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August 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, September 6, 2016

SCOTTSDALE RANCH MARKET STATISTICS FOR AUGUST 2016

Total Active Listings

	<u>9/01/2016</u>	<u>8/01/2016</u>	<u>9/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	68	73	82	93
Single Family Homes Only :	39	43	37	42

Total No. Closed Sales

	<u>Aug 2016</u>	<u>July 2016</u>	<u>Aug 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	13 sales	21 sales	12 sales	19 sales
Single Family Homes Only:	5 sales	12 sales	7 sales	9 sales

Average Price Per Square Foot

	<u>Aug 2016</u>	<u>July 2016</u>	<u>Aug 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$191.13	\$218.28	\$208.78	\$208.19
Single Family Homes Only :	\$206.66	\$238.07	\$230.40	\$221.79

Avg. Days on Market (closed sales)

	<u>Aug 2016</u>	<u>July 2016</u>	<u>Aug 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	162 days	147 days	123 days	116 days
Single Family Homes Only :	211 days	132 days	110 days	116 days

STONEGATE MARKET STATISTICS FOR AUGUST 2016

Total Active Listings

	<u>9/01/2016</u>	<u>8/01/2016</u>	<u>9/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	18	19	9	18

Total No. Closed Sales

	<u>Aug 2016</u>	<u>July 2016</u>	<u>Aug 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	5 sales	3 sales	4 sales	5 sales

Average Price Per Square Foot

	<u>Aug 2016</u>	<u>July 2016</u>	<u>Aug 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$195.86	\$232.93	\$200.65	\$208.28

Avg. Days on Market (closed sales)

	<u>Aug 2016</u>	<u>July 2016</u>	<u>Aug 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	131 days	74 days	31 days	91 days



The total number of active listings in Scottsdale Ranch is at its lowest level in the last three years and the number of homes under contract are up significantly over the same time last year. Similarly, Stonegate sales are up and the number of homes under contract is more than double the same time period last year. The monthly average price per square foot decreased and the average days on market for closed sales increased in both communities. These averages were largely driven by the specific mix of homes sold, and the low inventory in Scottsdale Ranch also provided buyers with fewer choices. **Overall, both Stonegate and Scottsdale Ranch are lacking in single family homes listed under \$575,000!**



Keep in mind that metrics like average price per square foot do not take into account specific factors that affect home pricing, such as condition, home features, updates, location and other 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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Stonegate Homes Sold in August 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
11709 E TERRA DR	3	2	2,843	\$614,900	\$540,000	\$189.94	08/25/2016	131
9526 N 118TH ST	2	2	1,616	\$430,000	\$367,000	\$227.10	08/24/2016	119
9476 N 115TH PL	3	2	1,970	\$440,000	\$400,000	\$203.05	08/24/2016	158
11872 E TERRA DR	3	2.5	2,410	\$495,000	\$420,000	\$174.27	08/22/2016	131
11826 E DEL TIMBRE DR	3	2	2,271	\$499,000	\$420,000	\$184.94	08/18/2016	119

Scottsdale Ranch Homes Sold in August 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9708 E VIA LINDA -- 1322	2	2	968	\$154,000	\$154,000	\$159.09	08/31/2016	116
9183 N 107TH WAY	3	2	2,062	\$469,950	\$470,000	\$227.93	08/31/2016	7
10015 E MOUNTAIN VIEW RD 1026	3	2.5	1,792	\$340,000	\$284,000	\$158.48	08/30/2016	205
10448 E CANNON DR	3	2	2,036	\$537,500	\$470,000	\$230.84	08/24/2016	206
9985 E PURDUE AVE	2	2	1,989	\$445,000	\$399,000	\$200.60	08/23/2016	534
9705 E MOUNTAIN VIEW RD 1192	2	2.5	1,365	\$265,000	\$256,000	\$187.55	08/19/2016	73
9708 E VIA LINDA -- 2356	2	2	968	\$147,999	\$140,500	\$145.14	08/12/2016	44
10115 E MOUNTAIN VIEW RD 2093	1	1	704	\$150,000	\$147,500	\$209.52	08/08/2016	16
10015 E MOUNTAIN VIEW RD 1005	2	2	1,162	\$199,900	\$185,000	\$159.21	08/05/2016	45
10080 E MOUNTAINVIEW LAKE DR 237	3	2	1,592	\$400,000	\$380,000	\$238.69	08/04/2016	95
10130 N 106TH ST	4	2.5	2,970	\$695,000	\$625,000	\$210.44	08/04/2016	268
9707 E MOUNTAIN VIEW RD 2418	2	2	1,136	\$234,900	\$220,000	\$193.66	08/03/2016	456
9152 N 102ND ST	4	3.5	3,334	\$580,000	\$545,000	\$163.47	08/03/2016	41

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



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