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*Rob Williams, Realtor®*

REALTOR, JD, SFR

**ROBERT A. WILLIAMS, PLC**

HOMESMART

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SCOTTSDALE, ARIZONA 85260

OFFICE: 480-443-7400

**CALL: 480-352-2060**

E-MAIL: [ROBWILLIAMS@HSMOVE.COM](mailto:ROBWILLIAMS@HSMOVE.COM)

WWW.ROBWILLIAMSREALTOR.COM



SERVICE | KNOWLEDGE | RESULTS



April was another great month for home sales! In Scottsdale Ranch, the total active inventory is down 20% from last year! Condo, patio and town home sales soared again in April, comprising 57% of the total sales and most of these sales were under \$300,000. Only 3 properties are now available for under \$200,000. There are only 2 four bedroom homes available for under \$625,000. In Stonegate, there were 11 sales in April, making it the best April since the year 2000! The active inventory is 23% below this time last year and there are currently 8 homes under contract, which is good compared to past years. Take advantage of our strong market and call Rob for a free, no obligation estimate of your home's current market value.



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 Rob at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.

## THE WILLIAMS REPORT

### May 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, May 3, 2017

#### SCOTTSDALE RANCH MARKET STATISTICS FOR APRIL 2017

##### Total Active Listings

|                               | <u>05/01/2017</u> | <u>04/01/2017</u> | <u>05/01/2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|-------------------|-------------------|-------------------|------------------|
| All Categories of Residences: | 92                | 99                | 116               | 88               |
| Single Family Homes Only :    | 58                | 57                | 63                | 51               |

##### Total No. Closed Sales

|                               | <u>April 2017</u> | <u>March 2017</u> | <u>April 2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|-------------------|-------------------|-------------------|------------------|
| All Categories of Residences: | 21 sales          | 36 sales          | 27 sales          | 20 sales         |
| Single Family Homes Only:     | 9 sales           | 18 sales          | 15 sales          | 11 sales         |

##### Average Sold Price Per Square Foot

|                               | <u>April 2017</u> | <u>March 2017</u> | <u>April 2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|-------------------|-------------------|-------------------|------------------|
| All Categories of Residences: | \$212.84          | \$217.13          | \$220.84          | \$214.58         |
| Single Family Homes Only :    | \$238.83          | \$242.49          | \$237.59          | \$231.50         |

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

|                               | <u>April 2017</u> | <u>March 2017</u> | <u>April 2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|-------------------|-------------------|-------------------|------------------|
| All Categories of Residences: | 132 days          | 134 days          | 102 days          | 120 days         |
| Single Family Homes Only :    | 174 days          | 150 days          | 76 days           | 130 days         |

#### STONEGATE MARKET STATISTICS FOR APRIL 2017

##### Total Active Listings

|                            | <u>05/01/2017</u> | <u>04/01/2017</u> | <u>05/01/2016</u> | <u>12-Mo Avg</u> |
|----------------------------|-------------------|-------------------|-------------------|------------------|
| Single Family Homes Only : | 17                | 18                | 22                | 19               |

##### Total No. Closed Sales

|                            | <u>April 2017</u> | <u>March 2017</u> | <u>April 2016</u> | <u>12-Mo Avg</u> |
|----------------------------|-------------------|-------------------|-------------------|------------------|
| Single Family Homes Only : | 11 sales          | 7 sales           | 5 sales           | 6 sales          |

##### Average Sold Price Per Square Foot

|                            | <u>April 2017</u> | <u>March 2017</u> | <u>April 2016</u> | <u>12-Mo Avg</u> |
|----------------------------|-------------------|-------------------|-------------------|------------------|
| Single Family Homes Only : | \$207.42          | \$231.93          | \$216.46          | \$213.95         |

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

|                            | <u>April 2017</u> | <u>March 2017</u> | <u>April 2016</u> | <u>12-Mo Avg</u> |
|----------------------------|-------------------|-------------------|-------------------|------------------|
| Single Family Homes Only : | 116 days          | 59 days           | 77 days           | 101 days         |

