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REALTOR, JD, SFR

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At first glance, it might appear that 2017 is off to a slow start based on the total number of January sales in both communities. But that's not the total picture. The number of homes under contract is very strong in both communities, total inventory is equal to or below the same period in past years, and pricing remains strong early in the season. In Stonegate, 10 homes have gone under contract in the last 26 days, almost all of which should close with dollar per square foot pricing nicely above the 12-month average. In Scottsdale Ranch, there are 27 homes under contract and most of these homes will also close with strong pricing. We're off to a great start for the year as we enter the spring selling season!



Remember—metrics like average price per square foot do not take into account specific factors that affect home pricing, such as condition, home features, views, location and other factors. If you need an accurate market value estimate, call a professional. Call Rob at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.

THE WILLIAMS REPORT

February 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, February 2, 2017

SCOTTSDALE RANCH MARKET STATISTICS FOR JANUARY 2017

Total Active Listings

	02/01/2017	01/01/2017	02/01/2016	12-Mo Avg
All Categories of Residences:	98	100	100	93
Single Family Homes Only :	52	54	52	51

Total No. Closed Sales

	Jan 2017	Dec 2016	Jan 2016	12-Mo Avg
All Categories of Residences:	10 sales	12 sales	19 sales	19 sales
Single Family Homes Only:	9 sales	5 sales	9 sales	10 sales

Average Sold Price Per Square Foot

	Jan 2017	Dec 2016	Jan 2016	12-Mo Avg
All Categories of Residences:	\$234.30	\$210.93	\$227.00	\$214.87
Single Family Homes Only :	\$237.70	\$229.46	\$254.79	\$229.72

Avg. Days on Market (closed sales)

	Jan 2017	Dec 2016	Jan 2016	12-Mo Avg
All Categories of Residences:	109 days	122 days	93 days	116 days
Single Family Homes Only :	121 days	139 days	94 days	116 days

STONEGATE MARKET STATISTICS FOR JANUARY 2017

Total Active Listings

	02/01/2017	01/01/2017	02/01/2016	12-Mo Avg
Single Family Homes Only :	21	20	22	20

Total No. Closed Sales

	Jan 2017	Dec 2016	Jan 2016	12-Mo Avg
Single Family Homes Only :	1 sales	3 sales	5 sales	5 sales

Average Sold Price Per Square Foot

	Jan 2017	Dec 2016	Jan 2016	12-Mo Avg
Single Family Homes Only :	\$201.02	\$231.62	\$223.48	\$211.23

Avg. Days on Market (closed sales)

	Jan 2017	Dec 2016	Jan 2016	12-Mo Avg
Single Family Homes Only :	159 days	58 days	41 days	95 days



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PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

LOCAL
POSTAL CUSTOMER

Stonegate Homes Sold in January 2017

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11622 E CAROL AVE	3	2	2,363	\$479,900	\$475,000	\$201.02	01/18/2017	159

Scottsdale Ranch Homes Sold in January 2017

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10005 E SUNNYSLOPE LN	2	2	1,768	\$475,000	\$455,000	\$257.35	01/30/2017	117
9694 E IRONWOOD DR	4	2.5	2,856	\$550,000	\$545,000	\$190.83	01/27/2017	80
9896 E COCHISE DR	3	2.5	2,564	\$529,000	\$500,000	\$195.01	01/24/2017	54
10164 E COCHISE DR	4	3	3,354	\$849,000	\$825,000	\$245.97	01/20/2017	534
10052 E SAN SALVADOR DR	2	2	1,413	\$389,900	\$368,500	\$260.79	01/19/2017	89
9707 E MOUNTAIN VIEW RD 1467	1	1	825	\$169,000	\$168,000	\$203.64	01/13/2017	0
10555 E SADDLEHORN DR	3	2	1,934	\$390,000	\$390,000	\$201.65	01/06/2017	109
10536 N 97TH ST	4	3.5	3,048	\$749,000	\$720,000	\$236.22	01/06/2017	59
9008 N 100TH PL	3	2	2,411	\$750,000	\$740,000	\$306.93	01/06/2017	22
10303 E CARON ST	3	2.5	2,494	\$619,900	\$610,000	\$244.59	01/04/2017	32

As of February 2nd, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 4.19% with fees and points of 0.5. Our current low, low rates not only support buyers, but they also help sellers and overall pricing! Call me now at **480-352-2060** if you are considering a purchase, a sale or if you would simply like a free and accurate estimate of your home's current market value.

ROB IS SELLING IN YOUR NEIGHBORHOOD—STONEGATE, SCOTTSDALE RANCH, McCORMICK RANCH & BEYOND

UNDER CONTRACT
OPEN CONCEPT
10468 E. MISSION LN.
4 BED/2 BATH/POOL
2,121 SF/UPDATED
OFFERED AT \$519,900

UNDER CONTRACT
SUPERIOR FINISHES
10710 E. SAN SALVADOR
4 BED/2.5 BATH/POOL
2,531 SF/KITCHEN ISLAND
OFFERED AT \$589,900

The sales and statistical data provided herein is based on information reported to the Arizona Regional Multiple Listing Service (ARMLS) for the time period specified and as of the dates noted herein. All material information should be verified by the recipient and none is guaranteed as accurate by ARMLS, HomeSmart or Robert A. Williams, PLC. This is not intended to solicit currently listed properties.