

Postal Facility Nearest MMR Expected to Close on Sept. 30

The Post Office facility nearest McDowell Mountain Ranch may be closing Sept. 30th, according to a sign posted on the door (right) at 16674 N. 91st St.

This Post Office, which shares space with PcReprographics, is one of hundreds being shut down in Arizona, Illinois, Ohio, Oregon, Pennsylvania, South Dakota and Washington, according to the sign.

While Contract Postal Units (CPUs) can be shut down with only 120 days' notice by the U.S. Postal Service, residents often come to heavily depend on these facilities' convenient locations. The next closest full-service Post Office for MMR residents is probably the Scottsdale Airpark facility at 8175 E Evans Road, though traffic in that

CPUs continued on Page 14



Cimarron Hills Unveils New Monument

Cimarron Hills unveiled its new monument sign in front of the security station on Queens Wraith Lane in July. At right, Cimarron Hills Manager Bryan Skrceski and Homeowners Association President Jennifer Halldorson pose in front of the sign before it was unveiled.

Cimarron Hills will continue making numerous improvements to the community over the next few months.



From left: Andre Laurent, homeowner board director; Jennifer Halldorson; Bryan Skrceski; J Green, treasurer; John Foltz, VP; and Derek Lara, Cimarron Hills assistant manager.

Spotlight on the Community

How Will City's E-bikes Rule Impact MMR?

Like electric cars, e-bikes have had a large impact on our lifestyles. Now that battery technology has improved, Americans can explore roads and trails that were too difficult on traditional bicycles.

On the other hand, speeding down a trail, road or sidewalk at 20 to 30 miles per hour can also pose something of a risk to pedestrians and riders.

The City of Scottsdale, trying to keep up with ever-evolving technology, decided to ban e-biker riders under 16 years old from using electric vehicles that can exceed 20 mph on city property, according to the City of Scottsdale website. Fines begin at \$100.

Businesses that sell e-bikes, which also can be fined at least \$100 per offense, must post a notice that those under 16 are prohibited from using the vehicles and give city-produced educational materials to buyers at the time of sale. Bikes that travel over speeds of 20 mph must include an identifying sticker.

One reason for the change is that at

Spotlight continued on Page 13

Collector's Garage Project Near MMR Wins City Council Approval

The Scottsdale City Council approved in late August a plan for the 82,720-square-foot Collector's Garage at WestWorld to be built adjacent McDowell Mountain

Ranch. Developers plan to break ground within about six months and be finished by 2027, according to the Phoenix Business Journal.

The Collector's Garage vehicle storage facility will include five buildings consisting of 58 units and a sixth for a 4,000-square-

Garage continued on Page 14

News brought to you by the #1 Real Estate Team in MMR for 28 years!

Real Estate Section, Pgs. 7-12



\$1 Billion Black Rock IPO Could Benefit Residents

The Black Rock Coffee Bar company may be worth about \$1 billion if the company decides to go forward with an Initial Public Offering (IPO), according to Reuters and the Phoenix Business Journal. The Scottsdale-based company, owned in part by a McDowell Mountain Ranch-based family, recently filed the paperwork for an initial IPO. Black Rock operates 158 locations in seven states with 52 of those in Arizona. The location nearest McDowell Mountain Ranch is at Thompson Peak Parkway and Bell Road. There also is a location at Frank Lloyd Wright Boulevard and Thompson Peak Parkway.

- Phoenix Business Journal: tinyurl.com/mry29vf9
- Reuters: tinyurl.com/y484rpys

Scottsdale Ranks No. 1 for Pets in Nation

Scottsdale was ranked the No. 1 city in the nation for pets, scoring an overall ranking of 66.19 out of 100, according to WalletHub. Scottsdale ranked first in pet health and wellness and particularly high in budget friendliness. One area that Scottsdale did not rank well was dog insurance premiums, which came in 94th place.

"Nearly 98% of rental listings in the city allow pets, one of the highest percentages in the country," WalletHub wrote. "Homes in the city have a very high average square footage, at over 2,300 square feet, too, giving pets plenty of space to roam around." Weather and tons of parks also helped the city's ranking.

Other Arizona cities to make the list were Phoenix, 18th, Tucson, 61st, Gilbert, 65th, Glendale, 68th, Chandler, 72nd and Mesa, 88th. Tampa, Fla., which had a score of 61.04, placed second. Next up were Cincinnati with 59.97 and Las Vegas with 59.16.

Read more at Wallet Hub: tinyurl.com/y754zufy

BASIS Scottsdale Ranked No. 7 in Arizona

BASIS Scottsdale ranked No. 7 in Arizona and No. 52 in U.S. News & World Reports' 2025 high school rankings. While that's a bit lower than previous years, the school is still the fourth best in the Phoenix metro area, and it was the No. 8 Best STEM School in the United States.

Desert Mountain High School was the next best Scottsdale high school, ranking No. 23 in the state and No. 1,552 in the nation. Here are a few other rankings:

- Chaparral High School was No. 31 in Arizona and No. 2,025 in the nation.
- Great Hearts Academies-Scottsdale Prep was No. 34 in Arizona and No. 2,252 in the nation.
- Cactus Shadows High School placed 42nd in Arizona.
- Saguaro High School was 46th in Arizona.
- Horizon was 49th in Arizona.

Odds & Ends continued on Page 4



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Odds & Ends continued from Page 2

The No. 1 overall high school and charter high school in the nation was BASIS Tucson North. BASIS Chandler was the No. 2 best STEM school in the nation, immediately followed by BASIS Peoria.

- Scottsdale list: tinyurl.com/3zv2f56v
- Business Journal: tinyurl.com/5f69zjbh

Ramp Closed for 60 Days

The southbound off-ramp at Raintree Drive and the Loop 101 Freeway is expected to be closed until early November if things go according to plan. The Arizona Department of Transportation is updating the ramps as part of its freeway-widening project. Here's more information from ADOT:

"The Arizona Department of Transportation reminds drivers to plan for the following long-term (approximately 60-day) ramp closure for reconstruction as part of the current Loop 101 widening project:"

- The southbound Loop 101 off-ramp at Raintree Drive will be closed for approximately 60 days beginning 11:45 p.m. Tuesday, Sept. 2.
- DETOUR: Drivers may consider using the southbound Loop 101 off-ramp at Frank Lloyd Wright Boulevard and using the southbound frontage road to access Raintree Drive.

