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June 2016 Market Update for Stonegate and Scottsdale Ranch

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

SCOTTSDALE RANCH MARKET STATISTICS FOR MAY 2016

Total Active Listings

	<u>6/01/2016</u>	<u>5/01/2016</u>	<u>6/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	97	116	93	95
Single Family Homes Only :	55	63	43	47

Total No. Closed Sales

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	29 sales	27 sales	29 sales	18 sales
Single Family Homes Only:	15 sales	15 sales	17 sales	9 sales

Average Price Per Square Foot

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$210.26	\$220.84	\$219.80	\$208.01
Single Family Homes Only :	\$226.28	\$237.59	\$233.02	\$222.04

Avg. Days on Market (closed sales)

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	97 days	102 days	93 days	110 days
Single Family Homes Only :	92 days	76 days	82 days	107 days

STONEGATE MARKET STATISTICS FOR MAY 2016

Total Active Listings

	<u>6/01/2016</u>	<u>5/01/2016</u>	<u>6/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	17	22	19	16

Total No. Closed Sales

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	8 sales	5 sales	4 sales	5 sales

Average Price Per Square Foot

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$206.59	\$216.46	\$205.38	\$203.41

Avg. Days on Market (closed sales)

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	97 days	77 days	126 days	85 days



The total number of May sales in Scottsdale Ranch rose over last month's total and the total sales in escrow are up by 40% over the same time period last year. Active listings dropped by almost 16% from May 1st to June 1st. The total number of sales in Stonegate for May was very strong, the second best May performance in more than 10 years. Sales in escrow are also strong (12 in total), slightly above last year. Active listings dropped by more than 22% from May 1st to June 1st. The May average price per square foot in both communities is still outpacing their 12-month averages. Whether selling or buying, call Rob at 480-352-2060 and take advantage of this great market and its low interest rates.



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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LOCAL
POSTAL CUSTOMER

Stonegate Homes Sold in May 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
12113 E MISSION LN	4	2.5	2,841	\$596,000	\$577,000	\$203.10	05/31/2016	86
11430 E PALOMINO RD	3	2.5	2,694	\$695,000	\$618,000	\$229.40	05/31/2016	153
11245 E DEL TIMBRE DR	5	4.5	3,783	\$849,900	\$831,468	\$219.79	05/31/2016	10
9693 N 118TH WAY	2	2	1,616	\$325,000	\$300,000	\$185.64	05/27/2016	156
11824 E TERRA DR	3	2	1,938	\$449,000	\$415,000	\$214.14	05/27/2016	100
11264 E APPALOOSA PL	5	4	4,422	\$800,000	\$755,000	\$170.74	05/24/2016	56
11643 E APPALOOSA PL	3	2	2,480	\$559,000	\$545,000	\$219.76	05/23/2016	62
11251 E APPALOOSA PL	5	4	4,021	\$925,000	\$845,000	\$210.15	05/02/2016	156

Select Scottsdale Ranch Homes Sold in May 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10479 E TERRA DR	3	2	2,040	\$475,000	\$475,000	\$232.84	05/31/2016	35
9130 N 96TH PL	4	3	4,456	\$789,000	\$674,600	\$151.39	05/31/2016	373
10090 E SAN SALVADOR DR	3	2	1,838	\$415,000	\$402,500	\$218.99	05/28/2016	6
10820 E BELLA VISTA DR	3	2.5	2,745	\$550,000	\$532,500	\$193.99	05/27/2016	142
10120 E BELLA VISTA DR	4	2.5	2,570	\$650,000	\$640,000	\$249.03	05/25/2016	44
9175 N 103RD PL	4	3	2,600	\$589,000	\$575,000	\$221.15	05/23/2016	45
9135 N 106TH PL	3	3.5	2,924	\$750,000	\$670,000	\$229.14	05/19/2016	234
10545 E TERRA DR	3	2	1,684	\$415,000	\$403,000	\$239.31	05/13/2016	38
9209 N 102ND ST	4	2	2,101	\$525,000	\$525,000	\$249.88	05/10/2016	48
10145 E DOUBLETREE RANCH RD	3	2	2,563	\$679,000	\$627,000	\$244.64	05/09/2016	193
11085 E BELLA VISTA DR	5	4.5	4,723	\$1,185,000	\$1,052,250	\$222.79	05/03/2016	46
9230 N 106TH PL	4	3	2,948	\$689,000	\$665,000	\$225.58	05/02/2016	17





11739 E. TURQUOISE AVE., SCOTTSDALE, AZ 85259

JUST REDUCED AND PRICED TO SELL / YOUR PRIVATE RESORT IN STONEGATE / 4 BEDROOMS / 3.5 BATHS / 3,191 SQ.FT. NOW OFFERED AT \$724,900—CALL ROB TODAY AT 480-352-2060

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.