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REALTOR, JD, SFR

ROBERT A. WILLIAMS, PLC

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SERVICE | KNOWLEDGE | RESULTS



August was another fantastic month for local housing sales. As compared to last August (2017), the total number of sales in Scottsdale Ranch went up 57%, and for single family homes, it more than doubled. The average price per square foot for all categories rose more than 17%, and for single family homes roughly 7%. All this happened with active inventory at record lows. Similarly, in Stonegate, sales were 25% higher than last August, and the average price per square foot rose almost 19%, with only 6 homes on the market as of September 1st! Both communities are still well below the pricing highs of 2006-07! The housing market is still great, so take advantage 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

September 2018 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, September 4, 2018

SCOTTSDALE RANCH MARKET STATISTICS FOR AUGUST 2018

Total Active Listings

	<u>09/01/2018</u>	<u>08/01/2018</u>	<u>09/01/2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	55	55	78	74
Single Family Homes Only :	27	28	38	35

Total No. Closed Sales

	<u>Aug 2018</u>	<u>July 2018</u>	<u>Aug 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	22 sales	22 sales	14 sales	25 sales
Single Family Homes Only:	10 sales	15 sales	4 sales	11 sales

Average Sold Price Per Square Foot

	<u>Aug 2018</u>	<u>July 2018</u>	<u>Aug 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$236.96	\$229.43	\$202.23	\$231.82
Single Family Homes Only :	\$246.28	\$235.81	\$230.25	\$247.69

Avg. Days on Market (closed sales)

	<u>Aug 2018</u>	<u>July 2018</u>	<u>Aug 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	117 days	154 days	125 days	101 days
Single Family Homes Only :	54 days	203 days	126 days	108 days

STONEGATE MARKET STATISTICS FOR AUGUST 2018

Total Active Listings

	<u>09/01/2018</u>	<u>08/01/2018</u>	<u>09/01/2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	6	6	14	15

Total No. Closed Sales

	<u>Aug 2018</u>	<u>July 2018</u>	<u>Aug 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	5 sales	8 sales	4 sales	6 sales

Average Sold Price Per Square Foot

	<u>Aug 2018</u>	<u>July 2018</u>	<u>Aug 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$243.99	\$228.20	\$207.57	\$220.65

Avg. Days on Market (closed sales)

	<u>Aug 2018</u>	<u>July 2018</u>	<u>Aug 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	43 days	80 days	108 days	90 days



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LOCAL
POSTAL CUSTOMER

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Stonegate Homes Sold in August 2018

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
11659 E CARON ST	2	2	1,888	\$475,000	\$450,000	\$238.35	08/30/2018	126
11773 E TERRA DR	4	2.5	3,585	\$798,000	\$789,000	\$220.08	08/23/2018	56
9390 N 114TH ST	5	3.5	3,529	\$859,700	\$835,000	\$236.61	08/15/2018	4
9417 N 115TH ST	3	2	1,970	\$460,000	\$460,000	\$233.50	08/08/2018	8
9369 N 115TH ST	2	2	1,733	\$499,000	\$505,000	\$291.40	08/02/2018	24

Select Scottsdale Ranch Homes Sold in August 2018

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
10524 E CANNON DR	4	2.5	2,976	\$690,000	\$575,000	\$193.21	08/30/2018	81
10135 E CARON ST	3	2.5	2,191	\$650,000	\$655,000	\$298.95	08/29/2018	21
10119 E TOPAZ DR	4	4	3,426	\$799,000	\$710,000	\$207.24	08/24/2018	1227
9708 E VIA LINDA RD 1336	2	2	1,038	\$189,500	\$183,500	\$176.78	08/23/2018	103
9705 E MOUNTAIN VIEW RD 1158	3	2.5	1,371	\$324,900	\$318,000	\$231.95	08/23/2018	44
10584 E BELLA VISTA DR	4	2.5	2,434	\$542,000	\$490,000	\$201.31	08/15/2018	47
9766 E TURQUOISE AVE	4	2	3,284	\$665,000	\$637,000	\$193.97	08/15/2018	24
10656 E CAROL AVE	4	3.5	4,579	\$1,699,000	\$1,450,000	\$316.66	08/15/2018	104
10645 E CINNABAR AVE	3	4	2,592	\$685,000	\$685,000	\$264.27	08/13/2018	4
10510 E TERRA DR	4	2	2,121	\$545,000	\$541,000	\$255.07	08/09/2018	12
10559 E PALOMINO RD	4	3	1,846	\$524,000	\$485,000	\$262.73	08/07/2018	144
10861 E FANFOL LN	5	5	5,648	\$1,399,000	\$1,255,000	\$222.20	08/06/2018	59

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

SCOTTSDALE RANCH
CATALINA

COMING SOON!

3 BED/ 2 BATH/ 2,121 SF
PEBBLE POOL / PUTTING GREEN

Call 480-352-2060 for more information

4513 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331

SOLD IN 2 DAYS

3 BED/ 2.5 BATH/ 2,401 SF
SOLD AT \$522,000

Call 480-352-2060 for more information

7740 E. VALLEY VISTA LN.
SCOTTSDALE, AZ 85250

SOLD!

3 BED/ 2 BATH/ 1,646 SF
SOLD AT \$378,500

Call 480-352-2060 for more information