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## March 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, March 3, 2016

### SCOTTSDALE RANCH MARKET STATISTICS FOR FEBRUARY 2016

#### Total Active Listings

	<u>3/01/2016</u>	<u>2/01/2016</u>	<u>3/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	111	100	104	93
Single Family Homes Only :	55	52	42	44

#### Total No. Closed Sales

	<u>Feb. 2016</u>	<u>Jan. 2016</u>	<u>Feb. 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	16 sales	19 sales	19 sales	17 sales
Single Family Homes Only:	10 sales	9 sales	7 sales	9 sales

#### Average Price Per Square Foot

	<u>Feb. 2016</u>	<u>Jan. 2016</u>	<u>Feb. 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$213.00	\$227.00	\$205.00	\$207.87
Single Family Homes Only :	\$209.77	\$254.79	\$239.15	\$220.60

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

	<u>Feb. 2016</u>	<u>Jan. 2016</u>	<u>Feb. 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	104 days	93 days	96 days	109 days
Single Family Homes Only :	111 days	94 days	81 days	110 days

### STONEGATE MARKET STATISTICS FOR FEBRUARY 2016

#### Total Active Listings

	<u>3/01/2016</u>	<u>2/01/2016</u>	<u>3/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	23	22	18	16

#### Total No. Closed Sales

	<u>Feb. 2016</u>	<u>Jan. 2016</u>	<u>Feb. 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	2 sales	5 sales	5 sales	4 sales

#### Average Price Per Square Foot

	<u>Feb. 2016</u>	<u>Jan. 2016</u>	<u>Feb. 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$193.17	\$223.48	\$196.91	\$204.71

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

	<u>Feb. 2016</u>	<u>Jan. 2016</u>	<u>Feb. 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	39 days	41 days	117 days	84 days



As forecast last month, the average sold price per square foot in Scottsdale Ranch and Stonegate declined from January to February, but there is good news! Total sales in escrow are up significantly over this same time last year, with brisk sales in the latter half of February. Assuming typical closing schedules, March's sold price per square foot will temporarily drop for "All Categories" in Scottsdale Ranch alone, but rise 5% to 10% for single family homes in both Stonegate and Scottsdale Ranch. Based on the current escrowed sales, April's numbers should be very strong across the board. If you've considered selling or buying, call Rob at **480-352-2060** and take advantage of this market and it's low interest rates.



Keep in mind that statistical averages do not take into account specific factors that affect home pricing, such as condition, home features, updates, location and other external factors.

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



# HOME SMART

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## AVAILABLE FOR PURCHASE—LUXURY CUL-DE-SAC HOME LOCATED IN THE VINTAGE AT STONEGATE

**11739 E. TURQUOISE, SCOTTSDALE, AZ 85259 | 4 Beds | 3.5 Baths | 3,191 square feet | Offered at \$759,900**

This luxury home sits on a private lot in the exclusive Stonegate subdivision of The Regal. Watch your favorite teams at the pool-side Ramada with a bar, sink, grill, burner, refrigerator and TV hookups, or just sit under the patio misters or relax in the private, heated spa off the master bath. Upgraded features include a kitchen island with granite counters, a gas cooktop and double ovens, a family room wood tongue and groove ceiling, newer tile floors, a stacked stone fireplace and newer appliances. Call Rob today at **480-352-2060** for a private showing.



### Stonegate Homes Sold in February 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11629 E DEL TIMBRE DR	5	4	3,888	\$784,900	\$762,000	\$195.99	02/29/2016	67
12016 E BELLA VISTA DR	4	2	2,717	\$586,300	\$517,163	\$190.34	02/15/2016	11

### Select Scottsdale Ranch Homes Sold in February 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10672 E MISSION LN	6	3.5	3,638	\$593,000	\$583,000	\$160.25	02/29/2016	72
11123 E PALOMINO RD	4	3.5	4,281	\$1,085,000	\$1,050,000	\$245.27	02/27/2016	226
10564 E MISSION LN	4	2.5	2,434	\$585,000	\$465,000	\$191.04	02/26/2016	158
10246 E CARON ST	4	2	2,358	\$537,000	\$492,500	\$208.86	02/26/2016	100
10722 E TERRA DR	3	2.5	2,433	\$599,900	\$599,900	\$246.57	02/25/2016	1
9175 N 103RD PL	4	3	2,600	\$485,000	\$431,200	\$165.85	02/19/2016	159
10759 E SAN SALVADOR DR	4	2	2,631	\$599,900	\$558,000	\$212.09	02/17/2016	125
9251 N 106TH WAY	3	2	2,214	\$474,900	\$464,000	\$209.58	02/16/2016	21

## EXCLUSIVE STONEGATE LISTING—COMING SOON—LUXURIOUS REMODEL LOCATED IN TAMARACK

**11855 E. DEL TIMBRE, SCOTTSDALE, AZ 85259 | 3 Beds | 2 Baths | 2,012 square feet | Offered at \$539,900**

Dramatic open floor plan in this remodeled Stonegate home built by Geoffrey Edmunds. This home boasts vaulted ceilings, Thomasville kitchen cabinets, premium granite counters, a huge kitchen island with lots of seating space, stainless appliances, a gas cooktop and thoughtful storage space. Other features include a fireplace, pavers on the front, side and backyard, a large premium N/S facing yard, dual pane low-E windows, plantation shutters, custom tile flooring and carpets, gray designer colors, a master bath with double sinks, a large master shower and an expanded guest bath. Call Rob today at **480-352-2060** for a private showing.



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.