85260 RECENT SOLD MARKET ACTIVITY

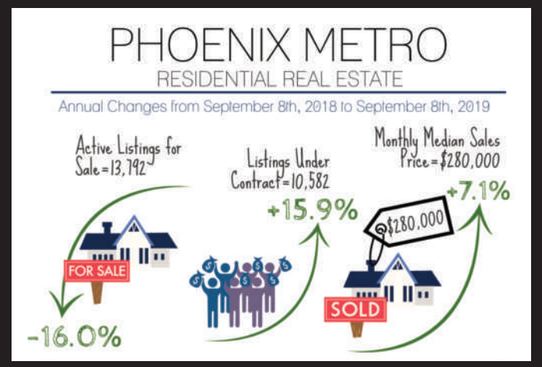
ADDRESS	SQ FT	SOLD PRICE
11221 N 75TH ST	5,898	$2,425,000
12669 N 80TH PL	3,756	$1,525,000
12140 N 76TH CT	4,990	$1,186,000
10701 N 100TH ST	5,590	$1,000,000
8616 E ASTER DR	3,498	$990,000
8951 E WETHERSFIELD RD	5,055	$980,000
12430 N 79TH ST	2,934	$925,000
7241 E SUTTON DR	2,800	$820,000
7443 E SUTTON DR	3,368	$780,000
12235 N 85TH ST	3,511	$759,500
7417 E PARADISE DR	2,941	$735,000
7562 E WINDROSE DR	2,586	$726,796
10025 E WINDROSE DR	3,320	$720,000
12031 N SUNDOWN DR	2,765	$720,000
8511 E JENAN DR	2,806	$715,000
9256 E CORRINE DR	2,956	$710,000
7712 E CHARTER OAK RD	2,263	$685,000
8180 E MERCER LN	2,627	$668,000
9628 E WINDROSE DR	2,605	$647,500
9550 E LARKSPUR DR	3,100	$640,000
9703 E VOLTAIRE DR	2,858	$630,000
7645 E LARKSPUR DR	3,040	$623,000
9501 E PRESIDIO RD	2,253	$616,000
12453 N 74TH PL	2,351	$610,000
9816 E BAHIA DR	3,374	$591,500
7280 E DREYFUS AVE	2,095	$585,000
7233 E LUPINE AVE	2,020	$585,000
9614 E WINDROSE DR	2,328	$579,000
8900 E SURREY AVE	2,432	$561,000
9050 E PALM RIDGE DR	2,632	$557,500
13098 N 99TH ST	2,229	$538,500

ADDRESS	SQ FT	SOLD PRICE
13349 N 101 PL	3,099	$535,000
14652 N 100TH PL	2,601	$530,000
10379 E PERSHING AVE	2,484	$525,000
9032 E KAREN DR	2,218	$495,000
8943 E CONIESON RD	1,747	$490,000
10045 E REDFIELD DR	2,236	$475,000
8849 E KALIL DR	1,935	$475,000
14786 N 100TH WAY	2,023	$470,000
9138 E DAVENPORT DR	2,001	$470,000
9652 E LUDLOW DR	2,096	$468,000
8897 E SHARON DR	1,848	$465,000
9040 E ASTER DR	1,926	$449,500
11640 N 91ST LN	1,936	$448,000
9420 E KALIL DR	1,990	$436,400
9357 E PERSHING AVE	2,348	$430,000
9294 E PINE VALLEY RD	2,062	$426,000
10178 E FLORIADE DR	1,879	$421,000
13432 N 102ND PL	1,711	$412,500
9338 E DREYFUS PL	1,542	$412,000
13462 N 102ND PL	1,711	$405,500
9358 E PINE VALLEY RD	2,477	$405,000
8820 E RIVIERA DR	1,385	$402,500
13329 N 101ST PL	1,862	$402,000
13429 N 102ND PL	1,591	$400,000
9027 E VOLTAIRE DR	1,695	$387,000
11615 N 90TH WAY	1,508	$376,500
9116 E CAPTAIN DREYFUS AVE	1,704	$375,000
8969 E ASTER DR	1,242	$360,000
11137 N 89TH WAY	1,308	$345,000
8928 E DAHLIA DR	1,242	$315,000

*All single family homes sold in the last 30 days

AUGUST	PRICE PER SQ FT	
85260	2018	2019
UP TO $500,000	$217.09	$224.40
$500K - $800K	$231.72	$237.00
$800K - $1M	$238.93	$260.03
OVER $1M+	$267.61	$303.25

YOUR Neighbor. YOUR Realtor.



A home is worth what a buyer is willing to pay for it. The wrong agent and the wrong strategy could cost you thousands of dollars. Call Kelly Cook, your Scottsdale 85260 expert, if you're interested in selling while the market is still in your favor! Who you work with matters!

