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## May 2013 Housing Market Update for Scottsdale Ranch, Stonegate and Neighboring Communities

By Rob Williams, Neighborhood Resident and Realtor, June 3, 2013

May was another great month for the community's housing market. The number of active listings in both Scottsdale Ranch and Stonegate are near historical lows for the month of May. In Scottsdale Ranch, there were only 68 active listings as of May 15th, down 24% from 90 on the same date last year and the lowest since May of 2005. In Stonegate, there were only 19 active listings as of May 15th, up 18% from 16 on the same date last year, but 27% below the 10-year historical average for May of 26.3 active listings.

As of June 3rd, there were 20 active listings in Stonegate ranging in size from 1,733 to 6,006 square feet and priced from \$424,000 to \$1,175,000. In Scottsdale Ranch, there were 58 active listings ranging in size from 629 to 4,795 square feet and priced from \$114,750 to \$1,675,000.

In Scottsdale Ranch, there was a 2.2 months' supply of homes as of June 3rd, down slightly from 2.3 last month. As of June 3rd, there was a 3.75-months' supply of homes for sale in Stonegate, up slightly from 3.3 months in May. A balanced market, where conditions are equally favorable to buyers and sellers, is considered to have a 6-months' supply of homes. The lack of inventory in Scottsdale Ranch, Stonegate and the neighboring communities is incredibly favorable to sellers, and this could represent an excellent opportunity to market your home for a favorable return on your investment.

On June 3rd, there were no active listings in the Stonegate subdivisions of The Vintage, Timarron, Mountain View Estates, Tamarack, Saddleback and Stonecreek, or the Scottsdale Ranch subdivisions of Hillcrest, Mountainview Village, Ridgeview Estates, Catalina, Casa Del Cielo, Andalusia II, The Landings II, and the Estates at Scottsdale Ranch I, II & III, among others. The lack of inventory and competition presents a great marketing opportunity! [Cont. on back]





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## May 2013 Housing Market Update for Stonegate, Scottsdale Ranch and Neighboring Communities (continued from front)

In Scottsdale Ranch, the rolling 6-month average sales price per square foot for May was up 3.3% to \$203.34 from \$196.82 in April. This represents a gain of 21% from last May's average of \$167.37. As predicted last month, May's rolling 6-month average sales price per square foot in Stonegate stabilized at \$192.80 from \$192.43 in April. This represents a gain of 9.65% from last May's average of \$175.82. Remember, these fantastic numbers are averages and many sales closed well above the averages noted.

Although these broad statistics are useful to get a general idea as to your home's value, the value of any home is dependent upon many factors, including its architecture, design, condition, neighborhood, recent comparable sales, and the overall market conditions at any given time, among other factors. **Do you want to know more about the value of your home? Call me for a private consultation and obtain a free, no obligation comparative market analysis specific to your home.**

You can find additional housing market information and easy-to-use property searches for Scottsdale Ranch, Stonegate and surrounding neighborhoods on my website at [www.robwilliamsrealtor.com](http://www.robwilliamsrealtor.com). When searching for homes on [www.robwilliamsrealtor.com](http://www.robwilliamsrealtor.com) you always get up-to-date MLS listing information and you have the option to "Log In" for free to get a superior visual experience and the ability to save your search results.

I hope you enjoyed this market update, and as always, feel free to call me at **480-352-2060** to discuss the best strategy to market your home for the highest return possible on your investment.

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.