

*Rob Williams, Realtor®*

REALTOR, JD, SFR

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The weather may be cooling, but the local housing market is still hot. Although the market always tends to cool down at the end of the year, September's sales were strong relative to the low inventory that has existed for months. As of October 1st, the active inventory in Scottsdale Ranch was roughly 18% below the same time last year, and in Stonegate, a whopping 47%. Compared to September 2017, the average sold price per square foot in Scottsdale Ranch rose 3% overall and 14.5% for single family homes, and in Stonegate, it increased over 30%! The market is great, and both communities are still well below the pricing highs of 2006-07! Take advantage, make your move and call me 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 me at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.

## THE WILLIAMS REPORT

### October 2018 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, October 4, 2018

#### SCOTTSDALE RANCH MARKET STATISTICS FOR SEPTEMBER 2018

##### Total Active Listings

	<u>10/01/2018</u>	<u>09/01/2018</u>	<u>10/01/2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	58	55	70	73
Single Family Homes Only :	29	27	36	34

##### Total No. Closed Sales

	<u>Sept 2018</u>	<u>Aug 2018</u>	<u>Sept 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	19 sales	22 sales	26 sales	24 sales
Single Family Homes Only:	10 sales	10 sales	12 sales	11 sales

##### Average Sold Price Per Square Foot

	<u>Sept 2018</u>	<u>Aug 2018</u>	<u>Sept 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$227.54	\$236.96	\$220.87	\$232.38
Single Family Homes Only :	\$246.45	\$246.28	\$215.18	\$250.30

##### Avg. Days on Market (closed sales)

	<u>Sept 2018</u>	<u>Aug 2018</u>	<u>Sept 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	134 days	117 days	112 days	103 days
Single Family Homes Only :	77 days	54 days	88 days	107 days

#### STONEGATE MARKET STATISTICS FOR SEPTEMBER 2018

##### Total Active Listings

	<u>10/01/2018</u>	<u>09/01/2018</u>	<u>10/01/2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	10	6	19	14

##### Total No. Closed Sales

	<u>Sept 2018</u>	<u>Aug 2018</u>	<u>Sept 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	3 sales	5 sales	4 sales	6 sales

##### Average Sold Price Per Square Foot

	<u>Sept 2018</u>	<u>Aug 2018</u>	<u>Sept 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$246.45	\$243.99	\$188.53	\$225.47

##### Avg. Days on Market (closed sales)

	<u>Sept 2018</u>	<u>Aug 2018</u>	<u>Sept 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	52 days	43 days	80 days	87 days



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LOCAL  
POSTAL CUSTOMER

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### Stonegate Homes Sold in September 2018

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
11963 E TERRA DR	2	2	1,937	\$499,000	\$472,000	\$243.68	09/28/2018	57
11416 E PALOMINO RD	4	3.75	3,277	\$775,000	\$715,000	\$218.19	09/06/2018	70
9087 N 115TH PL	3	2	1,982	\$559,000	\$550,000	\$277.50	09/04/2018	29

### Select Scottsdale Ranch Homes Sold in September 2018

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
9708 E VIA LINDA RD 1346	2	2	1,125	\$210,000	\$200,000	\$177.78	09/28/2018	127
10805 E SAN SALVADOR DR	4	2	2,484	\$620,000	\$522,400	\$210.31	09/28/2018	71
9696 E MISSION LN	4	3	3,890	\$850,000	\$807,000	\$207.46	09/28/2018	71
9181 N 109TH PL	5	3.5	4,567	\$929,000	\$832,500	\$182.29	09/27/2018	259
10515 E BELLA VISTA DR	3	2.5	2,246	\$545,000	\$527,500	\$234.86	09/24/2018	0
10160 E CARON ST	4	2	2,555	\$759,000	\$770,000	\$301.37	09/21/2018	19
9075 N 103RD PL	4	3	2,903	\$599,999	\$580,000	\$199.79	09/17/2018	127
10239 N 100 PL	2	2	1,904	\$590,000	\$595,000	\$312.50	09/14/2018	740
10246 E GOLD DUST AVE	3	2	2,057	\$815,000	\$755,000	\$367.04	09/14/2018	106
9667 E TOPAZ DR	4	2	2,662	\$645,000	\$610,000	\$229.15	09/13/2018	10
10481 E GOLD DUST CIR	2	2.5	2,041	\$450,000	\$375,000	\$183.73	09/12/2018	158
10448 E CINNABAR AVE	3	2	1,988	\$439,900	\$420,000	\$211.27	09/11/2018	177
9638 E TURQUOISE AVE	4	3	2,909	\$799,000	\$785,000	\$269.85	09/11/2018	27
10675 E IRONWOOD DR	4	3	2,639	\$765,000	\$692,500	\$262.41	09/10/2018	81

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

**STONEGATE**  
11283 E. CAROL AVE.  
3 BED/3.5 BATH/3,657 SF/POOL  
MOUNTAIN VIEWS & GREAT YARD  
**JUST LISTED!**

**OFFERED AT \$849,900**  
Call 480-352-2060 for more information

**SCOTTSDALE RANCH**  
10500 E. MISSION LN.  
3 BED/2 BATH/2,121 SF/POOL  
PUTTING GREEN & CUL-DE-SAC LOT  
**COMING SOON!**

**OFFERED AT \$529,900**  
Call 480-352-2060 for more information

44000 N. 10TH STREET  
NEW RIVER, AZ 85087  
2.42 ACRES  
**360° MOUNTAIN VIEWS!**

**OFFERED AT \$95,000**  
Call 480-352-2060 for more information