

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

WWW.ROBWILLIAMSREALTOR.COM



February 2015 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, February 3, 2015

In Scottsdale Ranch, 11 transactions closed in the month of January. Although this is a decrease from 20 sales in December, it is relatively consistent with last January's 13 sales. The January sold price per square foot for all categories of residential dwellings ranged from a low of \$140.85 to \$264.37, with an average of \$190.58 and a median of \$193.60. The January average of \$190.58 represents a 4.8% decrease from December's average of \$200.28 and a larger 16.7% decrease from the January 2014 average of \$228.92. The January decrease is largely due to 4 sales that were significantly below the average. Otherwise, January's sales would have shown a nice increase as 5 of the remaining 7 sales ranged from \$208 to \$264 per square foot.

For single family detached homes, there were 6 sales in January with an average sold price per square foot of \$192.91 and a median of \$211.45. This represents a 8.6% decrease from the December average of \$211.04 and a larger decrease of 19.8% from last January's average of \$240.53. The decrease from last month, however, is largely due to 2 sales far below the average. Otherwise, January's single family average would have increased to \$214.10.

Always keep in mind that when calculating average home prices, the number of homes sold and the specific mix of homes sold can disproportionately impact the average (higher or lower). That fact illustrates the need to obtain a professional's opinion when pricing

your home. Call me today if you would like an accurate assessment of your home's current market value.

In Stonegate (all single family detached homes), 5 transactions closed in the month of January—a slight decrease from December's 6 sales, but a nice increase over the 2 sales from January of 2014. The January sold price per square foot ranged from \$191.17 to \$225.89, with an average of \$210.65 and a median of \$214.72. January's average sold price per square foot of \$210.65 represents a substantial 9.6% increase from last month's average of \$192.16 and a 10.1% increase from last January's average of \$191.33.

On February 1st, there were 92 active listings in Scottsdale Ranch ranging in size from 825 to 5,301 square feet and priced from \$152,000 to \$1,450,000, with an average list price per square foot of \$234.80 (median of \$222.13). In Stonegate, there were 17 active listings on February 1st ranging in size from 1,616 to 5,359 square feet and priced from \$329,000 to \$1,349,000, with an average list price per square foot of \$209.28 (median of \$203.84).

Compared to February 1st of last year, active listings in Scottsdale Ranch are down 13.2% and single family listings are down 25.4%. In Stonegate, active listings are down 29.1%.

Call me at 480-352-2060 for more information concerning a purchase or if you would like an accurate assessment of your home's market value.





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*Did you know that as of January 29th, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 3.66% with fees and points of 0.6? That's just an incredibly low rate that not only support buyers, but it also helps sellers and overall pricing! These rates represent the opportunity of a lifetime, even if you simply want to refinance your existing home loan. Call me at **480-352-2060** if you are considering a purchase, a sale or if you would simply like a free and accurate assessment of your home's current market value.*

Stonegate Homes Sold in January 2015

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9540 N 114TH WAY	3	2	1,970	\$449,900	\$445,000	\$225.89	01/26/2015	4
11324 E CAROL AVE	4	3	4,054	\$795,000	\$775,000	\$191.17	01/26/2015	542
11601 E TERRA DR	3	2.5	3,346	\$750,000	\$737,500	\$220.41	01/22/2015	22
11636 E TERRA DR	4	2.5	3,730	\$775,000	\$750,000	\$201.07	01/15/2015	4
12168 E MISSION LN	5	4.5	5,123	\$1,295,000	\$1,100,000	\$214.72	01/05/2015	138

Scottsdale Ranch Homes Sold in January 2015

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10287 E SAN SALVADOR DR	4	3.5	2,968	\$629,000	\$440,000	\$148.25	01/30/2015	271
10126 E CINNABAR AVE	3	2	2,175	\$599,900	\$575,000	\$264.37	01/30/2015	22
9124 N 108TH WAY	4	2.75	3,697	\$585,000	\$565,000	\$152.83	01/26/2015	92
9711 E MOUNTAIN VIEW RD 2531	1	1	620	\$118,900	\$110,000	\$177.42	01/20/2015	46
10230 N 105TH WAY	3	2.5	1,937	\$385,000	\$375,000	\$193.60	01/20/2015	45
10870 E MISSION LN	4	2	2,561	\$569,000	\$555,550	\$216.93	01/15/2015	161
9290 N 106TH WAY	3	3	3,146	\$699,000	\$675,000	\$214.56	01/14/2015	35
10695 E SAN SALVADOR DR	3	2	2,251	\$515,000	\$487,500	\$216.57	01/09/2015	35
9862 E DOUBLETREE RANCH RD	5	3.5	4,176	\$895,000	\$870,000	\$208.33	01/07/2015	80
9708 E VIA LINDA RD 1359	2	2	1,038	\$157,200	\$146,200	\$140.85	01/05/2015	82
10115 E MOUNTAIN VIEW RD 2107	2	2	1,076	\$175,000	\$175,000	\$162.64	01/05/2015	11

Go On-line for a free, no obligation home market valuation estimate. Visit www.robwilliamsrealtor.com and click on the tab "Free Home Valuation Estimate". It's on-line, private and there is 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.