



*Rob Williams, Realtor*<sup>®</sup>  
 REALTOR, JD, SFR  
**ROBERT A. WILLIAMS, PLC**

**480-352-2060**

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**THE WILLIAMS REPORT**

October 2023 Market Update for Stonegate and Scottsdale Ranch



**SCOTTSDALE RANCH MARKET STATISTICS FOR SEPTEMBER 2023**

	<u>10/01/2023</u>	<u>09/01/2023</u>	<u>10/01/2022</u>	<u>12-Mo Avg</u>
<b>Total Active Listings</b>				
All Listings:	33	35	48	38
Single Family Only:	12	20	28	20
<b>Total No. Closed Sales</b>	<u>Sept 2023</u>	<u>Aug 2023</u>	<u>Sept 2022</u>	<u>12-Mo Avg</u>
All Listings:	12 sales	25 sales	8 sales	15 sales
Single Family Only:	6 sales	13 sales	6 sales	7 sales
<b>Avg. Sold Price Per SF</b>	<u>Sept 2023</u>	<u>Aug 2023</u>	<u>Sept 2022</u>	<u>12-Mo Avg</u>
All Listings:	\$447.09	\$415.75	\$432.42	\$405.70
Single Family Only:	\$480.91	\$439.74	\$433.84	\$428.06
<b>Avg. Days on Market</b>	<u>Sept 2023</u>	<u>Aug 2023</u>	<u>Sept 2022</u>	<u>12-Mo Avg</u>
All Listings:	45 days	48 days	64 days	68 days
Single Family Only:	45 days	44 days	50 days	70 days

**STONEGATE MARKET STATISTICS FOR SEPTEMBER 2023**

	<u>10/01/2023</u>	<u>09/01/2023</u>	<u>10/01/2022</u>	<u>12-Mo Avg</u>
<b>Total Active Listings</b>				
Single Family Only:	9	7	7	7
<b>Total No. Closed Sales</b>	<u>Sept 2023</u>	<u>Aug 2023</u>	<u>Sept 2022</u>	<u>12-Mo Avg</u>
Single Family Only:	1 sales	3 sales	5 sales	4 sales
<b>Avg. Sold Price Per SF</b>	<u>Sept 2023</u>	<u>Aug 2023</u>	<u>Sept 2022</u>	<u>12-Mo Avg</u>
Single Family Only:	\$571.58	\$563.47	\$411.29	\$442.06
<b>Avg. Days on Market</b>	<u>Sept 2023</u>	<u>Aug 2023</u>	<u>Sept 2022</u>	<u>12-Mo Avg</u>
Single Family Only:	16 days	53 days	46 days	51 days

*Interest rates and economic conditions are changing quickly. Whether selling or buying, always hire a Realtor who understands market trends and the many factors affecting home pricing, such as condition, location, and other features. Call Rob at 480-352-2060 to obtain a free, no obligation estimate of your home's market value.*

*Rob Williams*, REALTOR,<sup>®</sup> JD, SFR  
**ROBERT A. WILLIAMS, PLC**  
 HOMESMART  
 10601 N. HAYDEN RD., I-100, SCOTTSDALE, AZ 85260

**480-352-2060**

**WORK WITH A TOP SELLING AGENT &  
 MULTI-YEAR DIAMOND CLUB MEMBER**

\*\*\*\*\*ECRWSEDDM\*\*\*\*\*

POSTAL CUSTOMER

PRSR STD  
 US Postage  
 PAID  
 Phoenix, AZ  
 Permit # 2217

**Stonegate Homes Sold in September/August 2023**

Call Rob today at 480-352-2060 for more information

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11733 E TERRA DR	3	2.5	2,843	\$1,550,000	\$1,650,000	\$571.58	09/19/2023	16
9069 N 115TH PL	4	2	2,109	\$1,250,000	\$1,250,000	\$592.70	08/30/2023	9
9102 N 114TH ST	5	4	3,764	\$2,495,000	\$2,450,000	\$650.90	08/22/2023	140
11865 E PURDUE AVE	3	2	1,466	\$650,000	\$655,000	\$446.79	08/10/2023	11

**Scottsdale Ranch Homes Sold in September 2023**

Call Rob today at 480-352-2060 for more information

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9853 N 101 ST	3	2	2,063	\$899,900	\$885,000	\$428.99	09/29/2023	25
10560 E PALOMINO RD	3	2	2,018	\$1,100,000	\$1,050,000	\$520.32	09/29/2023	23
10287 E SAN SALVADOR DR	4	4	2,968	\$1,099,999	\$1,050,000	\$353.77	09/28/2023	35
10360 N 98TH ST	4	2.5	2,966	\$1,599,000	\$1,430,000	\$482.13	09/28/2023	64
10050 E MOUNTAINVIEW LAKE DR 54	2	2	2,641	\$1,290,000	\$1,200,000	\$454.37	09/22/2023	28
10416 N 101st ST	3	3	3,036	\$1,850,000	\$1,770,000	\$583.00	09/22/2023	17
10050 E MOUNTAINVIEW LAKE DR 40	2	2	1,321	\$699,000	\$675,000	\$510.98	09/20/2023	21
10228 N 96TH PL	4	3	3,666	\$1,750,000	\$1,750,000	\$477.36	09/20/2023	9
9666 N 106TH CT	4	4	3,839	\$1,850,000	\$1,800,000	\$468.87	09/20/2023	126
9705 E MOUNTAIN VIEW RD 1076	3	2.5	1,489	\$575,000	\$510,000	\$342.51	09/18/2023	172
9707 E MOUNTAIN VIEW RD 2428	1	1	850	\$300,000	\$300,000	\$352.94	09/14/2023	22
10017 E MOUNTAIN VIEW RD 1052	2	2	1,162	\$468,500	\$453,000	\$389.85	09/01/2023	6

**SALE PENDING**  
 MOUNTAINVIEW LAKE ESTATES  
 10050 E. MOUNTAINVIEW LAKE DR #41  
 SCOTTSDALE, AZ 85258

3 BEDS | 3 BATHS | 2,000 SF  
 GATED | POOLS | PRIME LOCATION  
 CALL ROB FOR MORE INFORMATION

**JUST LISTED**  
 8001 N. 11TH AVE.  
 PHOENIX, AZ 85021

5 BEDS | 4 BATHS | 2,910 SF  
 FULL REMODEL 2023 | HEATED POOL/SPA  
 OFFERED AT \$1,199,000

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.