

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



Although total sales have declined compared to last year, the inventory of homes for sale has declined at an even greater rate. As of June 1st, the active inventory of all types of residences in Scottsdale Ranch declined by 39% year-over-year, and was down by 37% for single family homes. By contrast, homes under contract only decreased by 14% for all types, and for single family homes, contracts rose by 20% year-over-year despite the huge decrease in inventory. In Stonegate, inventory was down 50% year-over-year, and there is less than a one-month's supply of homes for sale. Prices in both communities are up from last month and year-over-year. Thinking about moving? 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 Rob at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.

THE WILLIAMS REPORT

June 2020 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, June 7, 2020

SCOTTSDALE RANCH MARKET STATISTICS FOR MAY 2020

Total Active Listings

	<u>06/01/2020</u>	<u>05/01/2020</u>	<u>06/01/2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	41	44	67	39
Single Family Homes Only:	24	24	38	23

Total No. Closed Sales

	<u>May 2020</u>	<u>Apr 2020</u>	<u>May 2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	16 sales	18 sales	22 sales	21 sales
Single Family Homes Only:	7 sales	10 sales	11 sales	11 sales

Average Sold Price Per Square Foot

	<u>May 2020</u>	<u>Apr 2020</u>	<u>May 2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$286.74	\$270.99	\$257.79	\$254.29
Single Family Homes Only:	\$344.24	\$280.31	\$274.58	\$270.11

Avg. Days on Market (closed sales)

	<u>May 2020</u>	<u>Apr 2020</u>	<u>May 2019</u>	<u>12-Mo Avg</u>
All Categories of Residences:	80 days	58 days	69 days	85 days
Single Family Homes Only:	55 days	60 days	73 days	76 days

STONEGATE MARKET STATISTICS FOR MAY 2020

Total Active Listings

	<u>06/01/2020</u>	<u>05/01/2020</u>	<u>06/01/2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	4	4	8	8

Total No. Closed Sales

	<u>May 2020</u>	<u>Apr 2020</u>	<u>May 2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	4 sales	4 sales	10 sales	5 sales

Average Sold Price Per Square Foot

	<u>May 2020</u>	<u>Apr 2020</u>	<u>May 2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$268.07	\$220.33	\$218.93	\$238.88

Avg. Days on Market (closed sales)

	<u>May 2020</u>	<u>Apr 2020</u>	<u>May 2019</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	33 days	36 days	112 days	68 days



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LOCAL
POSTAL CUSTOMER

480-352-2060

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Stonegate Homes Sold in May 2020

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
11882 E DEL TIMBRE DR	2	2	2,271	\$575,000	\$552,500	\$243.28	05/29/2020	87
11748 E DEL TIMBRE DR	3	2.5	3,010	\$775,000	\$775,000	\$257.48	05/15/2020	45
11617 E SORREL LN	3	2	2,363	\$639,900	\$625,000	\$264.49	05/13/2020	0
9712 N 118TH PL	3	2.5	1,824	\$565,000	\$560,000	\$307.02	05/08/2020	1

Scottsdale Ranch Homes Sold in May 2020

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Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9708 E VIA LINDA DR 2349	2	2	1,038	\$219,900	\$199,900	\$192.58	05/29/2020	41
10655 E MISSION LN	4	3.5	4,051	\$849,900	\$824,900	\$203.63	05/29/2020	14
10050 E CINNABAR AVE	2	2	1,612	\$495,000	\$420,000	\$260.55	05/28/2020	127
9493 N 106TH PL	3	2	1,520	\$435,000	\$434,900	\$286.12	05/28/2020	72
9802 E MISSION LN	4	3.5	3,530	\$1,390,000	\$1,250,000	\$354.11	05/27/2020	55
9711 E MOUNTAIN VIEW RD 1541	1	1	644	\$170,000	\$168,500	\$261.65	05/22/2020	21
10991 E FANFOL LN	6	5.5	5,950	\$2,250,000	\$2,400,532	\$403.45	05/22/2020	99
10080 E MOUNTAINVIEW LAKE DR 266	1	1	991	\$315,000	\$310,000	\$312.82	05/20/2020	77
10222 N 103RD ST	3	2	2,060	\$730,000	\$730,000	\$354.37	05/19/2020	0
10226 N 98TH PL	3	2	2,354	\$850,000	\$853,500	\$362.57	05/15/2020	59
9705 E MOUNTAIN VIEW RD 1032	3	2.5	1,489	\$324,900	\$325,000	\$218.27	05/13/2020	116
10193 N 103RD ST	2	2	1,918	\$719,000	\$699,000	\$364.44	05/12/2020	27
9708 E VIA LINDA 2341	2	2	1,125	\$220,000	\$215,000	\$191.11	05/05/2020	58
10569 E GOLD DUST CIR	3	3	2,225	\$519,000	\$495,000	\$222.47	05/05/2020	28
9853 N 101ST ST	2	2	2,063	\$550,000	\$480,000	\$232.67	05/04/2020	364
10172 E COCHISE DR	4	3	3,201	\$1,295,000	\$1,175,000	\$367.07	05/04/2020	137

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

STONEGATE—THE RESERVE
11471 E. MISSION LN.

SALE PENDING

4 BED+ | 3 BATHS | 3,972 SF
CUL-DE-SAC LOT | DEN | POOL
OFFERED AT \$850,000

9760 E. SAN SALVADOR DR.
SCOTTSDALE RANCH

**UNDER CONTRACT
IN 4 DAYS**

4 BED+ | 3 BATH | 3,556 SF
LARGE LOT | POOL
OFFERED AT \$799,900

6841 N. 12TH AVE.
PHOENIX, AZ

SALE PENDING

3 BED | 2 BATH | 1,302 SF
FOR MORE INFORMATION
CALL 480-352-2060

1609 W. STATE ST.
PHOENIX, AZ

SOLD

3 BED | 2 BATH | 1,424 SF
FOR MORE INFORMATION
CALL 480-352-2060