

Rob Williams, Neighborhood Resident & Realtor®

REALTOR, JD, SFR

ROBERT A. WILLIAMS, PLC

HOMESMART

10601 N. HAYDEN RD., SUITE I-100

SCOTTSDALE, ARIZONA 85260

OFFICE: 480-443-7400

DIRECT: 480-352-2060

E-MAIL: ROBWILLIAMS@HSMOVE.COM

WWW.ROBWILLIAMSREALTOR.COM



The total number of active listings in Scottsdale Ranch is very low compared to past years. In fact, there were only 7 single family homes priced under \$575,000 on October 1st—that's only 17% of the active single family home inventory. Total sales are double from last September and homes under contract are 25% higher than last year. Stonegate's inventory is also low by historical standards and September's sales are consistent with past years. However, there are 12 homes under contract, which is 4 times last year's total on October 1st. *Lower inventories are leaving buyers with fewer choices, but the appetite to buy is strong! It's a great time to list, and choices for SF homes under \$575K are limited!*



Remember—metrics like average price per square foot do not take into account specific factors that affect home pricing, such as condition, home features, updates, 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.*

September 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, October 6, 2016

SCOTTSDALE RANCH MARKET STATISTICS FOR SEPTEMBER 2016

Total Active Listings

	<u>10/01/2016</u>	<u>9/01/2016</u>	<u>10/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	75	68	93	92
Single Family Homes Only :	43	39	44	49

Total No. Closed Sales

	<u>Sept 2016</u>	<u>Aug 2016</u>	<u>Sept 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	16 sales	13 sales	8 sales	18 sales
Single Family Homes Only:	8 sales	5 sales	5 sales	10 sales

Average Price Per Square Foot

	<u>Sept 2016</u>	<u>Aug 2016</u>	<u>Sept 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$202.42	\$191.13	\$202.98	\$208.14
Single Family Homes Only :	\$219.91	\$206.66	\$215.24	\$222.17

Avg. Days on Market (closed sales)

	<u>Sept 2016</u>	<u>Aug 2016</u>	<u>Sept 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	106 days	162 days	104 days	116 days
Single Family Homes Only :	122 days	211 days	113 days	117 days

STONEGATE MARKET STATISTICS FOR SEPTEMBER 2016

Total Active Listings

	<u>10/01/2016</u>	<u>9/01/2016</u>	<u>10/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	16	18	10	18

Total No. Closed Sales

	<u>Sept 2016</u>	<u>Aug 2016</u>	<u>Sept 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	3 sales	5 sales	3 sales	5 sales

Average Price Per Square Foot

	<u>Sept 2016</u>	<u>Aug 2016</u>	<u>Sept 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$196.91	\$195.86	\$218.91	\$206.45

Avg. Days on Market (closed sales)

	<u>Sept 2016</u>	<u>Aug 2016</u>	<u>Sept 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	56 days	131 days	37 days	93 days



HOME SMART

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Rob Williams

REALTOR,® JD, SFR



ROBERT A. WILLIAMS, PLC

HOMESMART

DIRECT: 480-352-2060 | OFFICE: 480-443-7400

E-MAIL: ROBWILLIAMS@HSMOVE.COM

WWW.ROBWILLIAMSREALTOR.COM

LOCAL
POSTAL CUSTOMER

Stonegate Homes Sold in September 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11819 E TERRA DR	3	2	2,271	\$449,000	\$427,000	\$188.02	09/21/2016	11
9191 N 117TH WAY	3	2	2,148	\$499,000	\$479,300	\$223.14	09/16/2016	112
11417 E MISSION LN	5	4	3,898	\$799,800	\$700,000	\$179.58	09/14/2016	46

Scottsdale Ranch Homes Sold in September 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10019 E MOUNTAIN VIEW RD 210	2	2	942	\$192,000	\$181,000	\$192.14	09/30/2016	231
10431 N 105TH WAY	3	2	2,395	\$530,000	\$485,000	\$202.51	09/30/2016	110
10134 E CINNABAR AVE	3	2	1,780	\$565,000	\$535,000	\$300.56	09/30/2016	0
10527 N 97th ST	4	3	3,828	\$699,000	\$645,050	\$168.51	09/29/2016	118
11118 E BELLA VISTA DR	4	4	4,170	\$925,000	\$823,000	\$197.36	09/27/2016	215
10017 E MOUNTAIN VIEW RD 1084	2	2.5	1,792	\$239,000	\$237,000	\$132.25	09/23/2016	60
9906 E Cinnabar AVE	4	2	2,525	\$599,000	\$580,000	\$229.70	09/23/2016	105
9708 E VIA LINDA -- 2350	2	2	1,038	\$169,000	\$140,000	\$134.87	09/20/2016	130
10930 E SAN SALVADOR DR	4	2.5	2,842	\$715,000	\$715,000	\$251.58	09/16/2016	0
9711 E MOUNTAIN VIEW RD 2530	1	1	620	\$123,900	\$118,000	\$190.32	09/15/2016	153
10055 E MOUNTAINVIEW LAKE DR 1009	1	1	751	\$148,000	\$147,000	\$195.74	09/15/2016	18
10246 E CARON ST	4	2	2,358	\$529,000	\$520,000	\$220.53	09/15/2016	180
10528 E BELLA VISTA DR	4	2	2,239	\$575,000	\$517,000	\$230.91	09/13/2016	212
9463 N 106TH PL	2	2	1,520	\$415,000	\$392,500	\$258.22	09/12/2016	43
10055 E MOUNTAINVIEW LAKE DR 1003	2	2.5	1,256	\$214,900	\$210,000	\$167.20	09/09/2016	39
10115 E MOUNTAIN VIEW RD 2050	2	2	1076	\$185,000	\$179,000	\$166.36	09/01/2016	86

Did you know that as of October 6th, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 3.42% with fees and points of 0.5? Don't miss out on these rates! It's only a matter of time before rates start rising. 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.

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.