ADOT: tinyurl.com/yvkuc7y7

Alpha School Opens Nearby

Alpha School opened in August near Grayhawk in Scottsdale, according to the Phoenix Business Journal. The school will cost \$40,000 per student for 25 K-8 children this year. The new school will operate within the Guidepost Montessori facility at 20624 N. 76th St.

Alpha School claims that by using Artificial Intelligence for personalized instruction, students can master twice as much in two hours while

Odds & Ends continued on Page 6

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ODDS & ENDS

Odds & Ends continued from Page 4

promising to provide life skills and instill a love of learning.

While Alpha School has locations in Miami, Austin and Brownsville, Texas, its expansion plans include Houston, Fort Worth and Plano in Texas; San Francisco, Santa Barbara and Lake Forest in California; New York City; Palm Beach and Tampa in Florida; Raleigh and Charlotte in North Carolina; and Chantilly, Virginia.

- Go here for the Phoenix Business Journal story: tinyurl.com/k5r6asue
- Alpha website: alpha.school

Breast Cancer Event: Oct. 12

TruForm Pilates will host a "Teasers for Tatas" Charity Pilates Class for Breast Cancer starting at 10 a.m. Oct. 12th at the Art of Submission, a Brazilian Jiu-Jitsu studio located downstairs from TruForm Pilates in the Desert Canyon Center. Donations start at \$20. teasersfortatas.org

Next Bike Tour Set: March 28

If you like to plan ahead and also happen to be a bike rider, then this post is for you: The Tour de Scottsdale 2026 has already been set for March 28th. It's too early for any real details, but it's good to know that it will be starting at West-World again. Website: tourdescottsdale.org

Seth Korey Lessons Resume

The Seth Korey Tennis Academy resumed tennis lessons Sept. 1st at the Recreation Center in McDowell Mountain Ranch. The sessions will continue until May 31st of 2026. Here are the age groups:

- 4-7 years old — 4-5 p.m. on Mondays and Wednesdays.
- 8-14 years old — 5-6 p.m. on Mondays and Wednesdays.

For more information:

- Seth Korey website: sethkoreytennis.com
- Signups: tinyurl.com/2jnpn33

2025 Bulk Waste Schedule

In 2025 bulk brush and garbage pickup will again be in Area 2. As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet. Piles should not exceed 10 feet long and 6 feet wide and should not be higher than 4 feet. In a policy change, homeowners should not put trash out earlier than Friday before bulk pickup dates.

Pickup times in the McDowell Mountain Ranch area begin at 5 a.m. on the dates listed below, but the process may take several days:

- Oct. 6th
- Nov. 3rd
- Dec. 8th

Note: Details are subject to change.

Find bulk and regular waste pickup information here: tinyurl.com/y43dvm3w



McDowell Mountain Ranch will be holding its next Story Time 10-10:30 a.m. Sept. 27th at the Community Center.



The Trunk Or Treat and Pet Costume Contest will be 5-7 p.m. Oct. 24th at the Community Center.



MMR will be holding a Casino Night 6-9 p.m. Nov. 15th at Rossa Kitchen and Patio. Go to mmrca.net for all events.



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Your McDowell Mountain Ranch Real Estate Expert

Lower Interest Rates May Boost Fall Sales Season

As we enter the busy fall housing market, we are definitely bullish about sales now that interest rates have come down a bit, as you can see from our charts below and on Page 10.

Compared with November 2023, 30-year conforming loan interest rates have fallen from 7.75% to 6.375% this month. Nationally, the 30-year-fixed rate dropped to 6.58%, a 10-month low and far better than 7.79% in 2023, according to realtor.com: tinyurl.com/yxxb5mfc

Jumbo loans that are over \$806,500, which play a role in many MMR homes sales, have seen

rate drops from 6.875% in May of this year to 6.250 in September, according to this newsletter's published rates. Jumbo loans were 7.375% in November of 2023.

While this trend may seem modest, the drop in rates add up to big savings for buyers, particularly when it comes to higher-priced homes such as those in McDowell Mountain Ranch.

Bankrate.com is unsure if rates will continue to drop, even though the Federal Reserve Board has indicated it may modestly lower its lending rate. Contrary to popular belief, mortgage rates, which are not entirely dictated by Federal Reserve Board rates, tend to move as soon as there is an indication that the independent agency might move them up or down.

Take Advantage Now, but MMR Inventory Still Limited

With hints that the Fed might lower rates at its September meeting, the time to buy may be now.

While housing inventory levels have continued to grow around the nation, that simply is not true in McDowell Mountain Ranch or our 85255 ZIP Code. There are fewer homes for sale today than there were in July! It's true that we expect to see some increase in inventory as the busier fall market begins to kick in, but we can't promise that the rates will remain lower forever. Of course,



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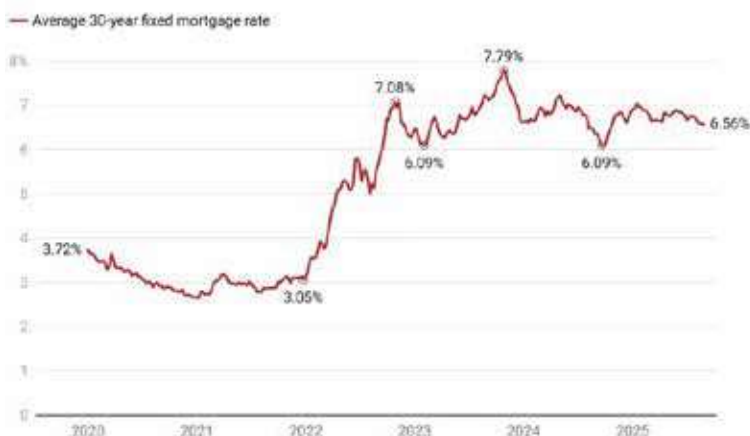


we're hopeful that those rates will go lower than today's numbers, which would benefit everyone, but there is no guarantee that will happen.

