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REALTOR, JD, SFR

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SERVICE | KNOWLEDGE | RESULTS



Summer sales have been great, and the available inventory of homes is near record lows. Naturally this leads to strong pricing, but the reality is that we are still behind the records set in 2006 and 2007. That means our local market is still a great place for buyers, and it has been pretty nice for sellers too! If you compare the current July price per square foot to the monthly average for 2006, Scottsdale Ranch is still roughly 14% lower for all properties, 18% lower for single family homes, and Stonegate is 25% below the 2006 monthly average. Using current appreciation rates, we still have plenty of room to run! 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

August 2018 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, August 6, 2018

SCOTTSDALE RANCH MARKET STATISTICS FOR JULY 2018

Total Active Listings

	<u>08/01/2018</u>	<u>07/01/2018</u>	<u>08/01/2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	55	67	65	76
Single Family Homes Only :	28	31	42	36

Total No. Closed Sales

	<u>July 2018</u>	<u>June 2018</u>	<u>July 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	22 sales	26 sales	19 sales	24 sales
Single Family Homes Only:	15 sales	10 sales	9 sales	11 sales

Average Sold Price Per Square Foot

	<u>July 2018</u>	<u>June 2018</u>	<u>July 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$229.43	\$233.92	\$223.54	\$228.93
Single Family Homes Only :	\$235.81	\$236.64	\$235.91	\$246.36

Avg. Days on Market (closed sales)

	<u>July 2018</u>	<u>June 2018</u>	<u>July 2017</u>	<u>12-Mo Avg</u>
All Categories of Residences:	154 days	102 days	114 days	102 days
Single Family Homes Only :	203 days	71 days	118 days	114 days

STONEGATE MARKET STATISTICS FOR JULY 2018

Total Active Listings

	<u>08/01/2018</u>	<u>07/01/2018</u>	<u>08/01/2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	6	8	15	16

Total No. Closed Sales

	<u>July 2018</u>	<u>June 2018</u>	<u>July 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	8 sales	7 sales	6 sales	6 sales

Average Sold Price Per Square Foot

	<u>July 2018</u>	<u>June 2018</u>	<u>July 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$228.20	\$234.03	\$206.52	\$217.61

Avg. Days on Market (closed sales)

	<u>July 2018</u>	<u>June 2018</u>	<u>July 2017</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	80 days	43 days	89 days	95 days



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LOCAL
POSTAL CUSTOMER

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Select Stonegate Homes Sold in July 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
11962 E DEL TIMBRE DR	3	2	2,259	\$595,000	\$580,000	\$256.75	07/27/2018	23
9639 N 117TH WAY	5	3	3,606	\$799,900	\$770,000	\$213.53	07/19/2018	34
11625 E CAROL AVE	3	2.5	2,480	\$655,000	\$635,000	\$256.05	07/18/2018	66
11299 E APPALOOSA PL	5	4	3,895	\$869,000	\$847,000	\$217.46	07/13/2018	66
9667 N 117TH WAY	5	3.5	3,249	\$677,500	\$663,750	\$204.29	07/11/2018	143
11401 E TERRA DR	4	3.5	3,504	\$825,000	\$820,000	\$234.02	07/10/2018	61
11267 E PALOMINO RD	4	5	4,815	\$1,200,000	\$1,160,000	\$240.91	07/06/2018	205

Select Scottsdale Ranch Homes Sold in July 2018

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Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
10624 E TERRA DR	5	3.5	3,932	\$669,000	\$669,000	\$170.14	07/31/2018	47
10833 E MISSION LN	4	2.5	3,088	\$650,000	\$660,000	\$213.73	07/27/2018	26
10017 E MOUNTAIN VIEW RD 2075	2	2	968	\$239,900	\$230,000	\$237.60	07/23/2018	2
10535 N 97TH ST	4	4	3,945	\$899,000	\$899,000	\$227.88	07/20/2018	7
10535 E TERRA DR	4	2	2,121	\$534,500	\$513,500	\$242.10	07/19/2018	63
9256 N 103RD PL	3	2	2,078	\$550,000	\$538,000	\$258.90	07/13/2018	61
10323 N 101ST PL	3	2.5	2,848	\$1,049,000	\$930,000	\$326.54	07/13/2018	311
10587 E MISSION LN	3	2	2,046	\$512,500	\$485,000	\$237.05	07/09/2018	26
9635 N 106TH WAY	5	5	4,300	\$1,085,000	\$986,500	\$229.42	07/03/2018	65
9629 E IRONWOOD DR	4	4.5	3,849	\$900,000	\$832,500	\$216.29	07/02/2018	111

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

THE FOUNTAINS
10017 E. MOUNTAIN VIEW, #2075
SCOTTSDALE, AZ 85258

SOLD IN 2 DAYS

2 BED/ 2 BATH/ 968 SF
SOLD AT \$230,000

Call 480-352-2060 for more information

8525 E. COLUMBUS AVE.
SCOTTSDALE, AZ 85251

SOLD IN 10 DAYS

3 BED/ 2 BATH/ 1,416 SF
SOLD AT \$366,900

Call 480-352-2060 for more information

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

UNDER CONTRACT IN 2 DAYS

3 BED/ 2.5 BATH/ 2,401 SF
OFFERED AT \$29,900

Call 480-352-2060 for more information