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## April 2014 Housing Market Update for Stonegate, Scottsdale Ranch, and Neighboring Communities

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



In Scottsdale Ranch, 32 transactions closed in the month of March, a healthy increase over February's 18 sales and a slight increase from 30 sales in March of 2013. See the reverse side for a partial list of March's sales. The March sold price per square foot for all categories of residential dwellings ranged from \$134.76 to \$378.00, with an average of \$203.32 (and a median of \$194.37). March's average sold price per square foot of \$203.32 represents a decrease of 5.2% from February's average of \$214.49 and a similar decrease from last March's average sold price per square foot of \$214.65.

For single family detached homes only, the March sold price per square foot in Scottsdale Ranch ranged from \$166.24 to \$378.00, with an average of \$227.38 (and a median of \$216.36). March's average sold price per square foot of \$227.38 represents an increase of 3% from February's average of \$220.78, but a decrease of 4.7% from last March's average sold price per square foot of \$238.65.

In Stonegate (all single family detached homes), 2 transactions closed in the month of March, a decrease from 3 sales in February and 5 sales in March of last year. See the reverse side for details regarding Stonegate's March sales. The March average sold price per square foot was \$219.71,

which was virtually unchanged from February's average sold price per square foot of \$219.87, but a 10.7% increase from last March's average of \$198.49. Keep in mind the fact that the smaller number of Stonegate transactions can lead to more volatility in the month-to-month comparisons.

On April 1st, there were 101 active listings in Scottsdale Ranch ranging in size from 704 to 8,143 square feet and priced from \$129,000 to \$1,400,000, with an average list price per square foot of \$216.90 (median of \$209). There were 31 active listings in Stonegate on April 1st ranging in size from 1,466 to 5,143 square feet and priced from \$334,900 to \$1,025,000, with an average list price per square foot of \$209.23 (median of \$206.22).

As of April 3rd, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 4.41% with fees and points of 0.7.

Although these statistics may be useful to get a general idea as to the market value of your home, remember that the value of any home is dependent upon many factors, including its condition, design, location, recent comparable sales, its competition and current economic conditions, among other factors. Call Rob at 480-352-2060 if you would like more information concerning the market valuation for your home.



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## Stonegate Homes Sold in March 2014

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11621 E BELLA VISTA DR	2	2.5	1,982	\$499,000	\$482,500	\$243.44	3/14/2014	25
11670 E APPALOOSA PL	4	2.5	2,883	\$576,600	\$565,000	\$195.98	3/4/2014	36

## Select Scottsdale Ranch Homes Sold in March 2014

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10293 N 103RD ST	3	2	1,918	\$779,500	\$725,000	\$378.00	3/31/2014	134
10401 N 100TH ST 6	3	3	2,753	\$995,000	\$860,000	\$312.39	3/31/2014	19
10187 N 96TH PL	3	2	2,230	\$487,500	\$460,000	\$206.28	3/28/2014	30
10256 E CARON ST	4	2	2,389	\$494,950	\$464,950	\$194.62	3/28/2014	85
10130 E DOUBLETREE RANCH RD	3	2	2,311	\$539,000	\$518,000	\$224.15	3/28/2014	56
9241 N 106TH WAY	3	2	1,834	\$485,000	\$475,000	\$259.00	3/27/2014	76
10489 E GOLD DUST CIR	3	3	1,937	\$389,900	\$385,000	\$198.76	3/26/2014	39
10791 E SAN SALVADOR DR	4	2.5	2,707	\$539,000	\$450,000	\$166.24	3/25/2014	217
10333 N 101ST ST	3	2	2,210	\$550,000	\$535,000	\$242.08	3/22/2014	20
10066 E SAN SALVADOR DR	2	2	1,603	\$389,000	\$373,000	\$232.69	3/20/2014	10
10595 E SAN SALVADOR DR	4	2	2,310	\$430,000	\$409,000	\$177.06	3/20/2014	47
10325 E BELLA VISTA DR	3	2.5	2,139	\$464,999	\$412,000	\$192.61	3/20/2014	127
10017 E MOUNTAIN VIEW RD 2076	2	2	942	\$145,000	\$140,000	\$148.62	3/19/2014	215
10017 E MOUNTAIN VIEW RD 2052	2	2	1,162	\$189,500	\$160,000	\$137.69	3/18/2014	61
9745 E MISSION LN	4	3	3,490	\$640,000	\$600,000	\$171.92	3/14/2014	85
10015 E MOUNTAIN VIEW RD 1012	2	2	1,162	\$219,500	\$172,000	\$148.02	3/12/2014	105
10017 E MOUNTAIN VIEW RD 1067	2	2.5	1,792	\$265,000	\$250,000	\$139.51	3/12/2014	46
10325 E CINNABAR AVE	2	2	1,763	\$365,000	\$350,000	\$198.50	3/11/2014	15
10067 E SAN SALVADOR DR	3	2	1,838	\$399,000	\$410,000	\$223.07	3/10/2014	20

Go On-line for a free, no obligation home market valuation estimate. Visit [www.robwilliamsrealtor.com](http://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.