As for the days of available inventory in 85255,
Christine continued on Page 9

Mortgage Rates From 2020 to Today

The 30-year fixed-rate mortgage averaged 6.56% as of August 28, 2025, down from 6.58% a week ago. A year ago at this time, the 30-year rate averaged 6.35%.



Percentage, not seasonally adjusted
Chart: Realtor.com • Source: Freddie Mac • Created with Datawrapper

Rental Values
pg. 12

Interest Rates
pg. 10

Our Listings & Sales
pg. 8

Buyer Needs
pg. 9


Listings, Sales and Sold in MMR
COMING SOON!

**Arizona Vintage
15750 N 102nd Street**
3 Bed | 2 Bath | 1,478 SQ FT | 2-Car Gar

Updated, popular split floor plan with fresh interior/exterior paint, wood-like tile floors, modern kitchen & refreshed baths!

\$749,900
COMING SOON!

**Discovery Trails
16142 N 102nd Way**
4 Bed | 3.5 Bath | 2,197 SQ FT | 2-Car Gar

Modern, fully updated with chef's kitchen, waterfall island, custom cabinetry, contemporary baths, dual primaries & heated sparkling pool/spa.

\$1,195,000
COMING SOON!

**Cimarron Ridge
11462 E Kora Way**
3 Bed | 2 Bath | 2,398 SQ FT | 3-Car Gar

Guard-gated community. Stone flooring, backyard with a tranquil brook, sparkling pool, raised sunning area, mountain & city light views!

\$1,350,000
COMING SOON!

**The Summit
10587 E Bahia Drive**
4 Bed | 3 Bath | 2,682 SQ FT | 3-Car Gar

Elegant remodel w/ hardwoods throughout, chef's kitchen, dual islands, spa-inspired baths, custom cabinetry & new pool.

\$1,750,000
COMING SOON!

**One Hundred Hills
15919 N 110th Place**
3 Bed | 3 Bath | 2,629 SQ FT | 2-Car Gar

Guard-gated cul-de-sac! Floor-to-ceiling updates, designer finishes, casita, pool & spa, mountain/city views.

\$1,850,000
FOR SALE!

**The Ridge
16600 N TPP #2076**
2 Bed | 2 Bath | 1,298 SQ FT | 1-Car Gar

Gated community with a clubhouse, pool & fitness center! Freshly painted, great room floor plan and two balconies!

\$475,000
FOR SALE!

**The Ridge
16600 N TPP #1074**
2 Bed+Den | 2.5 Bath | 1,892 SQ FT | 2-Car Gar

Gated community with a clubhouse, pool & fitness center! Spacious living area, plus two balconies and backs to a common area!

\$625,000
FOR SALE!

**The Summit
16802 N 106th Way**
3 Bed | 2 Bath | 1,855 SQ FT | 3-Car Gar

Open and spacious floor plan with 10' ceilings. Backs to a wash, backyard features a tranquil fountain and raised sunning area!

\$950,000
FOR SALE!

**Cimarron Hills
10671 E Caribbean Lane**
3 Bed | 3 Bath | 2,328 SQ FT | 2-Car Gar

Guard gated community on a Cul-de-Sac lot. Newly renovated home w/chef's kitchen & spa-style bath. Pool w/water feature, mtn & city light views!

\$1,650,000
FOR SALE!

**Trovas
16760 N 109th Way**
3 Bed | 3.5 Bath | 3,222 SQ FT | 3-Car Gar

Gated community, open-concept floor plan boasts a chef-inspired kitchen, front and backyard mountain views! Pool & built-in BBQ!

\$1,699,000
FOR RENT!

**Discovery Canyon
10313 E Karen Drive**
3 Bed+Den | 2 Bath | 1,837 SQ FT | 2-Car Gar

Light and bright, remodeled with LVP plank flooring, shaker cabinets & quartz counters. Private backyard boasts a pool w/water feature!

\$3,675 Per Month
SOLD!

**Sunrise Point
11617 E Raintree Drive**
3 Bed+Den | 3 Bath | 2,749 SQ FT | 2-Car Gar

Guard-gated community, 2025 remodel w/chef's kitchen, primary bedroom + office downstairs, best VIEW LOT & pool!

\$1,340,000

Buyer Needs



MMR residents seek to downsize in our community. Property MUST be a 2,500-3,300-square-foot, single-level home with at least 3 bedrooms + den. Prefer kitchen that opens to the family room and has a master bedroom split. Buyers are willing to do cosmetic remodeling but prefer to make final decisions if seller is making changes. A pool is not required. Views would be nice, but back-yard privacy is most important. These cash buyers have flexible moving dates and will pay up to \$1.7 million.



Household of 4 has grown out of family's McDowell Mountain Ranch home and want something larger. They are looking in MMR and Horseman's Park. Must have at least 3,000 square feet, 4 Bedrooms + den or loft that can be used as an office, 3-car garage and a sizable back yard. Pool would be great, or room to add a pool. They are pre-approved and flexible on closing date. Willing to spend up to \$1.2 million.

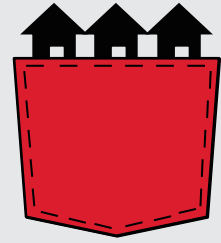


Household of 3 moving to Arizona late fall/early winter. They are looking for a single-level home with at least 4 bedrooms. Prefer a split floor plan, with a pool, and a private back yard. A view would be great, but privacy is most important. They would like a home that has already been updated, NOT a home in original condition. They are looking up to \$2.3 million, are pre-approved and are flexible on closing date.



INVESTORS are interested in purchasing a home in MMR on a fantastic lot with a view! The ideal home would be single level and original inside, or even distressed. If you don't want to worry about getting your home ready for sale, showing the property to buyers or making repairs, THEY WILL PAY CASH AND ACCEPT YOUR HOME AS-IS WITH ZERO HASSLES. Super flexible on timing with a possible option to remain in the home up to 30 days for free after closing.

Want to Be Our Pocket Listing?



If you've been sitting on the sidelines, unsure of whether to sell, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch who are having a hard time finding their perfect home.

The benefit to you is that these active buyers are serious buyers, not merely "lookers," and they've already seen what little is available in the MLS.

