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The local real estate market is best described by two words—"low inventory". Although inventory tends to drop in the summer, in Scottsdale Ranch the active inventory as of August 1st was the lowest since 2004. Stonegate inventory has been lower, but it is still low. In the combined areas of Scottsdale Ranch and Stonegate, only 3 single family homes are listed under \$500,000, and only 13 (45%) are under \$750,000. Although sales may moderate due to the lack of inventory, the number of homes under contract is still consistent with last year, prices are strong yet reasonable, and the recent drop in interest rates helps buyers and sellers alike! 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

August 2019 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, August 7, 2019

SCOTTSDALE RANCH MARKET STATISTICS FOR JULY 2019

Total Active Listings

	<u>08/01/2019</u>	<u>07/01/2019</u>	<u>08/01/2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	43	51	55	66
Single Family Homes Only:	22	29	28	34

Total No. Closed Sales

	<u>July 2019</u>	<u>June 2019</u>	<u>July 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	25 sales	23 sales	22 sales	21 sales
Single Family Homes Only:	13 sales	8 sales	15 sales	10 sales

Average Sold Price Per Square Foot

	<u>July 2019</u>	<u>June 2019</u>	<u>July 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$231.40	\$222.74	\$229.43	\$240.30
Single Family Homes Only:	\$247.60	\$224.31	\$235.81	\$255.73

Avg. Days on Market (closed sales)

	<u>July 2019</u>	<u>June 2019</u>	<u>July 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	113 days	124 days	154 days	91 days
Single Family Homes Only:	83 days	58 days	203 days	72 days

STONEGATE MARKET STATISTICS FOR JULY 2019

Total Active Listings

	<u>08/01/2019</u>	<u>07/01/2019</u>	<u>08/01/2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	8	11	6	12

Total No. Closed Sales

	<u>July 2019</u>	<u>June 2019</u>	<u>July 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	3 sales	7 sales	8 sales	5 sales

Average Sold Price Per Square Foot

	<u>July 2019</u>	<u>June 2019</u>	<u>July 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$218.66	\$217.14	\$228.20	\$228.50

Avg. Days on Market (closed sales)

	<u>July 2019</u>	<u>June 2019</u>	<u>July 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	125 days	100 days	80 days	84 days



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LOCAL
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Stonegate Homes Sold in July 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
12173 E MISSION LN	4	4.5	4,584	\$1,089,000	\$992,500	\$216.51	07/31/2019	72
11811 E TERRA DR	2	2.5	2,410	\$515,000	\$489,000	\$202.90	07/30/2019	191
9481 N 114TH WAY	3	2	1,970	\$482,000	\$466,000	\$236.55	07/12/2019	113

Select Scottsdale Ranch Homes Sold in July 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
10115 E MOUNTAIN VIEW RD 2037	2	2	904	\$209,995	\$211,500	\$233.96	07/31/2019	3
11071 E MISSION LN	4	4	3,809	\$950,000	\$885,000	\$232.34	07/31/2019	84
10594 E GOLD DUST CIR	3	2.5	2,041	\$440,000	\$410,000	\$200.88	07/26/2019	135
9039 N 107TH PL	3	3	2,231	\$500,000	\$500,000	\$224.11	07/26/2019	184
10508 N 97TH ST	4	2.5	3,259	\$740,000	\$720,000	\$220.93	07/26/2019	215
9156 N 108TH WAY	6	4.5	4,957	\$899,999	\$875,000	\$176.52	07/25/2019	66
9757 N 105TH PL	2	2	1,378	\$410,000	\$410,000	\$297.53	07/24/2019	86
10075 E TURQUOISE AVE	3	2	1,780	\$550,000	\$527,000	\$296.07	07/24/2019	248
9472 N 105TH PL	3	2	1,934	\$499,900	\$499,000	\$258.01	07/23/2019	24
10110 E DOUBLETREE RANCH RD	3	2.5	2,189	\$649,900	\$618,000	\$282.32	07/23/2019	53
9902 E DOUBLETREE RANCH RD	5	2.5	3,673	\$930,000	\$930,000	\$253.20	07/23/2019	3
10930 E SAN SALVADOR DR	4	2.5	2,842	\$800,000	\$800,000	\$281.49	07/22/2019	19
10126 E COCHISE DR	3	2	2,235	\$850,000	\$790,000	\$353.47	07/16/2019	71
10689 E BELLA VISTA DR	3	2.5	2,093	\$475,000	\$430,000	\$205.45	07/12/2019	10
10080 E MOUNTAINVIEW LAKE DR 230	2	2	1,152	\$259,000	\$240,000	\$208.33	07/11/2019	207
10634 E TERRA DR	4	2.5	3,871	\$875,000	\$780,000	\$201.50	07/03/2019	137
9255 N 100TH PL	2	2	1,603	\$400,000	\$415,000	\$258.89	07/02/2019	75
9882 E SAN SALVADOR DR	5	3.5	3,773	\$925,000	\$875,000	\$231.91	07/01/2019	130

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

