



A Scottsdale Ranch Real Estate Market Snapshot - Courtesy of Rob Williams



Rob Williams - Your Scottsdale Ranch Real Estate Professional

- **Exclusive Seller Listing Services**
- **Professional Buyer Representation Services**

Call Rob for a FREE, no obligation comparative market analysis specific to your home and Scottsdale Ranch neighborhood. Ask for a copy of Rob's pre-listing property preparation tips.

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April 2013 – Scottsdale Ranch Inventory Drops 24%

- The number of active listings in Scottsdale Ranch dropped 24.6% from 77 on April 1, 2013 to only 58 on May 1, 2013. The number of active listings for April has not been this low since 2005.
- As of May 1st, there was a 2.3 months' supply of homes in Scottsdale Ranch, down 30% from 3.3 on April 1st (and remember that April was down 25% from 4.4 on March 1, 2013). A 6-months' supply is considered a balanced market for both buyers and sellers. The current inventory (or lack thereof) is incredibly favorable to sellers.
- The April 30, 2013 rolling 6-month average sold price per square foot in Scottsdale Ranch was \$196.82, almost exactly the same as the prior month's \$196.91. Considering the low number of active listings, coupled with solid pending sales, this number is almost certain to rise for the month of May.
- If you're considering a sale and you live in Hillcrest, Heritage Place or Casa Del Cielo, among other subdivisions, you have no sales competition as of May 1, 2013.

If you want to know more about the market value of your home, call me to obtain a free, no obligation market analysis specific to your home. Visit my website at www.robwilliamsrealtor.com for more Scottsdale Ranch market stats and other helpful real estate information.

Looking to invest in a new home? Go to www.robwilliamsrealtor.com for many easy-to-use home search options. Sign up with only your name and an e-mail address and get free access to the best MLS home search tools available (and no sales pitch).

*Referrals of friends and family are welcome and greatly appreciated!
Your referrals will be well-served and treated with courtesy and respect.*

All information believed to be accurate, but not guaranteed. Not intended to solicit currently listed properties. www.JustListedFyers.com



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