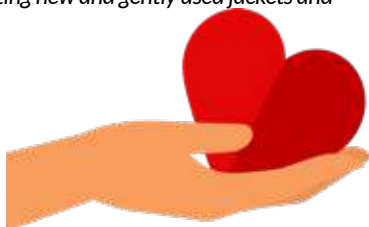
Showings will be done by appointment only, at the homeowner's convenience. Should you choose this option to sell, you will not need to do ANY repairs to your property, no photos taken, no MLS, and NO HASSLE, period.

Call us at [602-989-7492](tel:602-989-7492) first and let's see if we can work something out that is beneficial to EVERYONE. We have many qualified buyers seeking homes in McDowell Mountain Ranch, so call us to see if yours fits what our buyers want.

Are you struggling to find a home in McDowell Mountain Ranch because of the ongoing lack of inventory? If so, call me at [602-989-7492](tel:602-989-7492) for exclusive access to my pocket listings and off-market inventory.

Giving Back by Christine Espinoza Fall Donation Drive!

This fall through February 2026, Christine's Team will be collecting new and gently used jackets and hoodies for the homeless in Scottsdale. Donation bins are located at the McDowell Mountain Ranch Community Center and the McDowell Center.



Days of Inventory for Maricopa County.

Christine continued from Page 7

it had been running a bit high compared with the past few years. Because the amount of inventory has fallen precipitously since May, it now matches almost perfectly the numbers from 2024. At the end of August, 85255 had about 109 days of inventory.

County Struggles to Bring Down Inventory, Prices Fall

The days of inventory for Scottsdale as a whole has dropped to 111 days, down from nearly 159 days of inventory in May. Still the days of inventory

Christine continued on Page 10

REAL ESTATE NEWS

Christine continued from Page 9

ry varies wildly from ZIP Code to ZIP Code.

Maricopa County still has nearly 117 days of inventory on hand, well above historical norms, but average sales prices are at about a two-year low. The county's peak average home price was \$630,000 in June 2022, but it's currently at \$597,631.

In comparison, Scottsdale's average home prices peaked at \$1.4 million in January of this year and fell to \$1.07 million in August of this year. The 85255 ZIP Code average sales price peaked at \$2.2 million in January of this year and fell to \$1.7 million in August.

Those numbers are deceptive. Why? Because many of the sales tend to be at the lower end of the market in Scottsdale and MMR. Wealthier homeowners are simply staying put and not even putting their homes on the market.

Christine's Team Can Help With Selling, Buying Homes

Regardless what happens, we can help you make decisions on how to react to changing market conditions. Call us at 602-989-7492 or email us at christine@christineespinoza.com

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year	6.375%
20 Year	5.875%
15 Year	5.625%
5-Year ARM	6.125%
7-Year ARM	6.125%
10-Year ARM	6.250%

Jumbo* Loans

30 Year	6.250%
20 Year	6.125%
15 Year	6.125%
5/6-Year ARM	6.000%
7/6-Year ARM	6.125%
10/6-Year ARM	6.125%

FHA 30-Year fixed	6.000%
VA 30-Year fixed	6.000%

Rates effective 8/27/2025

Fees vary by lender

*Rates lower with points. In Scottsdale, *Conforming* refers to loans up to \$806,500 and *Jumbo* from \$802,651 and above.

Call Your Lender For Current Quotes!

THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2024

SALES BY COMMUNITY (JAN.-AUG. 2025)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	10	\$1,461,850	2818	80	\$520.49	-8.16%
Panorama Point	8	\$837,000	1872	81	\$455.11	0.22%
Discovery Canyon	7	\$760,786	1727	54	\$449.98	5.14%
Cachet	6	\$542,000	1539	111	\$353.75	-2.73%
Discovery Trails	6	\$755,500	1721	53	\$458.87	6.73%
Sonoran Estates	6	\$2,435,417	3995	44	\$610.01	17.43%
The Preserve	5	\$761,700	1795	52	\$430.96	0.04%
The Overlook	5	\$963,000	2114	40	\$460.37	-0.98%
100 Hills	5	\$2,425,000	3630	101	\$625.64	1.39%
The Ridge	4	\$512,000	1594	109	\$321.46	-11.17%
Sunrise Point	4	\$991,500	2151	115	\$458.78	0.79%
Montecito	4	\$1,068,500	2523	49	\$426.56	1.41%
Sonoran Fairways	4	\$1,122,500	2309	65	\$486.72	20.85%
Desert Cliffs	4	\$1,609,650	3397	77	\$487.59	4.15%
Arizona Highlands	3	\$1,098,333	2171	29	\$508.72	25.38%
The Summit	3	\$1,099,833	2226	24	\$493.60	8.07%
Eagle Ridge	3	\$1,193,333	2487	75	\$485.16	0.00%
Armonico	3	\$1,488,333	3280	37	\$454.12	13.86%
Vermillion Cliffs	3	\$1,556,500	3315	31	\$468.72	-2.92%
Mirador	3	\$1,982,333	3286	68	\$606.63	40.55%
Trovas	3	\$2,236,667	3868	30	\$595.01	21.98%
Arizona Vintage	2	\$690,000	1541	69	\$449.18	3.85%
Sunset Point	2	\$782,500	1801	31	\$434.41	7.47%
Castle Chase	2	\$808,750	1674	56	\$483.24	6.76%
Cimarron Ridge	2	\$1,565,000	2733	87	\$571.72	-7.53%
Sienna Canyon	No properties sold this year to date					
The Ranch	107	\$1,221,132	2446	66	\$499.18	11.66%

