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SERVICE | KNOWLEDGE | RESULTS



March sales were quite strong in Scottsdale Ranch and Stonegate, with both communities beating sales from the prior month and March of last year! Total sales in Scottsdale Ranch more than doubled the prior month and were 16% above last year. Stonegate sales more than tripled the prior month and were 57% above last March. As of April 1st, the total number of homes under contract is almost the same as last year in both communities, but the active inventory is much lower than last year. The total active inventory in Scottsdale Ranch was down almost 22% and Stonegate had roughly 31% lower inventory than the same time last year. Take advantage, 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

April 2019 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, April 10, 2019

SCOTTSDALE RANCH MARKET STATISTICS FOR MARCH 2019

Total Active Listings

	<u>04/01/2019</u>	<u>03/01/2019</u>	<u>04/01/2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	69	82	84	69
Single Family Homes Only:	32	42	39	35

Total No. Closed Sales

	<u>Mar 2019</u>	<u>Feb 2019</u>	<u>Mar 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	29 sales	13 sales	25 sales	22 sales
Single Family Homes Only:	13 sales	8 sales	11 sales	10 sales

Average Sold Price Per Square Foot

	<u>Mar 2019</u>	<u>Feb 2019</u>	<u>Mar 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$259.83	\$235.30	\$257.97	\$236.22
Single Family Homes Only:	\$284.37	\$250.69	\$247.89	\$252.03

Avg. Days on Market (closed sales)

	<u>Mar 2019</u>	<u>Feb 2019</u>	<u>Mar 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	81 days	51 days	87 days	93 days
Single Family Homes Only:	66 days	52 days	94 days	89 days

STONEGATE MARKET STATISTICS FOR MARCH 2019

Total Active Listings

	<u>04/01/2019</u>	<u>03/01/2019</u>	<u>04/01/2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	11	13	16	12

Total No. Closed Sales

	<u>Mar 2019</u>	<u>Feb 2019</u>	<u>Mar 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	11 sales	3 sales	7 sales	5 sales

Average Sold Price Per Square Foot

	<u>Mar 2019</u>	<u>Feb 2019</u>	<u>Mar 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$222.61	\$230.69	\$229.03	\$231.65

Avg. Days on Market (closed sales)

	<u>Mar 2019</u>	<u>Feb 2019</u>	<u>Mar 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	79 days	153 days	39 days	80 days



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LOCAL
POSTAL CUSTOMER

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Select Stonegate Homes Sold in March 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
11221 E DEL TIMBRE DR	5	3	3,614	\$897,900	\$862,500	\$238.66	03/19/2019	111
11283 E CAROL AVE	3	3.5	3,657	\$849,900	\$790,000	\$216.02	03/15/2019	123
11728 E TURQUOISE AVE	4	3.5	3,764	\$899,999	\$805,000	\$213.87	03/08/2019	110
11614 E APPALOOSA	4	3	3,297	\$735,000	\$593,500	\$180.01	03/06/2019	65

Select Scottsdale Ranch Homes Sold in March 2019

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Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9815 E CINNABAR AVE	3	2	2,048	\$625,000	\$585,000	\$285.64	03/29/2019	116
10628 E ARABIAN PARK DR	3	2	2,249	\$605,000	\$525,000	\$233.44	03/25/2019	66
10463 E SAN SALVADOR DR	3	2	1,684	\$565,000	\$502,000	\$298.10	03/22/2019	67
9915 E IRONWOOD DR	3	2	2,289	\$600,000	\$583,900	\$255.09	03/15/2019	7
9907 E ISLAND CIR	3	3	2,857	\$1,400,000	\$1,300,000	\$455.02	03/15/2019	36
9487 N 106TH PL	3	2	1,520	\$450,000	\$450,000	\$296.05	03/13/2019	35
10135 E BELLA VISTA DR	3	2	2,369	\$705,500	\$662,000	\$279.44	03/13/2019	19
10225 N 99TH PL	4	2	2,662	\$659,900	\$640,000	\$240.42	03/11/2019	37
10440 E CINNABAR AVE	2	2	1,988	\$425,000	\$360,000	\$181.09	03/07/2019	1
9460 N 106TH PL	3	2	1,544	\$427,000	\$417,000	\$270.08	03/05/2019	146

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