Request your **FREE** home evaluation with **NO STRINGS ATTACHED**
at **www.myhomevaluecalculator.com** and see what Kelly can get for your home!

HELPING OTHERS IS OUR SUCCESS

Leading the real estate industry in INTEGRITY, WORK ETHIC, and CLIENT SATISFACTION, the Kelly Cook Real Estate Group is an experiened real estate team having sold well over 1,000 homes here in the Valley of the Sun. These simple, yet profound intangibles have made our team one of the largest and most successful real estate teams in Arizona. If you are looking for a real estate team that truly enjoys the challenge of negotiating on your behalf for the most money and best terms, you have arrived at the right place.

Our team has joined forces with thousands of homeowners & families to help them successfully buy or sell their homes, and set them up with a strategic game glan to assist them in their financial and life decisions moving forward with respect to the current real estate market. Whatever your end goals are, we can help you fulfill that exit strategy and will do whatever it takes to make sure you are a satisfied, Client for Life.

Our team ranks in the top 1/2 of the top 1% of all Realtors and real estate teams in all of Arizona! Simply put, we get results for our clients. Every team member holds each other ACCOUNTABLE to our team standard. We have a unique name for this notion, called "Horzility." This word is derived from the phrase "Horizontal Accountability," which means that top-notch, hard working professionals, always want to be surrounded by like-minded individuals. This allows our company to be horizontal, allowing for the flexibility and independence to o intelligently serve our clients' best interests.

KELLY COOK, MBA | OWNER | REALTOR®

Kelly Cook, owner of the Kelly Cook Real Estate Group, has been in real estate for over 14 years, selling well over a thousand homes thus far. Kelly's personal experience as a student athlete & collegiate football coach has provided valuable insight and experience that propelled him in the real estate industry. Kelly has been named to the Phoenix Business Journal's "Book of Lists", has been named one of Gary Keller's top 100 Realtors for Keller Williams nationally, and is a regional real estate coach and speaker. Kelly resides in Scottsdale, AZ with his wife Kristen of 10 years and their three young children.

Kelly Cook Real Estate Group
"Helping others is our success"

kw ARIZONA
KELLERWILLIAMS. REALTY

If you are currently working with an agent, this is not meant as a solicitation. This information is deemed reliable, but not guaranteed. Each office is independently owned and operated

Kelly Cook & Family
480.227.2028

Kelly Cook Real Estate Group
"Helping others is our success"
www.KellyCookHomes.com

kw ARIZONA KELLERWILLIAMS REALTY

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer

GET READY FOR SOME ARIZONA FOOTBALL!

PROFESSIONAL

ARIZONA CARDINALS

SUN 9/15 @ RAVENS - 10:00am
SUN 9/22 vs PANTHERS - 1:05pm
SUN 9/29 vs SEAHAWKS - 1:05pm
SUN 10/06 @ BENGALS - 10:00am
SUN 10/13 vs FALCONS - 1:05pm
SUN 10/20 @ GIANTS - 10:00am
SUN 10/27 @ SAINTS - 10:00am
THURS 10/31 vs 49ers - 5:20pm
SUN 11/10 @ BUCANEERS - 11:00am
SUN 11/17 @ 49ers - 2:05pm
SUN 12/01 vs RAMS - 2:05pm
SUN 12/08 vs STEELERS - 2:25pm
SUN 12/15 vs BROWNS - 2:05pm
SUN 12/22 @ SEAHAWKS - 2:25pm
SUN 12/29 @ RAMS - 2:25pm

COLLEGE

ARIZONA STATE

SAT 9/14 @ MICHIGAN STATE SPARTANS - 1:00pm
SAT 9/21 vs COLORADO BUFFALOES - TBA
FRI 9/27 @ CALIFORNIA GOLDEN BEARS - 7:30pm
SAT 10/12 vs WASHINGTON STATE COUGARS - TBA
SAT 10/19 @ UTAH UTES - TBA
SAT 10/26 @ UCLA BRUINS - TBA
SAT 11/9 vs USC TROJANS - TBA
SAT 11/16 @ OREGON STATE BEAVERS - TBA
SAT 11/23 vs OREGON DUCKS - TBA
SAT 11/30 vs ARIZONA WILDCATS - TBA
FRI 12/6 PAC-12 CHAMPIONSHIP - 6:00pm

