEW NEW NEW in this FULLY REMODELED light & bright home. The kitchen remodeling includes new cabinets, slab granite counters, glass tile back splash, stainless appliances, island with bar seating area, recessed and pendant lighting. The 3 full bathrooms are remodeled with new cabinets, granite counters, glass shower door enclosures, faucets, lighting, mirrors, etc. The main bath boasts duel sinks, soaking tub & a custom clear glass/glass block shower enclosure. Other new features include 20" tile flooring throughout the main level and in all baths, upgraded carpeting, light fixtures, switches/plugs, interior & exterior paint, etc. The living room has 17' ceilings. The backyard features a fireplace & built in BBQ center it backs to wash with no neighbors behind!</p> <p><i>Courtesy of Homesmart</i></p>								