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SERVICE | KNOWLEDGE | RESULTS



October was another great month for sales! In Scottsdale Ranch, there were 26 total sales—the best October since 2003! The number of properties under contract (29) on November 1st is more than 70% higher than the same time last year. As noted in prior reports, Scottsdale Ranch sales under \$600,000 are quite brisk, representing 73% of October's sales and 70% of the properties under contract. Stonegate sales are solid, pending sales are up significantly over the same time last year and October's prices rose nicely over the prior month as predicted. If you've thought about selling, you should act while inventory is low and get a great return on your investment! Call Rob 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 Rob at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.

THE WILLIAMS REPORT

November 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, November 7, 2017

SCOTTSDALE RANCH MARKET STATISTICS FOR OCTOBER 2017

Total Active Listings

	<u>11/01/2017</u>	<u>10/01/2017</u>	<u>11/01/2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	82	70	93	88
Single Family Homes Only :	36	36	54	50

Total No. Closed Sales

	<u>Oct 2017</u>	<u>Sept 2017</u>	<u>Oct 2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	26 sales	26 sales	17 sales	20 sales
Single Family Homes Only:	12 sales	12 sales	10 sales	10 sales

Average Sold Price Per Square Foot

	<u>Oct 2017</u>	<u>Sept 2017</u>	<u>Oct 2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$217.37	\$220.87	\$226.38	\$216.11
Single Family Homes Only :	\$242.94	\$215.18	\$239.45	\$235.28

Avg. Days on Market (closed sales)

	<u>Oct 2017</u>	<u>Sept 2017</u>	<u>Oct 2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	129 days	112 days	113 days	113 days
Single Family Homes Only :	178 days	88 days	118 days	120 days

STONEGATE MARKET STATISTICS FOR OCTOBER 2017

Total Active Listings

	<u>11/01/2017</u>	<u>10/01/2017</u>	<u>11/01/2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	20	19	20	18

Total No. Closed Sales

	<u>Oct 2017</u>	<u>Sept 2017</u>	<u>Oct 2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	4 sales	4 sales	9 sales	5 sales

Average Sold Price Per Square Foot

	<u>Oct 2017</u>	<u>Sept 2017</u>	<u>Oct 2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$216.80	\$188.53	\$220.16	\$211.88

Avg. Days on Market (closed sales)

	<u>Oct 2017</u>	<u>Sept 2017</u>	<u>Oct 2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	96 days	80 days	154 days	104 days



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LOCAL
POSTAL CUSTOMER

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Stonegate Homes Sold in October 2017

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
11858 E DEL TIMBRE DR	3	2.5	2,410	\$512,900	\$500,000	\$207.47	10/30/2017	27
11640 E ARABIAN PARK DR	3	2.5	2,879	\$650,000	\$565,000	\$196.25	10/12/2017	153
11814 E BELLA VISTA DR	3	2	2,236	\$565,000	\$545,000	\$243.74	10/06/2017	37
11987 E BELLA VISTA DR	4	3	2,480	\$589,900	\$545,000	\$219.76	10/04/2017	167

Select Scottsdale Ranch Homes Sold in October 2017

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
9987 E VOGEL AVE	2	2	1,747	\$434,900	\$417,000	\$238.69	10/31/2017	70
9991 E CAROL AVE	2	2	1,768	\$489,000	\$460,000	\$260.18	10/31/2017	123
10018 N 96TH WAY	4	2.5	2,656	\$725,000	\$610,000	\$229.67	10/31/2017	192
10679 E FANFOL LN	4	3	3,260	\$750,000	\$694,242	\$212.96	10/31/2017	544
10126 E COCHISE DR	3	2	2,235	\$800,000	\$775,000	\$346.76	10/31/2017	332
9250 N 104TH PL	3	2	1,769	\$440,000	\$420,000	\$237.42	10/27/2017	31
10010 E SADDLEHORN TRL	3	2	1,768	\$459,900	\$445,000	\$251.70	10/23/2017	138
10346 N 101ST ST	4	3	3,036	\$949,900	\$930,000	\$306.32	10/20/2017	201
10288 E SAN SALVADOR DR	3	2	2,411	\$535,000	\$525,000	\$217.75	10/19/2017	347
9861 E DOUBLETREE RANCH RD	4	2	3,773	\$730,000	\$670,000	\$177.58	10/18/2017	62
10009 E SADDLEHORN TRL	2	2	1,768	\$460,000	\$460,000	\$260.18	10/13/2017	3
11123 E PALOMINO RD	4	3.5	4,281	\$975,000	\$975,000	\$227.75	10/10/2017	43
10180 E CARON ST	4	3	2,918	\$825,000	\$729,000	\$249.83	10/03/2017	227

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

9816 N. 96TH PLACE
SCOTTSDALE RANCH
LARGE BACKYARD!
4 BED/2.5 BATH/POOL/2,656 SF

OFFERED AT \$574,900
Call 480-352-2060 for more information

11814 E. BELLA VISTA DR.
WINDEMERE
STONEGATE
3 BED/OFFICE/2 BATH/POOL/2,236

SOLD AT \$545,000
Call 480-352-2060 for more information

11500 E. COCHISE DR., #2096
MIRAGE CROSSING
2 BED/2 BATH/OFFICE/2,656 SF

RENTAL AT \$1,650 Mo.
Call 480-352-2060 for more information