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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
<u>*16600 N TPP #2076</u>	<u>The Ridge</u>	<u>Heritage</u>	<u>\$475,000</u>	<u>1298</u>	<u>2</u>	<u>1</u>	<u>N</u>
16600 N TPP #2006	The Ridge	Heritage	\$475,000	1298	2	1	N
16420 N TPP #2020	Cachet	Heritage	\$480,000	1338	2	1	N
16600 N TPP #2036	The Ridge	Heritage	\$524,900	1298	2	1	N
15072 N 102nd St	Discovery Canyon	Catalina	\$739,999	1504	3	2	Y
<u>15750 N 102nd St</u>	<u>Arizona Vintage</u>	<u>Bordeaux</u>	<u>\$749,900</u>	<u>1478</u>	<u>3</u>	<u>2</u>	<u>N</u>
10383 E Saltillo Dr	Discovery Trails	Sabino	\$750,000	1622	3	2	N
10323 E Caribbean Ln	Discovery Canyon	Scenic	\$770,000	1837	4	2	N
*10311 E Raintree Dr	The Preserve	Brisas	\$775,000	2132	4	2	N
10392 E Penstamin Dr	Discovery Trails	Coronado	\$800,000	1451	3	2	N
10796 E Betony Dr	Castle Chase	Windsor	\$820,000	1941	2+Den	2	N
10572 E Tierra Buena Ln	The Overlook	Primrose	\$845,000	1679	3	2	Y
*10432 E Penstamin Dr	Discovery Trails	Highline	\$849,000	2197	4+Den	2	N
<u>16802 N 106th Wy</u>	<u>The Summit</u>	<u>Samoa</u>	<u>\$950,000</u>	<u>1855</u>	<u>3</u>	<u>3</u>	<u>N</u>
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$959,900	1837	4	2	Y
10623 E Acacia Dr	The Summit	Aruba	\$1,175,000	2161	4	2	Y
<u>*16142 N 102nd Wy</u>	<u>Discovery Trails</u>	<u>Highline</u>	<u>\$1,195,000</u>	<u>2197</u>	<u>4</u>	<u>2</u>	<u>Y</u>
10503 E Tierra Buena Ln	The Overlook	Ironwood	\$1,200,000	2818	5	2	Y
16535 N 109th St	Vermillion Cliffs	#923	\$1,295,000	3027	3+Den	2	Y
16792 N 108th Wy	Armonico	Tierra	\$1,300,000	2413	4	3	N
<u>*11462 E Kora Wy</u>	<u>Cimarron Ridge</u>	<u>Valencia</u>	<u>\$1,350,000</u>	<u>2398</u>	<u>3</u>	<u>3</u>	<u>Y</u>
*14405 N 110th Pl	Sienna Canyon	Catalina	\$1,365,000	2738	4+Den	3	Y
10788 E Raintree Dr	Desert Cliffs	#6060	\$1,475,000	2647	3+Den	3	Y
16562 N 109th Wy	Trovas	Alessi	\$1,500,000	2958	4	3	Y
11141 E Greenway Rd	Cimarron Ridge	Laredo	\$1,599,000	2897	4	3	Y
<u>10671 E Caribbean Ln</u>	<u>Cimarron Hills</u>	<u>La Jolla</u>	<u>\$1,650,000</u>	<u>2328</u>	<u>3</u>	<u>2</u>	<u>Y</u>
<u>16760 N 109th Wy</u>	<u>Trovas</u>	<u>Caprino</u>	<u>\$1,699,000</u>	<u>3222</u>	<u>3</u>	<u>3</u>	<u>Y</u>
<u>*10587 E Bahia Dr</u>	<u>The Summit</u>	<u>Molokai</u>	<u>\$1,750,000</u>	<u>2682</u>	<u>4</u>	<u>3</u>	<u>Y</u>
<u>*15919 N 110th Pl</u>	<u>100 Hills</u>	<u>Sevilla</u>	<u>\$1,850,000</u>	<u>2629</u>	<u>3</u>	<u>2</u>	<u>Y</u>
10886 E Ludlow Dr	Sonoran Estates	Saguaro	\$2,089,000	3989	4+Den	3	Y
*15972 N 115th Wy	100 Hills		\$2,600,000	4596	4+Den	3	Y
11540 E Caribbean Ln	Cimarron Ridge		\$2,700,000	4082	4+Den	3	Y
10848 E Meadowhill Dr	Sonoran Estates	Topanga	\$2,800,000	3658	5	3	Y
11320 E Winchcomb Dr	Sonoran Estates	Santana	\$3,000,000	3425	5+Den	3	Y
16065 N 111th Wy	100 Hills	Valverde	\$3,250,000	3792	4	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y

*Coming soon.

CLOSED SALES IN JULY & AUGUST

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2031	The Ridge	Heritage	\$465,000	1298	2	1	N
16420 N TPP #2101	Cachet	Heritage	\$485,000	1338	2	1	N
16420 N TPP #1064	Cachet	Legacy	\$570,000	1640	2+Den	2	N
16600 N TPP #1072	The Ridge	Legacy	\$600,000	1890	2+Den	2	N
10431 E Morning Star Dr	Panorama Point	Mesquite	\$662,000	1548	3	2	N
10239 E Salt Bush Dr	Arizona Vintage	Bordeaux	\$715,000	1478	3	2	N

