

Rob Williams, 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

WWW.ROBWILLIAMSREALTOR.COM



2016 was a great year for real estate in Scottsdale Ranch and Stonegate. Pricing truly stabilized and moved upward following a number of up and down months in the years following the recession. On January 1st, home inventory was slightly above average in Scottsdale Ranch, but less than 20% of the inventory consisted of single family homes listed below \$600,000. Opportunities abound as the selling season approaches! In Scottsdale Ranch, the December average sold price per square foot for all types of residences increased 10.7% over December 2015, and for single family homes the average increased 11.6%. In Stonegate, the December sold price per square foot increased 10.8% over December 2015.



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.

THE WILLIAMS REPORT

January 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, January 5, 2017

SCOTTSDALE RANCH MARKET STATISTICS FOR DECEMBER 2016

Total Active Listings

	<u>01/01/2017</u>	<u>12/01/2016</u>	<u>01/01/2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	100	92	80	93
Single Family Homes Only :	54	56	39	51

Total No. Closed Sales

	<u>Dec 2016</u>	<u>Nov 2016</u>	<u>Dec 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	12 sales	16 sales	13 sales	19 sales
Single Family Homes Only:	5 sales	9 sales	3 sales	10 sales

Average Sold Price Per Square Foot

	<u>Dec 2016</u>	<u>Nov 2016</u>	<u>Dec 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$210.93	\$207.32	\$190.59	\$214.26
Single Family Homes Only :	\$229.46	\$238.19	\$205.67	\$231.14

Avg. Days on Market (closed sales)

	<u>Dec 2016</u>	<u>Nov 2016</u>	<u>Dec 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	122 days	102 days	124 days	114 days
Single Family Homes Only :	139 days	83 days	152 days	114 days

STONEGATE MARKET STATISTICS FOR DECEMBER 2016

Total Active Listings

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

Total No. Closed Sales

	<u>Dec 2016</u>	<u>Nov 2016</u>	<u>Dec 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	3 sales	2 sales	5 sales	5 sales

Average Sold Price Per Square Foot

	<u>Dec 2016</u>	<u>Nov 2016</u>	<u>Dec 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$231.62	\$224.76	\$209.03	\$213.10

Avg. Days on Market (closed sales)

	<u>Dec 2016</u>	<u>Nov 2016</u>	<u>Dec 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	58 days	55 days	42 days	85 days



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

Stonegate Homes Sold in December 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11872 E TERRA DR	3	2.5	2,410	\$549,900	\$542,500	\$225.10	12/29/2016	66
11816 E TERRA DR	2	2	1,938	\$469,900	\$454,000	\$234.26	12/19/2016	9
11286 E SORREL LN	3	2.5	3,376	\$825,000	\$795,000	\$235.49	12/12/2016	99

Scottsdale Ranch Homes Sold in December 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9707 E MOUNTAIN VIEW RD 2428	1	1	850	\$163,500	\$163,500	\$192.35	12/29/2016	0
10055 E MOUNTAINVIEW LAKE DR 2071	2	2	1,076	\$174,900	\$172,500	\$160.32	12/23/2016	37
10019 E MOUNTAIN VIEW RD 2125	2	2	942	\$180,000	\$170,500	\$181.00	12/22/2016	99
10495 E SAN SALVADOR DR	4	2	2,121	\$484,900	\$477,000	\$224.89	12/22/2016	33
9705 E MOUNTAIN VIEW RD 1088	2	2.5	1,365	\$269,000	\$260,000	\$190.48	12/20/2016	136
10693 E BELLA VISTA DR	3	2	1,806	\$479,000	\$465,000	\$257.48	12/20/2016	103
10053 E IRONWOOD DR	2	2	1,780	\$495,000	\$400,000	\$224.72	12/19/2016	407
10019 E MOUNTAIN VIEW RD 2120	2	2	942	\$184,999	\$183,000	\$194.27	12/16/2016	49
10886 E PALOMINO RD	4	2.5	3,044	\$639,000	\$605,000	\$198.75	12/12/2016	36
10087 E CALLE DE CIELO CIR	2	2.5	1,641	\$407,000	\$395,000	\$240.71	12/07/2016	41
10287 N 103RD PL	4	3.5	3,152	\$784,900	\$750,000	\$237.94	12/06/2016	280
10540 E SADDLEHORN DR	2	2	1,378	\$342,900	\$314,500	\$228.23	12/05/2016	246

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



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.