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August 2016 Market Update for Stonegate and Scottsdale Ranch

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

SCOTTSDALE RANCH MARKET STATISTICS FOR JULY 2016

Total Active Listings

	<u>8/01/2016</u>	<u>7/01/2016</u>	<u>8/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	73	73	77	95
Single Family Homes Only :	43	44	38	48

Total No. Closed Sales

	<u>July 2016</u>	<u>June 2016</u>	<u>July 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	21 sales	28 sales	17 sales	19 sales
Single Family Homes Only:	12 sales	16 sales	10 sales	9 sales

Average Price Per Square Foot

	<u>July 2016</u>	<u>June 2016</u>	<u>July 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$218.28	\$212.23	\$193.81	\$209.66
Single Family Homes Only :	\$238.07	\$221.20	\$208.59	\$223.76

Avg. Days on Market (closed sales)

	<u>July 2016</u>	<u>June 2016</u>	<u>July 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	147 days	121 days	89 days	113 days
Single Family Homes Only :	132 days	111 days	76 days	108 days

STONEGATE MARKET STATISTICS FOR JULY 2016

Total Active Listings

	<u>8/01/2016</u>	<u>7/01/2016</u>	<u>8/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	19	17	8	17

Total No. Closed Sales

	<u>July 2016</u>	<u>June 2016</u>	<u>July 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	3 sales	8 sales	11 sales	4 sales

Average Price Per Square Foot

	<u>July 2016</u>	<u>June 2016</u>	<u>July 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$232.93	\$208.66	\$198.13	\$208.68

Avg. Days on Market (closed sales)

	<u>July 2016</u>	<u>June 2016</u>	<u>July 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	74 days	129 days	137 days	83 days



The total number of active listings in Scottsdale Ranch is very close to its low for the last three years, and the July average price per square foot for all residences rose almost 3% over June, and more than 12% over last July. The Stonegate average price per square foot for July was the second highest since August of 2008. This is due, in part, to the lower number of sales and the fact that one of my listings closed for over \$260 per square foot. However, even without that sale, the average would be more than 5% over June's average and 10% over last July. Sales are still strong, but sellers in the higher price ranges (\$550k+) should try to price competitively as this inventory may be building in both communities.



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.



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Stonegate Homes Sold in July 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11645 E BELLA VISTA DR	3	2	2,278	\$509,000	\$497,000	\$218.17	07/07/2016	92
11855 E DEL TIMBRE DR	3	2	2,012	\$539,900	\$524,000	\$260.44	07/05/2016	31
11649 E TERRA DR	3	2.5	2,975	\$695,000	\$655,000	\$220.17	07/01/2016	100

Select Scottsdale Ranch Homes Sold in July 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9705 E MOUNTAIN VIEW RD 1149	3	2.5	1,489	\$299,900	\$285,000	\$191.40	07/29/2016	195
10135 E DOUBLETREE RANCH RD	3	2	2,176	\$559,900	\$522,500	\$240.12	07/29/2016	186
9269 N 102ND ST	4	2	2,126	\$615,500	\$555,000	\$261.05	07/29/2016	139
10920 E SAN SALVADOR DR	4	2.5	2,760	\$565,000	\$515,250	\$186.68	07/28/2016	196
9705 E MOUNTAIN VIEW RD 1082	3	2.5	1,489	\$299,900	\$285,000	\$191.40	07/27/2016	33
9708 E VIA LINDA -- 2330	2	2	968	\$185,000	\$165,000	\$170.45	07/25/2016	126
10080 E MOUNTAINVIEW LAKE DR 219	3	3	1,820	\$320,000	\$288,000	\$158.24	07/15/2016	329
10563 E MISSION LN	3	2	2,046	\$535,000	\$520,000	\$254.15	07/13/2016	51
9705 E MOUNTAIN VIEW RD 1026	2	2.5	1,365	\$249,000	\$223,500	\$163.74	07/11/2016	250
11022 E BELLA VISTA DR	4	2.5	3,374	\$829,000	\$780,000	\$231.18	07/07/2016	167
9708 E VIA LINDA DR 2310	2	2	968	\$199,950	\$186,500	\$192.67	07/01/2016	32
10057 E SAN BERNARDO DR	2	2	1,413	\$300,000	\$290,000	\$205.24	07/01/2016	2
9740 E GOLD DUST AVE	4	2	2,725	\$764,900	\$700,000	\$256.88	07/01/2016	177
10145 E TOPAZ DR	3	2	2,118	\$800,000	\$705,000	\$332.86	07/01/2016	242
10101 E BAYVIEW DR	3	2.5	3,355	\$1,050,000	\$975,000	\$290.61	07/01/2016	146

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

STONEGATE—TAMARACK 11855 E. Del Timbre  3 BEDS / 2 BATHS SOLD AT \$524,000	McCORMICK RANCH HERITAGE VILLAGE III 8174 Del Caverna  3 BEDS / 2 BATHS SOLD AT \$420,000	NEW CONSTRUCTION SUNRISE TRAIL  3 BEDS / 2 BATHS UNDER CONTRACT	SCOTTSDALE RANCH MOUNTAINVIEW VILLAGE NON-MLS SALE  2 BEDS / 2 BATHS UNDER CONTRACT	STONEGATE—THE REGAL 11739 E. Turquoise  4 BEDS / 3.5 BATHS UNDER CONTRACT
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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.