NOTE: Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

CLOSED SALES IN JULY & AUGUST

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10252 E Butherus Dr	The Preserve	Montana	\$755,500	1504	3	2	N
15691 N 104th Pl	Panorama Point	Mariposa	\$810,000	1963	4	2	N
14657 N 103rd Wy	Sunset Point	#1912	\$835,000	1908	3	3	N
11496 E Pine Valley Rd	Sunrise Point	Acacia	\$885,000	1886	3	2	N
10558 E Meadowhill Dr	Sonoran Fairways	Ironwood	\$915,000	2296	4	3	Y
10490 E Morning Star Dr	Panorama Point	Ironwood	\$945,000	2655	5	3	Y
11081 E Betony Dr	100 Hills	La Jolla	\$950,000	2285	3	2	N
10448 E Conieson Rd	Sonoran Fairways	Ironwood	\$950,000	2351	4	3	Y
10253 E Indigo Dr	Montecito	San Miguel	\$950,000	2396	4+Den	3	Y
15953 N 111th Wy	100 Hills		\$1,150,000	2565	3+Den	3	N
10415 E Rosemary Ln	Eagle Ridge	#3355	\$1,240,000	2933	4+Den	3	Y
<u>11617 E Raintree Dr</u>	<u>Sunrise Point</u>	<u>Papago</u>	<u>\$1,340,000</u>	<u>2749</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
10975 E Greenway Rd	Cimarron Hills	Laredo	\$1,600,000	2788	4	3	Y
10646 E Butherus Dr	Desert Cliffs	#6080	\$1,633,600	3509	4+Den	3	Y
10843 E Acacia Dr	Armonico	Ladera	\$1,715,000	3833	5+Den	3	Y
11267 E Beck Ln	Cimarron Hills	Escalante	\$1,725,000	3375	4+Den	3	Y
10999 E Acoma Dr	Mirador	Solana	\$1,800,000	3110	4	3	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
<u>16600 N TPP #1074</u>	<u>The Ridge</u>	<u>Legacy</u>	<u>\$625,000</u>	<u>1892</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>
10591 E Morning Star Dr	Panorama Point	Mariposa	\$809,999	1963	3+Den	2	N
10329 E Star of Desert Dr	Arizona Vintage	Chablis	\$860,000	2316	3	2	N
10572 E Autumn Sage Dr	Castle Chase	Stirling	\$869,000	1775	3	2	N
16615 N 109th Pl	Vermillion Cliffs	#919	\$952,000	2285	3	3	N
<u>10737 E Gelding Dr</u>	<u>Sienna Canyon</u>	<u>Catalina</u>	<u>\$1,299,000</u>	<u>2738</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
16013 N 111th Pl	100 Hills	Sevilla	\$1,499,900	2629	3+Den	2	Y
10826 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,875,000	2977	4	3	Y
10951 E Mirasol Ci	Trovas	Dante	\$2,100,000	3297	3+Den	3	Y
16706 N 109th Wy	Trovas	Dante	\$2,100,000	3297	4	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10470 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,500	1451	3+Den	2	N
10360 E Penstamin Dr	Discovery Trails	Coronado	\$2,600	1451	3	2	N
16420 N TPP #2036	Cachet	Heritage	\$2,650	1338	2	1	N
10253 E Penstamin Dr	Discovery Trails	Sabino	\$2,699	1622	3	2	N
16420 N TPP #1057	Cachet	Legacy	\$3,350	1640	2+Den	2	N
<u>10313 E Karen Dr</u>	<u>Discovery Canyon</u>	<u>Scenic</u>	<u>\$3,675</u>	<u>1837</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
11473 E Blanche Dr	Cimarron Ridge	Bonita	\$3,899	2293	3	2	N

Rentals continued on Page 12

*Pending, **UCB, & ***CCBS

All three categories mean the seller has ACCEPTED an offer on their property. More specifically: Pending: Under Contract, no longer showing or accepting back up offers. UCB: Under Contract, accepting back up offers. CCBS: Under Contract, contingent on buyer sale.

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Salcito Homes Plan New HQ

Salcito Homes hopes to build a two-story, 23,000-square-foot office building on a 3.26-acre parcel north of 94th Street and Bell Road, according to a video filed with the City of Scottsdale. Scottsdale-based Salcito, currently located at 20909 N. 90th Place, Suite 202, builds luxury custom homes. A full plan of the building has not been released yet. Find the video proposal on YouTube: tinyurl.com/r2p9vms7

Rentals continued from Page 11

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10429 E Hillery Dr	The Preserve	Brisas	\$3,995	2132	3+Den	2	Y
16861 N 106th Wy	The Summit	Key Largo	\$4,200	2199	3+Den	3	N
11183 E Beck Ln	Cimarron Hills	Parada	\$4,600	2911	5	3	N
11050 E Verbena Ln	Trovas	Alessi	\$5,195	2958	4	3	Y
11088 E Acacia Dr	Trovas	Alessi	\$5,495	2958	4+Den	3	Y
10655 E Acacia Dr	Arizona Highlands	Catalina	\$5,500	2478	3+Den	3	Y
11173 E Greenway Rd	Cimarron Ridge	Escalante	\$5,650	3648	5+Den	3	N
10835 E Acacia Dr	Armonico	Montana	\$5,695	2994	4+Den	3	Y
10412 E Acoma Dr	Sunset Point	#1912	\$5,750	2114	4	2	Y
10913 E Butherus Dr	Desert Cliffs	#6080	\$5,900	3509	4+Den	3	Y
16449 N 103rd Pl	Eagle Ridge	#3335	\$6,000	1998	3	2	Y
16469 N 113th Wy	100 Hills		\$20,000	4870	4+Den	3	Y

CLOSED RENTALS IN JULY & AUGUST

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
15849 N 102nd Pl	Arizona Vintage	Merlot	\$2,495	1347	3	2	N
16420 N TPP #1132	Cachet	Monarch	\$2,575	1737	2+Den	2	N
10542 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,699	1327	3	2	N
15120 N 102nd St	Discovery Canyon	Scenic	\$2,800	1622	4	2	N
16600 N TPP #2010	The Ridge	Monarch	\$2,800	1737	2	2	N
15728 N 104th St	Panorama Point	Mesquite	\$2,895	1548	3	2	N
15675 N 103rd Wy	Panorama Point	Mesquite	\$2,900	1548	3	2	N
10394 E Morning Star Dr	Panorama Point	Mesquite	\$3,000	1548	3	2	N
10447 E Morning Star Dr	Panorama Point	Mesquite	\$3,000	1548	3	2	N
10399 E Hillery Dr	The Preserve	Brisas	\$3,200	2132	4	2	N
10511 E Morning Star Dr	Panorama Point	Mariposa	\$3,300	1963	4	2	N
15741 N 104th St	Panorama Point	Mariposa	\$3,400	1963	4	2	N
10603 E Firewheel Dr	The Overlook	Mesquite	\$3,700	1972	4	3	N
10384 E Rosemary Ln	Eagle Ridge	#3335	\$3,700	1998	3	2	Y
16609 N 105th Wy	Arizona Highlands	Santan	\$3,700	2161	3+Den	3	N
10310 E Le Marche Dr	Arizona Vintage	Chablis	\$3,900	2504	5+Loft	2	Y
10551 E Betony Dr	Panorama Point	Ironwood	\$3,995	2655	5	3	N
10318 E Tierra Buena Ln	Panorama Point	Mariposa	\$4,000	1963	4	2	N
16335 N 108th Pl	Vermillion Cliffs	#923	\$5,750	3084	4	3	Y
10875 E Mirasol Ci	Armonico	Espinazo	\$7,500	3169	4+Loft	3	Y

NOTE: Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our available properties and closed sales are printed in BOLD BLUE TYPE and UNDERLINED.



