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SERVICE | KNOWLEDGE | RESULTS



April saw increases in dollar per square foot pricing for both communities as lower inventory helped to balance a slight decrease in the total number of sales as compared to April 2018. On May 1st, the total inventory for all categories of homes in Scottsdale Ranch decreased by 10% as compared to last year, and 17% for single family homes. The total inventory in Stonegate was down by 50%. The overall balance in the single family home market should continue for both communities as the number of homes under contract is better than the same time last year and the recent drop in interest rates helps buyers and sellers alike. Take advantage, make your move and call me today at 480-352-2060.



Remember—broad metrics like average price per square foot do not take into account many 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 me at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.

THE WILLIAMS REPORT

May 2019 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, May 6, 2019

SCOTTSDALE RANCH MARKET STATISTICS FOR APRIL 2019

Total Active Listings

	<u>05/01/2019</u>	<u>04/01/2019</u>	<u>05/01/2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	72	69	80	69
Single Family Homes Only:	33	32	40	34

Total No. Closed Sales

	<u>Apr 2019</u>	<u>Mar 2019</u>	<u>Apr 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	29 sales	29 sales	35 sales	21 sales
Single Family Homes Only:	15 sales	13 sales	12 sales	11 sales

Average Sold Price Per Square Foot

	<u>Apr 2019</u>	<u>Mar 2019</u>	<u>Apr 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$263.41	\$259.83	\$223.16	\$239.58
Single Family Homes Only:	\$263.55	\$284.37	\$240.20	\$253.98

Avg. Days on Market (closed sales)

	<u>Apr 2019</u>	<u>Mar 2019</u>	<u>Apr 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	85 days	81 days	87 days	93 days
Single Family Homes Only:	74 days	66 days	115 days	85 days

STONEGATE MARKET STATISTICS FOR APRIL 2019

Total Active Listings

	<u>05/01/2019</u>	<u>04/01/2019</u>	<u>05/01/2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	7	11	14	12

Total No. Closed Sales

	<u>Apr 2019</u>	<u>Mar 2019</u>	<u>Apr 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	5 sales	11 sales	10 sales	5 sales

Average Sold Price Per Square Foot

	<u>Apr 2019</u>	<u>Mar 2019</u>	<u>Apr 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$241.16	\$222.61	\$235.99	\$232.08

Avg. Days on Market (closed sales)

	<u>Apr 2019</u>	<u>Mar 2019</u>	<u>Apr 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	28 days	79 days	109 days	73 days



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LOCAL
POSTAL CUSTOMER

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Stonegate Homes Sold in April 2019

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
11646 E CAROL AVE	3	2.5	2,480	\$639,000	\$615,000	\$247.98	04/25/2019	30
11999 E BELLA VISTA DR	4	2.5	2,883	\$699,000	\$681,000	\$236.21	04/15/2019	0
11904 E TERRA DR	3	2	2,271	\$579,000	\$565,000	\$248.79	04/12/2019	37
12053 E MISSION LN	3	2.5	2,883	\$640,000	\$625,000	\$216.79	04/12/2019	25
12161 E MISSION LN	4	4.5	2,773	\$725,000	\$710,000	\$256.04	04/04/2019	51

Select Scottsdale Ranch Homes Sold in April 2019

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Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10150 N 105TH WAY	3	2.5	2,104	\$519,000	\$500,000	\$237.64	04/30/2019	47
9027 N 107TH PL	3	2	2,093	\$549,900	\$549,900	\$262.73	04/29/2019	14
9260 N 100TH PL	2	2	1,680	\$440,000	\$420,000	\$250.00	04/23/2019	27
10527 E TERRA DR	3	2	1,769	\$500,000	\$500,000	\$282.65	04/22/2019	57
10017 E MOUNTAIN VIEW RD E 1070	2	2	1,162	\$315,000	\$312,500	\$268.93	04/19/2019	31
9915 E SAN SALVADOR DR	4	3	3,490	\$698,000	\$670,000	\$191.98	04/19/2019	54
10882 E MISSION LN	3	2.5	3,171	\$750,000	\$700,500	\$220.91	04/18/2019	124
10500 E MISSION LN	3	2	2,121	\$529,900	\$509,000	\$239.98	04/12/2019	151
10192 E BAYVIEW DR	3	2	2,136	\$845,000	\$815,000	\$381.55	04/12/2019	82
10738 E TERRA DR	5	3	3,205	\$850,000	\$785,000	\$244.93	04/11/2019	129
10122 E TOPAZ DR	3	3	3,019	\$1,450,000	\$1,270,000	\$420.67	04/10/2019	414
10424 E CANNON DR	4	2.5	2,716	\$715,000	\$715,000	\$263.25	04/05/2019	44
9802 E DOUBLETREE RANCH RD	4	3	3,745	\$799,900	\$775,000	\$206.94	04/05/2019	16
11038 E BELLA VISTA DR	5	3.5	4,822	\$899,000	\$815,500	\$169.12	04/05/2019	139
9487 N 105TH PL	3	3	2,392	\$500,000	\$490,000	\$204.85	04/03/2019	115
10128 E TOPAZ DR	3	2	2,516	\$1,150,000	\$1,020,000	\$405.41	04/03/2019	70

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

