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## February 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, February 1, 2016

### SCOTTSDALE RANCH MARKET STATISTICS FOR JANUARY 2016

#### Total Active Listings

	<u>2/01/2016</u>	<u>1/01/2016</u>	<u>2/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	100	80	92	92
Single Family Homes Only :	52	39	38	43

#### Total No. Closed Sales

	<u>Jan. 2016</u>	<u>Dec. 2015</u>	<u>Jan. 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	19 sales	13 sales	11 sales	17 sales
Single Family Homes Only:	9 sales	3 sales	6 sales	8 sales

#### Average Price Per Square Foot

	<u>Jan. 2016</u>	<u>Dec. 2015</u>	<u>Jan. 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$227.00	\$190.59	\$190.58	\$207.20
Single Family Homes Only :	\$254.79	\$205.67	\$192.91	\$223.04

#### Avg. Days on Market (closed sales)

	<u>Jan. 2016</u>	<u>Dec. 2015</u>	<u>Jan. 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	93 days	124 days	80 days	108 days
Single Family Homes Only :	94 days	152 days	112 days	108 days

### STONEGATE MARKET STATISTICS FOR JANUARY 2016

#### Total Active Listings

	<u>2/01/2016</u>	<u>1/01/2016</u>	<u>2/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	22	19	17	16

#### Total No. Closed Sales

	<u>Jan. 2016</u>	<u>Dec. 2015</u>	<u>Jan. 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	5 sales	5 sales	5 sales	4 sales

#### Average Price Per Square Foot

	<u>Jan. 2016</u>	<u>Dec. 2015</u>	<u>Jan. 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$223.48	\$209.03	\$210.65	\$205.02

#### Avg. Days on Market (closed sales)

	<u>Jan. 2016</u>	<u>Dec. 2015</u>	<u>Jan. 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	41 days	42 days	142 days	91 days



As forecast last month, there was a substantial increase in pricing for January. January's price per square foot in both Stonegate and Scottsdale Ranch is at or near seven year highs as we move into some of the best selling months of the year. Although these highs will likely result in some volatility and lower numbers in coming months, this is not unusual and it is certainly a great start for 2016. Although inventory is up, there has been an increase in total sales and days on market for closed sales has declined.

If you've considered selling or buying, there are many reasons to act now. Call me at **480-352-2060** and take advantage of this great market and 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.**



# HOME SMART

PRSRT STD  
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EDDM RETAIL

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## Stonegate Homes Sold in January 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9112 N 115TH WAY	3	2	2,241	\$539,900	\$537,900	\$240.03	01/29/2016	64
9712 N 118TH PL	3	2.5	1,824	\$439,000	\$420,000	\$230.26	01/28/2016	89
12035 E BELLA VISTA DR	3	2	2,297	\$500,000	\$521,000	\$226.82	01/28/2016	29
11871 E APPALOOSA PL	3	2.5	1,824	\$389,000	\$371,500	\$203.67	01/20/2016	15
9041 N 116TH WAY	3	2	2,375	\$519,500	\$514,500	\$216.63	01/06/2016	9

## Select Scottsdale Ranch Homes Sold in January 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10072 E SAN SALVADOR DR	3	2	1,603	\$359,900	\$348,900	\$217.65	01/29/2016	9
10050 E SAN SALVADOR DR	3	2	1,838	\$450,000	\$437,000	\$237.76	01/27/2016	3
10015 E MOUNTAIN VIEW RD 2033	2	2	968	\$218,500	\$209,000	\$215.91	01/26/2016	20
10587 E BELLA VISTA DR	3	2	1,846	\$449,800	\$423,000	\$229.14	01/26/2016	205
10428 N 98TH ST	3	2	2,354	\$650,000	\$640,000	\$271.88	01/22/2016	25
9836 E TOPAZ DR	4	3	3,003	\$835,000	\$835,000	\$278.06	01/22/2016	41
9499 N 106TH PL	2	2	1,295	\$324,900	\$307,000	\$237.07	01/15/2016	45
9985 E SUNNYSLOPE LN	3	2	1,592	\$350,000	\$325,000	\$204.15	01/15/2016	105
10309 N 101 PL	3	2	2,179	\$840,000	\$805,000	\$369.44	01/15/2016	149
10094 E SAN SALVADOR DR	3	2	1,838	\$447,500	\$431,000	\$234.49	01/14/2016	39
9235 N 101ST ST	2	2	1,838	\$328,777	\$320,000	\$174.10	01/11/2016	32
10489 N 106TH PL	4	3	3,701	\$899,000	\$800,000	\$216.16	01/08/2016	249
10089 E CALLE DE CIELO CIR	2	2	1,700	\$384,821	\$372,450	\$219.09	01/07/2016	91

**NEW LISTING—AVAILABLE NOW—PRIVATE, LUXURY HOME LOCATED IN THE REGAL AT STONEGATE**

**11739 E. TURQUOISE, SCOTTSDALE, AZ 85259 | 4 Beds | 3.5 Baths | 3,191 square feet | Offered at \$759,900**

This luxury home sits on a private lot in the exclusive Stonegate subdivision of The Regal. Watch your favorite teams at the pool-side Ramada with a bar, sink, grill, burner, refrigerator and TV hookups, or just sit under the patio misters or relax in the private, heated spa off the master bath. Upgraded features include a kitchen island with granite counters, a gas cooktop and double ovens, a family room wood tongue and groove ceiling, newer tile floors, a stacked stone fireplace and newer appliances. If you are looking for a resort-like, move-in ready luxury home, then look no further! Call Rob today at **480-352-2060** for a private showing.



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.