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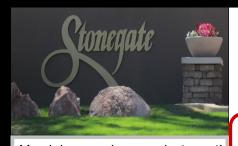


THE WILLIAMS REPORT

April 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, April 5, 2017

SCOTTSDALE RANCH MARKET STATISTICS FOR MARCH 2017



March home sales were just great! In Scottsdale Ranch, there were 36 sales in March, the second highest month in more than 10 years, and 47% higher than the 10-year average for March. Half of the 36 sales were condos, patio and town homes—great results! Active listings on April 1st were 20% lower than the year before. In Stonegate, there were 7 sales in March, making it one of the best in 10 years, and homes under contract as of April 1st were up 40% over the same time last year. The active inventory dropped to 18 on April 1st, ranging 14% to 41% below each of the 3 prior years. Inventory is low, so take advantage and call Rob today for a free, no obligation estimate of your home's current market value.

Total	Active	Listings

All Categories of Residences: 99 91 119 90
Single Family Homes Only: 57 51 59 51

Total No. Closed Sales

All Categories of Residences: 36 sales 19 sales 10 sales 11 sales 11 sales 12 sales 10 sales 11 sales

Average Sold Price Per Square Foot

 March 2017
 Feb 2017
 March 2016
 12-Mo Avg

 All Categories of Residences:
 \$217.13
 \$231.68
 \$231.30
 \$215.24

 Single Family Homes Only:
 \$242.49
 \$239.74
 \$252.35
 \$231.40

Avg. Days on Market (closed sales)

All Categories of Residences: 134 days Single Family Homes Only: 150 days 160 days 1



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.

STONEGATE MARKET STATISTICS FOR MARCH 2017

Total Active Listings

Single Family Homes Only : 04/01/2017 03/01/2017 04/01/2016 12-Mo Avg
21 23 19

Total No. Closed Sales

Single Family Homes Only: Teb 2017 March 2016 12-Mo Avg

Single Family Homes Only: Teb 2017 March 2016 5 sales 5 sales

Average Sold Price Per Square Foot

March 2017 Feb 2017 March 2016 12-Mo Avg
Single Family Homes Only: \$231.93 \$209.57 \$206.63 \$214.71

Avg. Days on Market (closed sales)

Single Family Homes Only : $\frac{\text{March 2017}}{59 \text{ days}} \quad \frac{\text{Feb 2017}}{123 \text{ days}} \quad \frac{\text{March 2016}}{105 \text{ days}} \quad \frac{\textbf{12-Mo Avg}}{98 \text{ days}}$





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SERVICE | KNOWLEDGE | RESULTS

Select Stonegate Homes Sold in March 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
11651 E BELLA VISTA DR	3	2	2,315	\$750,000	\$675,000	\$291.58	03/30/2017	83
11207 E PALOMINO RD	6	4.5	4,590	\$1,024,900	\$1,015,000	\$221.13	03/24/2017	26
11619 E APPALOOSA PL	3	2	2,363	\$569,000	\$520,000	\$220.06	03/11/2017	97
9238 N 119TH WAY	3	2	2,503	\$599,900	\$570,000	\$227.73	03/10/2017	124
9611 N 117TH ST	4	2.5	2,883	\$639,000	\$639,000	\$221.64	03/03/2017	24

Select Scottsdale Ranch Homes Sold in March 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
10167 E SAN SALVADOR DR	3	2.5	2,139	\$550,000	\$525,000	\$245.44	03/31/2017	64
10659 E CAROL AVE	4	3.5	3,395	\$875,000	\$850,000	\$250.37	03/28/2017	135
10097 E BAYVIEW DR	3	2.5	2,848	\$1,224,900	\$1,130,000	\$396.77	03/28/2017	135
9815 N 100TH PL	3	2	1,768	\$449,000	\$418,000	\$236.43	03/23/2017	43
10242 N 99th PL	4	4.5	3,881	\$1,295,000	\$1,220,000	\$314.35	03/17/2017	34
9989 E PURDUE AVE	2	2	1,989	\$469,000	\$444,000	\$223.23	03/15/2017	108
10178 E SAN SALVADOR DR	4	3	3,136	\$550,000	\$524,000	\$167.09	03/14/2017	252
10243 N 103RD ST	3	2	1,918	\$700,000	\$660,000	\$344.11	03/13/2017	87
10468 E MISSION LN	4	2	2,121	\$519,900	\$508,000	\$239.51	03/06/2017	79
9363 N 110TH ST	3	2	2,842	\$699,000	\$700,000	\$246.31	03/06/2017	46
10448 N 106th PL	4	3.5	3,398	\$775,000	\$750,000	\$220.72	03/01/2017	65

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







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.