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PRSRT STD  
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LOCAL  
POSTAL CUSTOMER

**480-352-2060**

SERVICE | KNOWLEDGE | RESULTS

### Select Stonegate Homes Sold in April 2017

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 |
|------------------------|------|-------|--------------|------------|------------|---------------|--------------|-----|
| 11597 E BELLA VISTA DR | 2    | 2     | 2,134        | \$450,000  | \$415,000  | \$194.47      | 04/28/2017   | 38  |
| 9335 N 113TH WAY       | 3    | 3.5   | 3,952        | \$759,900  | \$680,000  | \$172.06      | 04/28/2017   | 269 |
| 9386 N 114TH WAY       | 3    | 2     | 2,082        | \$439,000  | \$435,000  | \$208.93      | 04/07/2017   | 50  |
| 11442 E BELLA VISTA DR | 5    | 3.75  | 3,900        | \$865,000  | \$840,000  | \$215.38      | 04/07/2017   | 48  |
| 11417 E MISSION LN     | 5    | 4     | 3,898        | \$925,000  | \$860,380  | \$220.72      | 04/06/2017   | 149 |
| 11814 E BELLA VISTA DR | 3    | 2     | 2,236        | \$479,900  | \$441,000  | \$197.23      | 04/04/2017   | 34  |
| 9368 N 113TH WAY       | 5    | 4     | 4,408        | \$925,000  | \$875,000  | \$198.50      | 04/03/2017   | 28  |

### Select Scottsdale Ranch Homes Sold in April 2017

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 |
|--------------------------|------|-------|--------------|------------|------------|---------------|--------------|-----|
| 9427 N 106TH PL          | 2    | 2     | 1,537        | \$396,000  | \$389,500  | \$253.42      | 04/28/2017   | 19  |
| 9295 N 108TH ST          | 3    | 2     | 1,871        | \$495,000  | \$465,000  | \$248.53      | 04/28/2017   | 166 |
| 11056 E MISSION LN       | 4    | 3.5   | 3,704        | \$925,000  | \$865,000  | \$233.53      | 04/24/2017   | 101 |
| 10523 E COCHISE AVE      | 3    | 2.5   | 2,041        | \$449,000  | \$434,000  | \$212.64      | 04/19/2017   | 103 |
| 10553 E Gold Dust CIR    | 3    | 2.5   | 2,171        | \$459,900  | \$391,000  | \$180.10      | 04/18/2017   | 220 |
| 10875 E BELLA VISTA DR   | 4    | 2.5   | 3,211        | \$730,000  | \$694,499  | \$216.29      | 04/14/2017   | 73  |
| 10130 E SAN SALVADOR DR  | 5    | 3.5   | 3,454        | \$795,000  | \$737,500  | \$213.52      | 04/14/2017   | 284 |
| 9708 E VIA LINDA -- 2341 | 2    | 2     | 1,125        | \$188,800  | \$188,800  | \$167.82      | 04/12/2017   | 7   |
| 10078 E COCHISE DR       | 3    | 2.5   | 2,848        | \$815,000  | \$655,000  | \$229.99      | 04/12/2017   | 604 |
| 10665 E TOPAZ DR         | 3    | 2.5   | 2,515        | \$669,900  | \$649,900  | \$258.41      | 04/03/2017   | 202 |

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

**OPEN CONCEPT  
PRIVATE YARD**

**4 BED/2.5 BATH/2,656 SF**  
**9775 E. TURQUOISE AVE.**  
**OFFERED AT \$579,900**  
Call 480-352-2060 for more information

**QUALITY REMODEL  
GREAT PRICE**

**4 BED/OFFICE/3 BATH/3,697 SF**  
**9055 N. 108TH WAY**  
**OFFERED AT \$749,900**  
Call 480-352-2060 for more information

**UNDER CONTRACT IN  
JUST 3 DAYS**

**2 BED/2 BATH/1,147 SF**  
**SIGNATURE SCOTTSDALE, #2106**  
**PENDING AT \$216,200**  
Call 480-352-2060 for more information

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.