MCDOWELL MOUNTAIN RANCH COMMUNITY MARKET

FAMILY FUN MARKET **PET FRIENDLY MARKET**

DATES: SUN, OCT 5th - MAY 3rd, 2026
(1st Sunday of Each Month)

MARKETS WILL INCLUDE: 100+ LOCAL VENDORS - 2 LOCAL FARMERS - ARTISAN BREADS - JAMS & STROUPS - AWARD-WINNING SAUCES/FRESH SALSA - GRASS-FED BEEF/ALASKAN FISH - RAW LOCAL HONEY - EGGS - ORGANIC DOG TREATS - ARTISAN OLIVE OILS - HEALTH & WELLNESS - ARTS & CRAFTS SHOW/MADE - FACE PAINTING - FOOD ZONE/FOOD TRUCKS - KIDS ACTIVITIES/SHOPPING - LIVE MUSIC/ENTERTAINMENT & SO SO MUCH MORE!! (COME OUT & SUPPORT YOUR AMAZING COMMUNITY LOCAL MARKET)

10:00AM - 2:00PM
McDowell Mountain Community Center
10607 E. Paradise Lane Scottsdale, AZ 85255
FOLLOW US ON FACEBOOK FOR LATEST INFO
[@McDowellMountainRanchFarmersMarkets](https://www.facebook.com/McDowellMountainRanchFarmersMarkets)

Community Market Returns to MMR

The McDowell Mountain Ranch Community Market is set to return Oct. 5th at the Community Center parking lot. The 10 a.m.-2 p.m. event will include 100+ vendors, two local farmers, honey, food trucks and a kids' zone. The free events will usually be on the first Sunday of each month — unless there is schedule conflict — through May. The next event will be Nov. 2nd.



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Plans Revealed for Banner Hospital Near MMR

Banner Health has posted on the City of Scottsdale website its most recent proposal for building the \$400 million Scottsdale Medical Center. The plan is needed for obtaining zoning changes and a Conditional Use Permit.

The four-story hospital will be on 31.5 acres on the south side of the Loop 101 Freeway west of Hayden Road and about 3.5 miles northwest of McDowell Mountain Ranch, which is about one mile closer than the Honor Health Shea facility.

The hospital will be built in four stages:

1. Four-story tower, two-story diagnostics

and treatment building that will house emergency, surgery, laboratory, pharmacy and associated support services. Also included will be a one-story utility plant, helipad, surface parking and landscaping.

2. Two-story diagnostics and treatment facility.

3. Five-story patient tower with helipad.

4. Four-story patient tower and four-story parking garage. The two towers are expected to support about 300 beds.

Banner needs the Conditional Use Permit to operate the Helipad, which is part of the filing.

Banner, the state's largest health system, began building a 120,000-square-foot Health Care Plus facility on another portion of the property in May, according to the Phoenix Business Journal. The three-story structure, designed for primary, specialty, urgent and outpatient care, is expected to be completed in early 2027. The facility will also include a Banner MD Anderson Cancer Center.

Overall, the two projects are expected to employ about 2,500 people.

- Application: tinyurl.com/y7x8j8j
- Business Journal: tinyurl.com/9be7emvw

Spotlight continued from Page 1

least one Phoenix hospital has seen an increase in injuries that range from broken bones to head trauma, according to AZ Family.

But what does this mean for residents of McDowell Mountain Ranch?

The portions of MMR roads that are managed by Scottsdale will probably fall under the new law. It's possible that the paved trails that run through MMR may also be subject to the new law because the trails are technically open to hikers who do not live here under an old agreement with the city.

For now, we don't know exactly where Scottsdale stands on the issue, but the Homeowners Association may inquire in the near future.

MMR communities that are behind gates are responsible for their own streets, so it's not clear how the new ordinance, which was approved July 1st, will impact those residents.

We hope to learn more in the coming months.

- City statement: tinyurl.com/3ye38d5e
- AZ Family: tinyurl.com/28b6spnw

Smoking Policy Discussed

The McDowell Mountain Ranch Homeowners Association is considering whether it should create a nonsmoking policy for community trails. The issue is complicated for several reasons:

- Lit cigarettes have been reportedly discarded in the desert brush, posing a huge fire risk to MMR and the McDowell Sonoran Preserve.

- Because nonresidents are permitted to use many of the trails as part of an agreement with the City of Scottsdale, as we mentioned in the story above, the city may be responsible for putting up warnings and enforcing city ordinances.

- Scottsdale imposes fines from \$50-\$300 for smoking in the Preserve.

- As a practical matter, any smoking policy may or may not fall in the lap of the HOA.

- Putting up "No Smoking" signs can be risky for the HOA if it fails to enforce the policy, according to attorneys working for our HOA.

Although several board members expressed interest in creating some sort of policy, another worried that enforcement would be virtually impossible. For now the board members are still considering their options.



Fluted wall panels replaced wainscoting at the McDowell Mountain Ranch Community Center.

HOA Makes Additional Updates to Community Center

The McDowell Mountain Ranch Homeowners Association continues to make improvements to the Community Center. One project involves converting a janitorial room into storage for tables and chairs that have long been in the way of residents. The other project involved updating a wall at the Community Center with fluted panels, because chairs and tables repeatedly scuffed the old white wainscoting.

Tree Trimming Contract OK'd

The McDowell Mountain Ranch Homeowners Association approved spending \$26,445 for annual tree trimming.

This year there are only 321 trees compared with 333 in 2024. SaveATree will perform the work at a cost of \$82.38 a tree, which is slightly higher than last year's rate.



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25 Years Experience | References Available

ShapeUpUs Adds Fun Runs

ShapeUpUs, which features the World's Largest Pickleball Lesson at McDowell Mountain Ranch's Community Center, has added 1K and 5K fun runs. The free event will also include a rock climbing wall, obstacle course, tug-of-war, music, face painting, balloon twisting and vendor booths.

Sponsors include MMR, Monster Athletes, Old Town Scottsdale and Pickleball Plus. ShapeUpUs is a nonprofit dedicated to fighting childhood obesity via teaching lifelong habits designed to improve physical and mental wellness.

The event will be 9 a.m.-3 p.m. Nov. 8th. Register at shapeupus.org



Garage continued from Page 1

foot office and clubhouse. The project is expected to cost about \$55 million, according to the Business Journal. The 5.09-acre parcel wraps around the Reata Sports Complex, south of McDowell Mountain Ranch Road and west of Thompson Peak Parkway.

