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October 2014 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, October 3, 2014

In Scottsdale Ranch, 17 transactions closed in the month of September, a major increase from August's 9 sales, and down 2 sales from 19 in September of 2013. See the reverse side for details regarding September's sales. The September sold price per square foot for all categories of residential dwellings ranged from \$135.57 to \$278.21, with an average of \$201.43 and a median of \$197.91. September's average sold price per square foot of \$201.43 represents a 5% increase from last year's average of \$191.89 and a 13.6% increase over August's average sold price per square foot of \$177.36.

For single family detached homes only, the September sold price per square foot in Scottsdale Ranch ranged from \$156.79 to \$278.21, with an average of \$214.42 and a median of \$208.20. September's average sold price per square foot of \$214.42 represents a 1.9% increase from last September's average of \$210.47 and a 19.5% increase over August's average sold price per square foot of \$179.35.

The price per square foot increases in Scottsdale Ranch from August to September of this year were predicted in my last newsletter and are due largely to the low number of sales in prior months, coupled with the specific mix of properties sold. The current numbers are more representative of the local market and these numbers

should stabilize in the absence of negative economic changes or events.

In Stonegate (all single family detached homes), 6 transactions closed in the month of September, an increase from 5 sales in August and up from 4 sales in September of 2013. The September sold price per square foot ranged from \$165.94 to \$235.75, with an average of \$196.99 and a median of \$190.56. September's average sold price per square foot of \$196.99 was a 1% decrease from August's average of \$199.18 and a 2.3% increase from last year's average of \$192.45.

On September 1st, there were 63 active listings in Scottsdale Ranch ranging in size from 751 to 4,658 square feet and priced from \$127,500 to \$1,375,000, with an average list price per square foot of \$237.39 (median of \$224.68). There were 20 active listings in Stonegate ranging in size from 1,970 to 5,359 square feet and priced from \$429,000 to \$1,395,000, with an average list price per square foot of \$208.95 (median of \$204.31).

As of October 2nd, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 4.19% with fees and points of 0.4.

Overall, inventory and pricing remain low and solid. Interest rates are great. Winter is almost here and new buyers are just around the corner! Call Rob at **480-352-2060** for more information concerning the sale of your home.





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LOCAL
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Stonegate Homes Sold in September 2014

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9369 N 115TH ST	2	2	1,733	\$400,000	\$372,600	\$215.00	9/25/2014	24
12041 E MISSION LN	3	2.5	2,983	\$550,000	\$495,000	\$165.94	9/19/2014	135
9383 N 118TH PL	3	2	2,259	\$439,900	\$419,000	\$185.48	9/18/2014	75
9207 N 119TH WAY	4	3	3,297	\$695,000	\$645,000	\$195.63	9/12/2014	310
11438 E PALOMINO RD	5	4.5	3,910	\$719,900	\$720,000	\$184.14	9/8/2014	447
9668 N 118TH PL	3	2.5	1,824	\$450,000	\$430,000	\$235.75	9/5/2014	160

Scottsdale Ranch Homes Sold in September 2014

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10006 E SADDLEHORN TRL	3	2	1,768	\$359,900	\$349,900	\$197.91	9/30/2014	26
10907 E BELLA VISTA DR	4	3	3,257	\$685,000	\$616,000	\$189.13	9/30/2014	351
10110 E COCHISE AVE	3	2.5	2,848	\$849,000	\$735,000	\$258.08	9/30/2014	293
10479 E SAN SALVADOR DR	2	2	1,684	\$299,000	\$282,000	\$167.46	9/26/2014	106
10312 N 104TH WAY	3	3	2,041	\$340,000	\$320,000	\$156.79	9/26/2014	40
9708 E VIA LINDA #2318	2	2	968	\$153,000	\$140,000	\$144.63	9/25/2014	119
10587 E FANFOL LN	2	2	1,537	\$330,000	\$320,000	\$208.20	9/25/2014	192
9136 N ROCKNE RD	3	2	2,189	\$499,000	\$448,000	\$204.66	9/25/2014	150
9624 E TURQUOISE AVE	4	2.5	2,656	\$534,900	\$520,000	\$195.78	9/19/2014	65
9705 E MOUNTAIN VIEW RD 1175	2	2.5	1,350	\$289,900	\$265,000	\$196.30	9/18/2014	63
9174 N 107TH WAY	3	2	1,886	\$479,500	\$465,000	\$246.55	9/17/2014	30
10163 E BAYVIEW DR	3	3	3,235	\$1,050,000	\$900,000	\$278.21	9/17/2014	236
9705 E MOUNTAIN VIEW RD 1156	3	2.5	1,489	\$279,000	\$269,500	\$180.99	9/13/2014	108
9707 E MOUNTAIN VIEW RD 1401	2	2	1,136	\$289,900	\$239,000	\$210.39	9/12/2014	125
10115 E MOUNTAIN VIEW RD 1019	2	2.5	1,254	\$204,900	\$170,000	\$135.57	9/5/2014	106
9765 E TURQUOISE AVE	4	2.5	2,428	\$559,000	\$540,000	\$222.41	9/5/2014	88
10004 E SADDLEHORN TRL	3	2	1,768	\$424,900	\$409,000	\$231.33	9/4/2014	63

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.