



*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)



## January 2014 Housing Market Update for Stonegate, Scottsdale Ranch, and Neighboring Communities

By Rob Williams, Neighborhood Resident and Realtor, January 2, 2014

In Scottsdale Ranch, the December sold price per square foot for all categories of residential dwellings ranged from \$153.35 to \$326.68 and the rolling 6-month average sales price per square foot was \$198.75, up slightly from \$197.65 in November. For single family detached homes, the December sold price per square foot ranged from \$186.80 to \$326.68 and the rolling 6-month average sales price per square foot was \$206.21, up 1.6% from \$202.82 in November. These averages represent year-over-year gains of 7.8% and 4.7%, respectively.

In Stonegate (all single family detached homes), the December sold price per square foot ranged from \$155.48 to \$190.34. The rolling 6-month average sales price per square foot for December was \$191.94, a slight regression from \$192.53 in November. Year-over-year, this still represents a gain of 4.7% from last December's average of \$183.25.

Remember that many of the homes sold in the last 6 months closed at prices well above the averages noted.

The value of any home is dependent upon many factors, including its condition, design, location and recent comparable sales, among other factors.

On January 1st, there were 95 active listings in Scottsdale Ranch ranging in size from 620 to 8,134 square feet and priced from \$109,000 to \$1,600,000. In Stonegate, there were 17 active listings on January 1st ranging in size from 1,970 to 4,207 square feet and priced from \$448,500 to \$1,085,000.

In Stonegate there was a 4.08 months' supply of homes for sale on January 1st, up from 3.85 months on December 1st. In Scottsdale Ranch, there was a 6.6 months' supply of homes for sale on January 1st, up from 6 months on December 1st. A balanced market typically has a 6 months' supply of homes for sale.

As of January 2nd, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 4.53% with fees and points of 0.8. Overall, the local housing outlook for 2014 is very positive for buyers and sellers alike!



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## Stonegate Homes Sold in December 2013

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9137 N 117TH WAY	4	3.5	2,837	\$599,000	\$540,000	\$190.34	12/20/2013	95
12168 E MISSION LN	4	2.5	4,663	\$825,000	\$725,000	\$155.48	12/19/2013	13
11902 E MISSION LN	4	2	2,752	\$579,000	\$523,000	\$190.04	12/10/2013	116
11634 E BELLA VISTA DR	3	2	2,395	\$479,000	\$447,000	\$186.64	12/6/2013	516

## Scottsdale Ranch Homes Sold in December 2013

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10055 E MOUNTAINVIEW LAKE DR 1051	2	2.5	1,256	\$219,900	\$205,000	\$163.22	12/30/2013	67
9708 E VIA LINDA 1329	2	2	1,125	\$219,000	\$211,000	\$187.56	12/27/2013	57
10010 E SUNNYSLOPE LN	2	2	1,768	\$450,000	\$412,000	\$233.03	12/27/2013	140
10554 E CINNABAR AVE	2	3	2,104	\$429,000	\$417,000	\$198.19	12/24/2013	41
10568 E CARON ST	4	2	2,310	\$439,900	\$431,500	\$186.80	12/16/2013	49
10148 E TOPAZ DR	3	3.5	3,426	\$1,050,000	\$795,000	\$232.05	12/16/2013	448
10183 E COCHISE DR	4	3	3,609	\$1,174,900	\$1,179,000	\$326.68	12/16/2013	113
10080 E SAN SALVADOR DR	2	2	1,655	\$330,000	\$325,000	\$196.37	12/13/2013	39
9068 N 100TH PL	3	2	2,191	\$569,900	\$500,000	\$228.21	12/10/2013	103
9705 E MOUNTAIN VIEW RD 1072	2	2.5	1,365	\$249,900	\$239,900	\$175.75	12/6/2013	24
10055 E MOUNTAINVIEW LAKE DR 2056	2	2	1,076	\$189,000	\$165,000	\$153.35	12/4/2013	33
9742 N 105TH PL	2	2	1,617	\$340,000	\$335,000	\$207.17	12/2/2013	67

Visit [www.robwilliamsrealtor.com](http://www.robwilliamsrealtor.com), or call Rob at **480-352-2060**, if you would like specific details on active listings or homes sold anywhere in the greater Scottsdale area.

**Go On-line and get a free, no obligation home valuation estimate. Visit [www.robwilliamsrealtor.com](http://www.robwilliamsrealtor.com) and click on the tab "Free Home Valuation Estimate". It's on-line, private and there's no obligation.**

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.