

*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](mailto:ROBWILLIAMS@HSMOVE.COM)

[WWW.ROBWILLIAMSREALTOR.COM](http://WWW.ROBWILLIAMSREALTOR.COM)



## November 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, November 3, 2016

### SCOTTSDALE RANCH MARKET STATISTICS FOR OCTOBER 2016

#### Total Active Listings

	<u>11/01/2016</u>	<u>10/01/2016</u>	<u>11/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	93	75	96	92
Single Family Homes Only :	54	43	45	49

#### Total No. Closed Sales

	<u>Oct 2016</u>	<u>Sept 2016</u>	<u>Oct 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	17 sales	16 sales	13 sales	18 sales
Single Family Homes Only:	10 sales	8 sales	6 sales	10 sales

#### Average Price Per Square Foot

	<u>Oct 2016</u>	<u>Sept 2016</u>	<u>Oct 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$226.38	\$202.42	\$169.71	\$212.87
Single Family Homes Only :	\$239.45	\$219.91	\$179.59	\$227.16

#### Avg. Days on Market (closed sales)

	<u>Oct 2016</u>	<u>Sept 2016</u>	<u>Oct 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	113 days	106 days	125 days	115 days
Single Family Homes Only :	118 days	122 days	147 days	115 days

### STONEGATE MARKET STATISTICS FOR OCTOBER 2016

#### Total Active Listings

	<u>11/01/2016</u>	<u>10/01/2016</u>	<u>11/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	20	16	11	19

#### Total No. Closed Sales

	<u>Oct 2016</u>	<u>Sept 2016</u>	<u>Oct 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	9 sales	3 sales	1 sales	5 sales

#### Average Price Per Square Foot

	<u>Oct 2016</u>	<u>Sept 2016</u>	<u>Oct 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$220.16	\$196.91	\$190.59	\$208.91

#### Avg. Days on Market (closed sales)

	<u>Oct 2016</u>	<u>Sept 2016</u>	<u>Oct 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	154 days	56 days	170 days	91 days



Scottsdale Ranch and Stonegate experienced a nice increase in the October average price per square foot when compared to the prior month and October of 2015. The October average price per square foot rose above September's average in Scottsdale Ranch by 11.8% for all residences, 8.9% for single family homes only, and in Stonegate by 11.8% (SF only). The total number of active listings in both communities climbed from the prior month, but overall, the numbers are not unusual for this time of year. In Stonegate, there were 9 total sales in October, making that the best October in more than 10 years, a huge increase over the prior month, and the best month since July of 2015. Overall, it was a great month!



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.**



# HOME SMART

PRSRT STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL

*Rob Williams*

REALTOR,® JD, SFR



**ROBERT A. WILLIAMS, PLC**

HOME SMART

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

**E-MAIL: ROBWILLIAMS@HSMOVE.COM**

**WWW.ROBWILLIAMSREALTOR.COM**

LOCAL  
POSTAL CUSTOMER

## Select Stonegate Homes Sold in October 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11712 E DEL TIMBRE DR	4	2	2,737	\$650,000	\$620,000	\$226.53	10/27/2016	142
11349 E CAROL AVE	5	3.5	4,044	\$749,802	\$710,000	\$175.57	10/21/2016	376
11818 E DEL TIMBRE DR	3	2	2,271	\$500,000	\$460,500	\$202.77	10/17/2016	52
9428 N 115TH PL	3	2	1,970	\$445,000	\$430,000	\$218.27	10/14/2016	31
11457 E BELLA VISTA DR	3	3.5	3,612	\$899,900	\$850,000	\$235.33	10/14/2016	305
11826 E DEL TIMBRE DR	3	2	2,271	\$565,000	\$570,500	\$251.21	10/10/2016	8
11787 E TERRA DR	2	2.5	2,000	\$449,900	\$435,000	\$217.50	10/06/2016	58
11835 E MISSION LN	3	2	2,148	\$575,950	\$558,380	\$259.95	10/03/2016	137

## Select Scottsdale Ranch Homes Sold in October 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10197 E SAN SALVADOR DR	4	3	2,400	\$639,000	\$639,000	\$266.25	10/31/2016	54
10226 E CARON ST	3	2	2,046	\$549,900	\$539,000	\$263.44	10/28/2016	30
9956 E IRONWOOD DR	3	3	2,662	\$710,000	\$625,000	\$234.79	10/24/2016	285
9809 E TOPAZ DR	4	2	2,710	\$799,000	\$665,000	\$245.39	10/24/2016	202
10725 E PALOMINO RD	4	2.5	2,654	\$599,350	\$572,300	\$215.64	10/20/2016	55
10971 E PALOMINO RD	4	2	2,588	\$594,000	\$560,000	\$216.38	10/14/2016	238
9235 N 101ST PL	2	2	1,710	\$418,500	\$410,000	\$239.77	10/13/2016	7
10691 E TERRA DR	4	2	2,433	\$599,900	\$585,000	\$240.44	10/13/2016	50
10063 E SAN BERNARDO DR	3	2	1,838	\$455,000	\$440,500	\$239.66	10/10/2016	95
9765 E TURQUOISE AVE	4	2.5	2,428	\$625,000	\$565,000	\$232.70	10/05/2016	166

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

<p><b>JUST LISTED</b> 10710 E. SAN SALVADOR</p> <p><b>4 BED/2.5 BATH/POOL</b> <b>2,531 SF/REMODELED</b> <b>OFFERED AT \$589,900</b></p>	<p><b>JUST LISTED</b> 10303 E. CARON ST.</p> <p><b>3 BED/2.5 BATH/POOL</b> <b>2,494 SF/REMODELED</b> <b>OFFERED AT \$619,900</b></p>	<p><b>JUST LISTED</b> 10495 E. SAN SALVADOR</p> <p><b>4 BED/2 BATH/POOL</b> <b>2,121 SF/GREAT YARD</b> <b>OFFERED AT \$484,900</b></p>	<p><b>NEW CONSTRUCTION</b> 6214 E. BRAMBLE BERRY</p> <p><b>3 BEDS +/- 3 BATHS</b> <b>UNDER CONTRACT</b></p>	<p><b>STONEGATE / THE REGAL</b> 11739 E. TURQUOISE DR.</p> <p><b>4 BEDS / 3.5 BATHS</b> <b>SOLD AT \$620,000</b></p>
---	--	--	---	--

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.