

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

CALL: 480-352-2060E-MAIL: ROBWILLIAMS@HSMOVE.COM

WWW.ROBWILLIAMSREALTOR.COM



SERVICE | KNOWLEDGE | RESULTS



Spring sales have been great, and April was no exception! Scottsdale Ranch's 35 sales in April is almost 50% above the 10-yr average for the month, and Stonegate's 10 sales tied for the second best month of sales, as compared to all months, since April of 2002. As compared to May 1st of 2017, the inventory of single family homes was down by 31% in Scottsdale Ranch and 17.5% in Stonegate. Demand is still strong across all price ranges in both communities, including luxury home sales over \$750,000. Overall, there were 47 homes under contract in both communities on May 1st. Are you thinking about selling? Act now while the market is hot! Pick up the phone 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

May 2018 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, May 7, 2018

SCOTTSDALE RANCH MARKET STATISTICS FOR APRIL 2018

Total Active Listings

	<u>05/01/2018</u>	<u>04/01/2018</u>	<u>05/01/2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	80	84	92	80
Single Family Homes Only :	40	39	58	41

Total No. Closed Sales

	<u>April 2018</u>	<u>Mar 2018</u>	<u>April 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	35 sales	25 sales	21 sales	23 sales
Single Family Homes Only:	12 sales	11 sales	9 sales	10 sales

Average Sold Price Per Square Foot

	<u>April 2018</u>	<u>Mar 2018</u>	<u>April 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$223.16	\$257.97	\$212.84	\$224.24
Single Family Homes Only :	\$240.20	\$247.89	\$238.83	\$244.94

Avg. Days on Market (closed sales)

	<u>April 2018</u>	<u>Mar 2018</u>	<u>April 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	87 days	87 days	132 days	99 days
Single Family Homes Only :	115 days	94 days	174 days	106 days

STONEGATE MARKET STATISTICS FOR APRIL 2018

Total Active Listings

	<u>05/01/2018</u>	<u>04/01/2018</u>	<u>05/01/2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	14	16	17	18

Total No. Closed Sales

	<u>April 2018</u>	<u>Mar 2018</u>	<u>April 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	10 sales	7 sales	11 sales	5 sales

Average Sold Price Per Square Foot

	<u>April 2018</u>	<u>Mar 2018</u>	<u>April 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$235.99	\$229.03	\$207.42	\$211.42

Avg. Days on Market (closed sales)

	<u>April 2018</u>	<u>Mar 2018</u>	<u>April 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	109 days	39 days	116 days	110 days



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LOCAL
POSTAL CUSTOMER

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Select Stonegate Homes Sold in April 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
9159 N 119TH ST	4	3	3,164	\$769,000	\$739,000	\$233.57	04/30/2018	98
9335 N 113TH WAY	4	4	3,952	\$999,900	\$980,000	\$247.98	04/26/2018	61
11321 E SORREL LN	4	4	3,760	\$949,000	\$850,000	\$226.06	04/25/2018	211
11329 E APPALOOSA PL	4	4	3,929	\$895,000	\$880,000	\$223.98	04/16/2018	52
12129 E SAN SIMEON DR	5	3.5	4,962	\$1,500,000	\$1,335,000	\$269.04	04/12/2018	203

Select Scottsdale Ranch Homes Sold in April 2018

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Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10529 E CINNABAR AVE	3	2	2,026	\$444,900	\$440,000	\$217.18	04/27/2018	7
10950 E TIERRA DR	4	2.5	2,681	\$715,000	\$710,000	\$264.83	04/27/2018	5
10282 N 103RD PL	4	3.5	4,277	\$1,485,000	\$1,300,000	\$303.95	04/26/2018	521
10017 E MOUNTAIN VIEW RD 2076	2	2	953	\$215,000	\$210,000	\$220.36	04/25/2018	55
10408 E CINNABAR AVE	3	2	2,038	\$455,000	\$440,000	\$215.90	04/20/2018	96
11127 E SORREL LN	5	3.5	3,919	\$935,000	\$905,000	\$230.93	04/19/2018	56
9943 N 107TH ST	4	3	3,622	\$819,000	\$815,000	\$225.01	04/13/2018	43
9709 E MOUNTAIN VIEW RD 1630	2	2.5	1,496	\$339,000	\$315,000	\$210.56	04/11/2018	20
10508 N 97TH ST	4	2.5	3,259	\$815,000	\$750,000	\$230.13	04/11/2018	24
10652 E SAN SALVADOR DR	4	3	3,754	\$899,000	\$825,000	\$219.77	04/11/2018	82
9120 N 101ST WAY	2	2	1,603	\$464,900	\$460,000	\$286.96	04/05/2018	40
10658 E ARABIAN PARK DR	4	2	2,484	\$619,000	\$596,000	\$239.94	04/04/2018	442

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

OASIS W/ MTN VIEWS
13049 E. MOUNTAIN VIEW RD.
SCOTTSDALE, AZ 85259

5 BED/5.5 BATH/5,318 SF
OFFERED AT \$1,250,000
Call 480-352-2060 for more information

44000 N. 10TH ST., NEW RIVER
RESIDENTIAL LAND
2.42 ACRES

OFFERED AT \$120,000
Call 480-352-2060 for more information

SOLD
15095 N. THOMPSON PEAK #1101
SCOTTSDALE, AZ 85260

SOLD
10555 E. SAN SALVADOR DR.
SCOTTSDALE, AZ 85258

SALE PENDING
4513 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331