While residents sent in emails supporting and opposing the project, little resistance was found at the City Council meeting. The council approved the project 7-0.

Here's why some residents expressed opposition:

"This area is the LAST undeveloped natural space along MMR," according to an email from the LA Hazen Family Trust. "Besides taking natural space in our community, traffic volume has greatly increased with drivers exceeding the 30-mph posted speed limit consistently. This makes it dangerous to enter and leave our residences by vehicle and on foot. These projects would be a better fit along Bell Road."

Amy Bjorkman, who lives in adjacent Horseman's Park, also opposed the project. "This is a residential area with soccer fields in a 30 MPH zone," she wrote. "It is not zoned for this type of development. I have already contacted the city regarding how dangerous it is to pull out of Horseman's Park and be a pedestrian on Mc-

Dowell Mountain Ranch Road. We already have to live with heavy traffic and noise due to Notre Dame Prep, WestWorld events, WM Open, and now tournaments at Reata Fields."

Several members of nearby businesses and organizations, including Melissa Schalles from the Arabian Horse Show and Craig Jackson from Barrett-Jackson Collector Car Auctions, co-signed a letter supporting the project.

"As the major users of WestWorld that have collectively spent tens of millions of dollars to help drive Scottsdale tourism, we hope you too will support the policy of non-residential uses near one of City's key areas of commerce," according to the letter. "The more residential there is near WestWorld, the more complaints there are about noise, traffic and, in the case of equestrian events, odor."

"We have evidence of that as the result of one of the City's regrettable zoning decisions years ago allowing an apartment development at the northern tip of WestWorld on Bell Road," the letter continues. "Why would it want to repeat such mistakes in the future? If you want WestWorld to be all it can and should be why handicap those responsible for doing so with a self-fulfilling complaint funnel?"

- Business Journal: tinyurl.com/52s4y3fh
- Find details here: tinyurl.com/53p2ykuj

CPUs continued from Page 1
area can be heavy.

We contacted U.S. Rep. David Schweikert's office about the closings, but we hadn't received a response by the time we went to press. The flyer on the Scottsdale location door suggests contacting Schweikert's office:

- Email: schweikert.house.gov/email
- Phone: 480-946-2411
- Address: David Schweikert, 14500 N. Northsight Blvd., Ste. 221, Scottsdale, AZ 85260

Other postal locations, with varying levels of service, are also available at:

- The UPS Store: 10115 E. Bell Rd, #107
- The UPS Store: 15029 N. Thompson Peak Pkwy, B111
- U.S. Post Office: 8711 E. Pinnacle Peak Road, 14747 N. Northsight Blvd., #111
- PostalMax: 15560 N. Frank Lloyd Wright Blvd., Suite B4.

Newsweek also had a limited story on the contract cancellations here: tinyurl.com/muwajnsnc



Looking Back...

Just 5 Years Ago*

September 2020 — MMR resident Rishita Shah made more than a thousand face masks on a sewing machine to help those who couldn't find them at stores during the Covid-19 pandemic. ... Axon announced plans to build its HQ near MMR. ... Black Rock Coffee opened near CVS. ... Schools planned to resume in-person classes.

Only 10 Years Ago*

September 2015 — Scottsdale began working on an agreement for consultants to develop a Desert Discovery Center plan, which was eventually defeated. ... Work began on the Desert Canyon Center in preparation for a Honor Health medical practice to open there. ... The Homeowners Association studied the replacement of the aging Trovas gate mechanism.

15 Years Ago*

September 2010 — The Desert Canyon Center faced foreclosure before being auctioned off. ... DMB Associates defaulted on its loan for The Marketplace at DC Ranch. ... MMR Resident Greg Kruger purchased Caffé Portobello and renamed it the Twisted Lizard Tavern and Grille.

20 Years Ago*

September 2005 — Circle K proposed building a 2,500-square-foot convenience store — it was never built — at Thompson Peak Parkway and Bell Road. ... Satori Sushi, which is now Kay Sushi, was just about to open.

25 Years Ago*

September 2000 — Centrefund, a Toronto-based developer, purchased what is now known as the McDowell Mountain Marketplace and is where Bashas' is located. ... Scottsdale Education Center was planning to open its doors in the new Desert Canyon Center.

*As reported in this newsletter

Scottsdale-Adjacent Land to Become Multi-Use Project

Recently purchased land at the northwest corner of the Loop 101 Freeway and Scottsdale Road is set to become a massive commercial project adjacent to where Sprouts and Republic Services plan to build headquarters, according to the Phoenix Business Journal. The land is where former Coyotes owner Alex Meruelo had hoped to build a new stadium, but he sold the team to Smith Entertainment Group in Utah after meeting resistance from Scottsdale and Phoenix leaders.

Minnesota-based Mortenson plans to develop the 217-acre parcel, which technically is in Phoenix but Scottsdale adjacent, into 5 million square feet of commercial space. The first phase will feature 30 acres of mixed-use office space that will be developed into about 350,000 square feet. Mortenson paid \$136 million to buy the property from the Arizona State Land Department.

Business Journal: tinyurl.com/tup9ta5e

SUSD Sponsors Sept. 20 College Career Fair

There will be a free College and Career Fair sponsored by the Scottsdale Unified School District on Sept. 20th, according to the district. Prospective college students can meet local and national college and university recruit-

ers as well as industry representatives, trade program experts and career exhibitors. The event will be 10 a.m.-2 p.m. Sept. 20th at the Scottsdale Civic Center Library, 3839 N. Drinkwater Blvd. Free parking will be available in the Civic Center Parking Garage.

McCormick-Stillman Updates Completed

Upgrades to the McCormick-Stillman Railroad Park have been completed, according to AZ Big Media. The \$13.1 million project resulted in an upgraded plaza, a new concrete amphitheater, a 5,000-square-foot splash pad, a new home for historic train cars and the removal of an old restroom building. Landscaping, path parkways, outdoor lighting and shade trees were also updated or added. Funding for the project came from the 2019 Capital Bond fund, Scottsdale's general fund, park revenues and tourism funds. The nonprofit Scottsdale Railroad & Mechanical Society also contributed funds to the project. The AZ Big Media story is at this URL: tinyurl.com/43dpaky6



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