

Rob Williams, Realtor®

REALTOR, JD, SFR

ROBERT A. WILLIAMS, PLC

HOMESMART

10601 N. HAYDEN RD., SUITE I-100

SCOTTSDALE, ARIZONA 85260

OFFICE: 480-443-7400

CALL: 480-352-2060

E-MAIL: ROBWILLIAMS@HSMOVE.COM

WWW.ROBWILLIAMSREALTOR.COM



SERVICE | KNOWLEDGE | RESULTS



On October 1st, the total active inventory for all categories of residences in Scottsdale Ranch was roughly 38% below last October 1st and 42% below the five-year average. Sales were very strong in Scottsdale Ranch, which posted the best total of closed sales for the month of September in well over 15 years. In Stonegate, the active inventory rose slightly over the prior month and year, but it was still consistent with the five-year average. The Stonegate average price per square foot in September was 10% over the 12-month average, and homes under contract are double the same time last year. Prices are strong yet still reasonable and interest rates are great! 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

October 2019 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, October 3, 2019

SCOTTSDALE RANCH MARKET STATISTICS FOR SEPTEMBER 2019

Total Active Listings

	<u>10/01/2019</u>	<u>09/01/2019</u>	<u>10/01/2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	36	33	58	62
Single Family Homes Only:	22	21	29	33

Total No. Closed Sales

	<u>Sept 2019</u>	<u>Aug 2019</u>	<u>Sept 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	29 sales	20 sales	19 sales	22 sales
Single Family Homes Only:	15 sales	11 sales	10 sales	11 sales

Average Sold Price Per Square Foot

	<u>Sept 2019</u>	<u>Aug 2019</u>	<u>Sept 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$240.56	\$255.96	\$227.54	\$242.96
Single Family Homes Only:	\$262.59	\$280.77	\$246.45	\$259.94

Avg. Days on Market (closed sales)

	<u>Sept 2019</u>	<u>Aug 2019</u>	<u>Sept 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	120 days	102 days	134 days	89 days
Single Family Homes Only:	94 days	81 days	77 days	76 days

STONEGATE MARKET STATISTICS FOR SEPTEMBER 2019

Total Active Listings

	<u>10/01/2019</u>	<u>09/01/2019</u>	<u>10/01/2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	14	12	10	12

Total No. Closed Sales

	<u>Sept 2019</u>	<u>Aug 2019</u>	<u>Sept 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	2 sales	3 sales	3 sales	5 sales

Average Sold Price Per Square Foot

	<u>Sept 2019</u>	<u>Aug 2019</u>	<u>Sept 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$252.64	\$252.98	\$246.45	\$229.77

Avg. Days on Market (closed sales)

	<u>Sept 2019</u>	<u>Aug 2019</u>	<u>Sept 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	25 days	77 days	52 days	84 days



PRSRT STD
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EDDM RETAIL

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LOCAL
POSTAL CUSTOMER

480-352-2060

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Stonegate Homes Sold in September 2019

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
11637 E TERRA DR	4	3	4,039	\$959,000	\$945,000	\$233.97	09/19/2019	17
9550 N 115TH ST	3	2.5	2,322	\$625,000	\$630,000	\$271.32	09/03/2019	34

Select Scottsdale Ranch Homes Sold in September 2019

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 2056	2	2	1,076	\$239,900	\$233,000	\$216.54	09/30/2019	22
9992 E FANFOL DR	3	2	1,989	\$469,000	\$469,000	\$235.80	09/30/2019	39
9175 N 107TH ST	3	2	2,093	\$525,000	\$497,000	\$237.46	09/30/2019	163
9802 E MISSION LN	4	3	3,490	\$730,000	\$730,000	\$209.17	09/30/2019	2
10175 E COCHISE DR	3	2	2,140	\$869,000	\$840,000	\$392.52	09/30/2019	78
10117 E BAYVIEW DR	3	2	2,374	\$975,000	\$952,000	\$401.01	09/30/2019	53
9680 E MISSION LN	4	2.5	3,773	\$895,000	\$850,000	\$225.28	09/27/2019	231
10635 E CINNABAR AVE	4	2	2,508	\$650,000	\$600,000	\$239.23	09/26/2019	101
10050 E MOUNTAINVIEW LAKE DR 48	3	2	1,817	\$549,000	\$527,000	\$290.04	09/25/2019	88
10235 E COCHISE DR	4	3	3,300	\$1,099,000	\$970,000	\$293.94	09/20/2019	306
10080 E SAN SALVADOR DR	2	2	1,671	\$430,000	\$427,600	\$255.89	09/18/2019	14
10015 E MOUNTAIN VIEW RD 2005	2	2	1,162	\$280,000	\$257,500	\$221.60	09/12/2019	59
9240 N 100TH PL	3	2	1,838	\$465,000	\$460,000	\$250.27	09/12/2019	5
9457 N 105TH ST	3	3	2,187	\$498,000	\$480,000	\$219.48	09/12/2019	106
10050 E MOUNTAINVIEW LAKE DR 14	3	3	2,500	\$559,000	\$550,000	\$220.00	09/12/2019	133
9487 N 105TH ST	2	2	1,537	\$449,000	\$445,000	\$289.53	09/06/2019	5
10498 N 96TH PL	4	3	3,040	\$708,000	\$555,000	\$182.57	09/05/2019	260
10922 E BELLA VISTA DR	4	2.5	3,088	\$739,900	\$739,900	\$239.60	09/05/2019	43
10524 E CANNON DR	4	2.5	2,976	\$810,000	\$795,000	\$267.14	09/03/2019	17

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

STONEGATE - THE RETREAT
11224 E. CAROL AVE.

UNDER CONTRACT

5 BED | 3 BATH | 3,559 SF
CUL-DE-SAC LOT | POOL
OFFERED AT \$879,900

STONEGATE - THE RESERVE
9157 N. 115TH ST.

5 BED | 3 BATH | 3,647 SF
MOUNTAIN VIEWS | POOL
OFFERED AT \$799,900

STONEGATE - THE RESERVE
11471 E. MISSION LN.

4 BED+ | 3 BATH | 3,972 SF
CUL-DE-SAC LOT | POOL
OFFERED AT \$899,900

CASA RICA
11096 E. BECKER LN.

JUST LISTED

4 BED | 2 BATH | 1,971 SF
NICELY UPDATED
OFFERED AT \$429,000