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REALTOR, JD, SFR

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SERVICE | KNOWLEDGE | RESULTS



The year is definitely off to a great start as the active inventory on March 1st is certainly near record lows for this century! Compared to the same time last year, as of March 1st the active inventory in Scottsdale Ranch and Stonegate is down 66% and 77%, respectively. At the same time, the number of homes under contract when compared to March 1st of last year is the same in Stonegate and up 29% in Scottsdale Ranch. This is quite impressive considering the record low inventory. The message is clear—if you're thinking about selling, this is the time to act. Inventory is low, the housing market is booming, interest rates are phenomenal, and demand is strong. Make your move and call me today at 480-352-2060.



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

THE WILLIAMS REPORT

March 2020 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, March 7, 2020

SCOTTSDALE RANCH MARKET STATISTICS FOR FEBRUARY 2020

Total Active Listings

	<u>03/01/2020</u>	<u>02/01/2020</u>	<u>03/01/2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	28	32	82	46
Single Family Homes Only:	17	17	42	25

Total No. Closed Sales

	<u>Feb 2020</u>	<u>Jan 2020</u>	<u>Feb 2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	15 sales	14 sales	13 sales	23 sales
Single Family Homes Only:	10 sales	5 sales	8 sales	12 sales

Average Sold Price Per Square Foot

	<u>Feb 2020</u>	<u>Jan 2020</u>	<u>Feb 2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$284.41	\$247.16	\$235.30	\$250.90
Single Family Homes Only:	\$304.71	\$246.45	\$250.69	\$263.77

Avg. Days on Market (closed sales)

	<u>Feb 2020</u>	<u>Jan 2020</u>	<u>Feb 2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	57 days	55 days	51 days	86 days
Single Family Homes Only:	75 days	47 days	52 days	75 days

STONEGATE MARKET STATISTICS FOR FEBRUARY 2020

Total Active Listings

	<u>03/01/2020</u>	<u>02/01/2020</u>	<u>03/01/2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	3	7	13	9

Total No. Closed Sales

	<u>Feb 2020</u>	<u>Jan 2020</u>	<u>Feb 2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	3 sales	8 sales	3 sales	5 sales

Average Sold Price Per Square Foot

	<u>Feb 2020</u>	<u>Jan 2020</u>	<u>Feb 2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$264.83	\$233.96	\$230.69	\$234.70

Avg. Days on Market (closed sales)

	<u>Feb 2020</u>	<u>Jan 2020</u>	<u>Feb 2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	71 days	57 days	153 days	77 days



PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

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LOCAL
POSTAL CUSTOMER

480-352-2060

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Stonegate Homes Sold in February 2020

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
9292 N 119TH WAY	3	2	2,480	\$664,000	\$660,000	\$266.13	02/28/2020	59
12005 E MISSION LN	4	3	3,297	\$726,500	\$699,200	\$212.07	02/17/2020	145
9335 N 113TH WAY	4	4	3,952	\$1,195,000	\$1,250,000	\$316.30	02/05/2020	11

Scottsdale Ranch Homes Sold in February 2020

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
10055 E MOUNTAINVIEW LAKE DR 2047	2	2	1,076	\$242,500	\$242,500	\$225.37	02/28/2020	4
10115 E MOUNTAIN VIEW RD 2110	2	2	1,076	\$285,000	\$270,000	\$250.93	02/28/2020	47
10569 E FANFOL LN	2	2	1,473	\$425,000	\$425,000	\$288.53	02/28/2020	48
10055 E MOUNTAINVIEW LAKE DR 2032	1	1	751	\$212,500	\$212,500	\$282.96	02/26/2020	29
9821 E DOUBLETREE RANCH RD	4	3	3,664	\$878,000	\$820,000	\$223.80	02/26/2020	11
9638 E TURQUOISE AVE	4	3	2,909	\$839,900	\$827,000	\$284.29	02/26/2020	28
10401 N 100TH ST #7	3	2.5	2,948	\$1,520,000	\$1,400,000	\$474.90	02/21/2020	168
10262 N 103RD ST	2	2	2,058	\$739,000	\$730,000	\$354.71	02/18/2020	97
10488 N 98TH ST	3	2	2,420	\$820,000	\$850,000	\$351.24	02/14/2020	18
10015 E MOUNTAIN VIEW RD 1004	2	2.5	1,792	\$375,000	\$365,000	\$203.68	02/13/2020	5
10474 E SAN SALVADOR DR	3	2.5	2,121	\$599,000	\$583,000	\$274.87	02/13/2020	132
10535 N 96TH PL	4	3	3,040	\$814,000	\$767,500	\$252.47	02/13/2020	191
9711 E MOUNTAIN VIEW RD 1512	1	1	644	\$169,900	\$165,000	\$256.21	02/07/2020	25
9448 N 105TH ST	3	2	1,934	\$559,900	\$560,500	\$289.81	02/07/2020	7
10468 E BELLA VISTA DR	2	2	1,941	\$550,000	\$490,000	\$252.45	02/04/2020	53

**ROB IS SELLING IN YOUR NEIGHBORHOOD—SCOTTSDALE RANCH, STONEGATE, McCORMICK RANCH & BEYOND!
IF YOU'RE THINKING ABOUT SELLING, LIST YOUR HOME FOR SALE WITH ROB NOW WHILE THE INVENTORY IS LOW,
VISITORS ARE BUYING, AND THE MARKET IS STRONG—DON'T WAIT FOR THE "UNKNOWN" OF THE FUTURE!**

STONEGATE—THE RESERVE
11471 E. MISSION LN.

4 BED+ | 3 BATHS | 3,972 SF
CUL-DE-SAC LOT | POOL
NOW OFFERED AT \$864,750

15551 E. GOLDEN EAGLE
FOUNTAIN HILLS, AZ

SALE PENDING

3 BED+ | 3 BATH | 2,725 SF
ENDLESS MOUNTAIN VIEWS
OFFERED AT \$735,000

MOUNTAINVIEW RANCH
10235 E. DREYFUS AVE.

SOLD IN 2 DAYS

4 BED+ | 2.5 BATH | 3,158 SF
FOR MORE INFORMATION
CALL 480-352-2060

1601 W. STATE ST.
PHOENIX, AZ

SALE PENDING

4 BED | 2.75 BATHS | 1,795 SF
LARGE CORNER LOT
OFFERED AT \$365,000