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SERVICE | KNOWLEDGE | RESULTS



As noted last month, this is still a great time to buy in Scottsdale Ranch and Stonegate. While inventory is down in most parts of the Phoenix metro area, our inventory is declining, but our supply and overall pricing is still very reasonable. This represents a great window of opportunity for buyers that probably won't last long. Experts predict rising prices for 2017 and beyond, and in many cases we are still 15% to 25% below the peak pricing of 2006/2007. Maricopa County had the nation's highest annual population growth for 2015-16 (up 1.95%) and our prices have room to run much higher! Whether buying or selling, call Rob today at 480-352-2060 and profit from our strong real estate market.



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

July 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, July 9, 2017

SCOTTSDALE RANCH MARKET STATISTICS FOR JUNE 2017

Total Active Listings

| | <u>07/01/2017</u> | <u>06/01/2017</u> | <u>07/01/2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|-------------------|-------------------|-------------------|------------------|
| All Categories of Residences: | 91 | 92 | 73 | 89 |
| Single Family Homes Only : | 56 | 61 | 44 | 52 |

Total No. Closed Sales

| | <u>June 2017</u> | <u>May 2017</u> | <u>June 2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|-----------------|------------------|------------------|
| All Categories of Residences: | 25 sales | 22 sales | 28 sales | 19 sales |
| Single Family Homes Only: | 12 sales | 9 sales | 16 sales | 10 sales |

Average Sold Price Per Square Foot

| | <u>June 2017</u> | <u>May 2017</u> | <u>June 2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|-----------------|------------------|------------------|
| All Categories of Residences: | \$219.17 | \$204.30 | \$212.23 | \$214.66 |
| Single Family Homes Only : | \$243.78 | \$228.90 | \$221.20 | \$233.60 |

Avg. Days on Market (closed sales)

| | <u>June 2017</u> | <u>May 2017</u> | <u>June 2016</u> | <u>12-Mo Avg</u> |
|-------------------------------|------------------|-----------------|------------------|------------------|
| All Categories of Residences: | 120 days | 65 days | 121 days | 117 days |
| Single Family Homes Only : | 113 days | 42 days | 111 days | 126 days |

STONEGATE MARKET STATISTICS FOR JUNE 2017

Total Active Listings

| | <u>07/01/2017</u> | <u>06/01/2017</u> | <u>07/01/2016</u> | <u>12-Mo Avg</u> |
|----------------------------|-------------------|-------------------|-------------------|------------------|
| Single Family Homes Only : | 17 | 21 | 17 | 19 |

Total No. Closed Sales

| | <u>June 2017</u> | <u>May 2017</u> | <u>June 2016</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|-----------------|------------------|------------------|
| Single Family Homes Only : | 6 sales | 5 sales | 8 sales | 5 sales |

Average Sold Price Per Square Foot

| | <u>June 2017</u> | <u>May 2017</u> | <u>June 2016</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|-----------------|------------------|------------------|
| Single Family Homes Only : | \$215.01 | \$201.76 | \$208.66 | \$214.08 |

Avg. Days on Market (closed sales)

| | <u>June 2017</u> | <u>May 2017</u> | <u>June 2016</u> | <u>12-Mo Avg</u> |
|----------------------------|------------------|-----------------|------------------|------------------|
| Single Family Homes Only : | 106 days | 197 days | 106 days | 107 days |