

Trust the sale of your home with a professional who lives in, loves and knows your community. Call Rob today at 480-352-2060

*Rob Williams, Realtor®*

REALTOR, JD, SFR

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SERVICE | KNOWLEDGE | RESULTS



*In almost all respects, the current home sales stats show a stronger performance over last year's numbers. Our robust sales continue! What the charts don't show is that, on September 1st, the number of properties under contract in Scottsdale Ranch (35) are up by 66% over last year (21). The active inventory for single family homes in both communities is low, especially for homes listed under \$600,000, of which there are 11 in total. Only one of these homes has 4 bedrooms, and the rest are equally divided between 2 and 3 bedroom homes. If you've thought about selling, you should act now while inventory is low and get a great return on your investment! Call Rob today at 480-352-2060 and profit from our strong market.*



*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 Rob at 480-352-2060 to obtain a free, no obligation estimate of your home's current market value.*

## THE WILLIAMS REPORT

### September 2017 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Realtor and Local Resident, September 4, 2017

#### SCOTTSDALE RANCH MARKET STATISTICS FOR AUGUST 2017

##### Total Active Listings

	<u>09/01/2017</u>	<u>08/01/2017</u>	<u>09/01/2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	78	65	68	89
Single Family Homes Only :	38	42	39	52

##### Total No. Closed Sales

	<u>Aug 2017</u>	<u>July 2017</u>	<u>Aug 2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	14 sales	19 sales	13 sales	19 sales
Single Family Homes Only:	4 sales	9 sales	5 sales	10 sales

##### Average Sold Price Per Square Foot

	<u>Aug 2017</u>	<u>July 2017</u>	<u>Aug 2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$202.23	\$223.54	\$191.13	\$215.81
Single Family Homes Only :	\$230.25	\$235.91	\$206.66	\$235.38

##### Avg. Days on Market (closed sales)

	<u>Aug 2017</u>	<u>July 2017</u>	<u>Aug 2016</u>	<u>12-Mo Avg</u>
All Categories of Residences:	125 days	114 days	162 days	112 days
Single Family Homes Only :	126 days	118 days	211 days	118 days

#### STONEGATE MARKET STATISTICS FOR AUGUST 2017

##### Total Active Listings

	<u>09/01/2017</u>	<u>08/01/2017</u>	<u>09/01/2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	14	15	18	18

##### Total No. Closed Sales

	<u>Aug 2017</u>	<u>July 2017</u>	<u>Aug 2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	4 sales	6 sales	5 sales	5 sales

##### Average Sold Price Per Square Foot

	<u>Aug 2017</u>	<u>July 2017</u>	<u>Aug 2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$207.57	\$206.52	\$195.86	\$212.85

##### Avg. Days on Market (closed sales)

	<u>Aug 2017</u>	<u>July 2017</u>	<u>Aug 2016</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	108 days	89 days	131 days	107 days

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PRSRT STD  
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LOCAL  
POSTAL CUSTOMER

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### Stonegate Homes Sold in August 2017

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
11276 E APPALOOSA PL	5	3	4,137	\$999,977	\$912,500	\$220.57	08/30/2017	114
11847 E APPALOOSA PL	2	2	1,616	\$369,900	\$353,000	\$218.44	08/25/2017	54
9073 N 115TH ST	4	4.5	3,809	\$829,000	\$765,000	\$200.84	08/21/2017	177
12049 E MISSION LANE CIR	3	2	2,363	\$500,000	\$450,000	\$190.44	08/08/2017	88

### Select Scottsdale Ranch Homes Sold in August 2017

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
9240 N 101ST ST	2	2	1,603	\$425,000	\$415,000	\$258.89	08/30/2017	174
10065 E TURQUOISE AVE	2	2	1,612	\$394,999	\$350,000	\$217.12	08/29/2017	356
10115 E MOUNTAIN VIEW RD 2014	1	1	751	\$142,000	\$142,000	\$189.08	08/28/2017	74
9708 E VIA LINDA -- 1337	2	2	1,038	\$168,000	\$170,000	\$163.78	08/24/2017	37
10015 MOUNTAIN VIEW RD 2012	2	2	1,162	\$228,000	\$225,000	\$193.63	08/24/2017	31
9705 E MOUNTAIN VIEW RD 1009	3	2.5	1,489	\$369,000	\$330,000	\$221.63	08/22/2017	59
10080 E MOUNTAINVIEW LAKE DR 132	3	2	1,592	\$260,000	\$243,000	\$152.64	08/21/2017	21
10115 E MOUNTAIN VIEW RD 1045	2	2.5	1,254	\$235,000	\$225,000	\$179.43	08/17/2017	70
10080 E MOUNTAINVIEW LAKE DR 241	2	2	1,152	\$329,000	\$318,000	\$276.04	08/16/2017	452
9708 E VIA LINDA RD 2329	2	2	1,125	\$199,900	\$190,000	\$168.89	08/15/2017	48
9658 E GOLD DUST AVE	4	2	2,455	\$645,000	\$610,000	\$248.47	08/15/2017	25
10906 E MISSION LN	4	2.5	3,229	\$674,000	\$628,000	\$194.49	08/15/2017	299
9638 E TURQUOISE AVE	4	3	2,909	\$684,000	\$637,500	\$219.15	08/14/2017	6

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

**MOUNTAINVIEW PLACE  
SCOTTSDALE RANCH**

4 BED/3 BATH/POOL/2,515 SF  
**UNDER CONTRACT**

Call 480-352-2060 for more information

**WINDEMERE  
STONEGATE**

3 BED/OFFICE/2 BATH/POOL/2,236  
**UNDER CONTRACT**

Call 480-352-2060 for more information

**MIRADOR  
SCOTTSDALE RANCH**

4 BED/2.5 BATH/2,656 SF  
**UNDER CONTRACT**

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The sales and statistical data provided herein is based on information reported to the Arizona Regional Multiple Listing Service (ARMLS) for the time period specified and as of the dates noted herein. All material information should be verified by the recipient and none is guaranteed as accurate by ARMLS, HomeSmart or Robert A. Williams, PLC. This is not intended to solicit currently listed properties.