UNIVERSITY OF ARIZONA

SAT 9/14 vs TEXAS TECH RED RAIDERS - 7:30pm
SAT 9/28 vs UCLA BRUINS - TBA
SAT 10/5 @ COLORADO BUFFALOES - TBA
SAT 10/12 vs WASHINGTON HUSKIES - TBA
SAT 10/19 @ USC TROJANS - TBA
SAT 10/26 @ STANFORD CARDINAL - TBA
SAT 11/2 vs OREGON STATE BEAVERS - TBA
SAT 11/16 @ OREGON DUCKS - TBA
SAT 11/23 vs UTAH UTES - TBA
SAT 11/30 @ ARIZONA STATE SUN DEVILS - TBA
FRI 12/6 PAC-12 CHAMPIONSHIP - 6:00pm

HIGH SCHOOL

CHAPARRAL FIREBIRDS

FRI 9/20 vs SAGUARGO SABERCATS - 7:00pm
FRI 9/27 @ MOUNTAIN RIDGE MOUNTAIN LIONS - 7:00pm
FRI 10/4 vs BOULDER CREEK JAGUARS - 7:00pm
FRI 10/11 vs SANDRA DAY O'CONNOR EAGLES - 7:00pm
FRI 10/18 @ MOUNTAIN POINTE PRIDE - 7:00pm
FRI 10/25 vs PINNACLE PIONEERS - 7:00pm
FRI 11/1 @ LIBERTY LIONS - 7:00pm

DESERT MOUNTAIN WOLVES

FRI 9/13 @ SAGUARGO SABERCATS - 7:00pm
FRI 9/20 vs NOTRE DAME PREP SAINTS - 7:00pm
FRI 9/27 @ MCCLINTOCK CHARGERS - 7:0pm
FRI 10/4 vs PARADISE VALLEY TROJANS - 7:00pm
FRI 10/11 @ NORTH CANYON RATTLERS - 7:00pm
FRI 10/25 @ CACTUS SHADOWS FALCONS - 7:00pm
FRI 11/1 vs HORIZON HUSKIES - 7:00pm

NOTRE DAME PREP SAINTS

FRI 9/13 @ APOLLO HAWKS - 7:00pm
FRI 9/20 @ DESERT MOUNTAIN WOLVES - 7:00pm
FRI 9/27 vs CACTUS SHADOWS FALCONS - 7:0pm
FRI 10/4 @ MCCLINTOCK CHARGERS - 7:00pm
FRI 10/11 vs HORIZON HUSKIES - 7:00pm
FRI 10/18 vs NORTH CANYON RATTLERS - 7:00pm
FRI 11/1 @ PARADISE VALLEY TROJANS - 7:00pm

KEEP THIS SO YOU NEVER MISS A GAME OF YOUR FAVORITE ARIZONA FOOTBALL TEAM!

A home is worth what a buyer is willing to pay for it. The wrong agent and the wrong strategy could cost you thousands of dollars.
Call Kelly Cook, your Scottsdale 85260 expert, if you're interested in selling while the market is still in your favor! Who you work with matters!

Request your **FREE** home evaluation with **NO STRINGS ATTACHED** at **www.myhomevaluecalculator.com** and see what Kelly can get for your home!

THE 85260 MONTHLY MARKET REPORT

September 2019

JOIN THE DISCUSSION AT 85260 SCOTTSDALE GROUP

YOUR TOP REAL ESTATE TEAM IN 85260!

AVAILABLE RIGHT NOW IN 85260!

9820 E. Cactus Road Scottsdale, AZ 85260

13615 N. 103rd Way Scottsdale, AZ 85260

10271 E Shangri La Rd. Scottsdale, AZ 85260

MODERN FARMHOUSE NEW BUILD!

9825 E. Sharon Dr. Scottsdale, AZ 85260

9740 E. Desert Cove Ave. Scottsdale, AZ 85260

TURN-KEY AIR BNB INVESTMENT WITH A 12% CAP & $221K NOI! CALL FOR DETAILS!

OFF-MARKET IN 85260

OFF MARKET
4 BEDROOMS | 3.5 BATHS
3,649 SQ.FT. | 3-CAR GARAGE
Scottsdale, AZ 85260

OFF MARKET
2+ ACRE, INTERIOR & FLAT LOT, AVAILABLE OFF-MARKET!
Scottsdale, AZ 85260

CALL ABOUT THIS ONE NOW BEFORE IT GOES LIVE ON THE MARKET, IT WILL SURELY GO FAST!

UNDER CONTRACT IN 85260

12180 N. 76th Court Scottsdale, AZ 85260

10076 E. Cortez Dr. Scottsdale, AZ 85260

OVER AN ACRE WITH FULL HORSE STABLE AREA! SOLD FOR FULL PRICE TO OUR NETWORK OFF THE MARKET

Kelly Cook Real Estate Group
"Helping others is our success"

480.227.2028
info@kellycookhomes.com | www.kellycookhomes.com