

Trust the sale of your home with a professional who lives in, loves and knows your community. Call Rob today at 480-352-2060

*Rob Williams, Realtor®*

REALTOR, JD, SFR

**ROBERT A. WILLIAMS, PLC**

HOMESMART

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SERVICE | KNOWLEDGE | RESULTS



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.



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

### 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

##### Total Active Listings

	04/01/2017	03/01/2017	04/01/2016	12-Mo Avg
All Categories of Residences:	99	91	119	90
Single Family Homes Only :	57	51	59	51

##### Total No. Closed Sales

	March 2017	Feb 2017	March 2016	12-Mo Avg
All Categories of Residences:	36 sales	19 sales	19 sales	20 sales
Single Family Homes Only:	18 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)

	March 2017	Feb 2017	March 2016	12-Mo Avg
All Categories of Residences:	134 days	96 days	104 days	115 days
Single Family Homes Only :	150 days	105 days	77 days	116 days

#### STONEGATE MARKET STATISTICS FOR MARCH 2017

##### Total Active Listings

	04/01/2017	03/01/2017	04/01/2016	12-Mo Avg
Single Family Homes Only :	18	21	23	19

##### Total No. Closed Sales

	March 2017	Feb 2017	March 2016	12-Mo Avg
Single Family Homes Only :	7 sales	6 sales	7 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)

	March 2017	Feb 2017	March 2016	12-Mo Avg
Single Family Homes Only :	59 days	123 days	105 days	98 days



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LOCAL  
POSTAL CUSTOMER

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### Select Stonegate Homes Sold in March 2017

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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

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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

**JUST LISTED**

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

**NEW TO MARKET**

**4 BED/OFFICE/3 BATH/3,697 SF**  
**9055 N. 108TH WAY**  
**OFFERED AT \$769,000**  
Call 480-352-2060 for more information

**GREAT RENTAL AVAILABLE**

**2 BED/OFFICE/2 BATH/1,462 SF**  
**MIRAGE CROSSING, UNIT 2096**  
**OFFERED AT \$1,650 MO.**  
Call 480-352-2060 for more information