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January 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, January 1, 2016

SCOTTSDALE RANCH MARKET STATISTICS FOR DECEMBER 2015

Total Active Listings

| | <u>1/01/2016</u> | <u>12/01/2015</u> | <u>1/01/2015</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|-------------------|------------------|------------------|
| All Categories of Residences: | 80 | 95 | 88 | 92 |
| Single Family Homes Only : | 39 | 45 | 34 | 42 |

Total No. Closed Sales

| | <u>Dec. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2014</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|------------------|------------------|------------------|
| All Categories of Residences: | 13 sales | 16 sales | 20 sales | 17 sales |
| Single Family Homes Only: | 3 sales | 6 sales | 9 sales | 8 sales |

Average Price Per Square Foot

| | <u>Dec. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2014</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|------------------|------------------|------------------|
| All Categories of Residences: | \$190.59 | \$210.95 | \$200.28 | \$204.16 |
| Single Family Homes Only : | \$205.67 | \$214.21 | \$211.04 | \$217.89 |

Avg. Days on Market (closed sales)

| | <u>Dec. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2014</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|------------------|------------------|------------------|
| All Categories of Residences: | 124 days | 111 days | 94 days | 107 days |
| Single Family Homes Only : | 152 days | 80 days | 68 days | 109 days |

STONEGATE MARKET STATISTICS FOR DECEMBER 2015

Total Active Listings

| | <u>1/01/2016</u> | <u>12/01/2015</u> | <u>1/01/2015</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|-------------------|------------------|------------------|
| Single Family Homes Only : | 19 | 16 | 16 | 15 |

Total No. Closed Sales

| | <u>Dec. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2014</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|------------------|------------------|------------------|
| Single Family Homes Only : | 5 sales | 3 sales | 6 sales | 4 sales |

Average Price Per Square Foot

| | <u>Dec. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2014</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|------------------|------------------|------------------|
| Single Family Homes Only : | \$209.03 | \$197.08 | \$192.16 | \$203.96 |

Avg. Days on Market (closed sales)

| | <u>Dec. 2015</u> | <u>Nov. 2015</u> | <u>Dec. 2014</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|------------------|------------------|------------------|
| Single Family Homes Only : | 42 days | 150 days | 89 days | 99 days |



Active inventory is low as we move into the best sales months of the year. Although some metrics declined for Scottsdale Ranch in the month of December, the lower price per square foot and higher days on market is due to the specific mix of homes and condos sold. There are 24 Scottsdale Ranch homes under contract with list prices indicating a substantial increase in pricing over the coming months. Lower inventory has also contributed to lower total sales, as well as the new disclosure laws that have delayed some closings. If you've considered selling or buying, there are many reasons to act now. Call Rob at 480-352-2060 if you would like to take advantage of this great market and low interest rates.



Keep in mind that statistical averages do not take into account specific factors that affect home pricing, such as condition, home features, updates, location and other external factors.

Call Rob today at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.



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LOCAL
POSTAL CUSTOMER

AVAILABLE FOR PURCHASE—LUXURY CUL-DE-SAC HOME LOCATED IN THE VINTAGE AT STONEGATE

11629 E. DEL TIMBRE, SCOTTSDALE, AZ 85259 | 5 Beds | 4 Baths | 3,888 square feet | Offered at \$784,900

Looking for a luxury home in one of Scottsdale's premier gated communities? Would you like a chef's kitchen with a large island, slab granite counters, custom cabinets, a Sub-Zero refrigerator and Thermador stainless steel appliances, including a gas cooktop and double ovens? Maybe you would like Hickory wood floors, cathedral ceilings, a private pool, a spacious yard and lush landscaping all on a private cul-de-sac lot in the Stonegate subdivision of The Vintage? If you are looking for a well-priced, move-in ready luxury home, then look no further! Call me today at 480-352-2060 for a private showing of this well-appointed home.



Select Stonegate Homes Sold in December 2015

| Address | Beds | Baths | Est. Sq. Ft. | Orig. List | Sold Price | \$ per Sq.Ft. | Closing Date | DOM |
|-------------------|------|-------|--------------|------------|------------|---------------|--------------|-----|
| 9894 N 117TH PL | 4 | 4.5 | 3,735 | \$839,000 | \$819,000 | \$219.28 | 12/17/2015 | 9 |
| 11648 E CARON ST | 2 | 2 | 2,145 | \$475,000 | \$442,000 | \$206.06 | 12/09/2015 | 12 |
| 11971 E TERRA DR | 3 | 2.5 | 2,410 | \$539,000 | \$500,000 | \$207.47 | 12/07/2015 | 70 |
| 11237 E SORREL LN | 5 | 4 | 3,953 | \$979,900 | \$929,900 | \$235.24 | 12/01/2015 | 60 |

Select Scottsdale Ranch Homes Sold in December 2015

| Address | Beds | Baths | Est. Sq. Ft. | Orig. List | Sold Price | \$ per Sq.Ft. | Closing Date | DOM |
|-----------------------------------|------|-------|--------------|------------|------------|---------------|--------------|-----|
| 10017 E MOUNTAIN VIEW RD 2085 | 2 | 2 | 968 | \$164,900 | \$148,000 | \$152.89 | 12/23/2015 | 9 |
| 10546 E GOLD DUST CIR | 3 | 2 | 1,980 | \$425,000 | \$420,000 | \$212.12 | 12/23/2015 | 52 |
| 10080 E MOUNTAIN VIEW LAKE DR 112 | 2 | 2 | 1,081 | \$299,000 | \$250,000 | \$231.27 | 12/22/2015 | 160 |
| 10056 E SAN SALVADOR DR | 2 | 2 | 1,413 | \$335,000 | \$318,000 | \$225.05 | 12/17/2015 | 163 |
| 10115 E MOUNTAIN VIEW RD 1069 | 2 | 2.5 | 1,254 | \$219,000 | \$219,000 | \$174.64 | 12/08/2015 | 4 |
| 10668 E TOPAZ DR | 4 | 2.5 | 2,484 | \$579,000 | \$550,000 | \$221.42 | 12/04/2015 | 113 |
| 9448 N 106TH PL | 3 | 3 | 2,187 | \$434,000 | \$422,000 | \$192.96 | 12/02/2015 | 86 |

**ROB WILL PLACE A "SOLD"
SIGN ON YOUR HOME,
AND AT THE RIGHT PRICE!**

**CALL ROB TODAY AT
480-352-2060 FOR A
FREE, NO OBLIGATION
MARKET VALUE ESTIMATE**



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.