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April 2016 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, April 3, 2016

SCOTTSDALE RANCH MARKET STATISTICS FOR MARCH 2016

Total Active Listings

	<u>4/01/2016</u>	<u>3/01/2016</u>	<u>4/01/2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	119	111	112	94
Single Family Homes Only :	59	55	49	45

Total No. Closed Sales

	<u>March 2016</u>	<u>Feb. 2016</u>	<u>March 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	19 sales	16 sales	25 sales	17 sales
Single Family Homes Only:	10 sales	10 sales	8 sales	9 sales

Average Price Per Square Foot

	<u>March 2016</u>	<u>Feb. 2016</u>	<u>March 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$231.30	\$213.00	\$219.90	\$208.82
Single Family Homes Only :	\$252.35	\$209.77	\$239.63	\$221.66

Avg. Days on Market (closed sales)

	<u>March 2016</u>	<u>Feb. 2016</u>	<u>March 2015</u>	<u>12-Mo Avg</u>
All Categories of Residences:	104 days	104 days	114 days	108 days
Single Family Homes Only :	77 days	111 days	129 days	106 days

STONEGATE MARKET STATISTICS FOR MARCH 2016

Total Active Listings

	<u>4/01/2016</u>	<u>3/01/2016</u>	<u>4/01/2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	23	23	21	16

Total No. Closed Sales

	<u>March 2016</u>	<u>Feb. 2016</u>	<u>March 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	7 sales	2 sales	1 sales	5 sales

Average Price Per Square Foot

	<u>March 2016</u>	<u>Feb. 2016</u>	<u>March 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	\$206.63	\$193.17	\$233.15	\$202.50

Avg. Days on Market (closed sales)

	<u>March 2016</u>	<u>Feb. 2016</u>	<u>March 2015</u>	<u>12-Mo Avg</u>
Single Family Homes Only :	105 days	39 days	20 days	91 days



The March housing statistics for Scottsdale Ranch and Stonegate were even better than anticipated. The average sold price per square foot rose 7% to 9% for all categories, with the sold price per square foot rising by 20% for single family homes in Scottsdale Ranch. The total number of sales in both communities is still strong and the total number of sales in escrow is nearly double this same time last year. A number of transactions closed earlier than expected in March, many of which were cash sales. More than half of all sales were for cash, with Scottsdale Ranch at 52% and Stonegate at 71%. Just a great month! Whether selling or buying, call Rob at **480-352-2060** and take advantage of this great market and its low interest rates.



Keep in mind that statistical averages do not take into account specific factors that affect home pricing, such as condition, home features, updates, location and other external factors.

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



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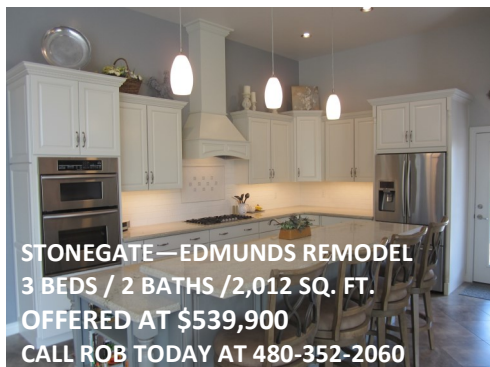
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Stonegate Homes Sold in March 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9671 N 118TH WAY	2	2	1,616	\$351,900	\$280,000	\$173.27	03/31/2016	403
9105 N 115TH ST	5	4	3,721	\$973,700	\$800,000	\$215.00	03/31/2016	82
9252 N 113TH WAY	5	3.5	4,002	\$899,000	\$865,000	\$216.14	03/29/2016	27
9320 N 114TH WAY	3	2.5	2,440	\$468,900	\$451,500	\$185.04	03/24/2016	143
11670 E APPALOOSA PL	4	2.5	2,883	\$679,000	\$665,000	\$230.66	03/15/2016	19
11834 E DEL TIMBRE DR	3	2	2,346	\$505,000	\$500,000	\$213.13	03/11/2016	19
9439 N 114TH WAY	3	2	1,970	\$420,000	\$420,000	\$213.20	03/09/2016	43

Select Scottsdale Ranch Homes Sold in March 2016

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9709 N 106TH PL	2	2	1,378	\$349,500	\$349,500	\$253.63	03/31/2016	44
10057 E IRONWOOD DR	2	2	1,612	\$525,000	\$435,000	\$269.85	03/31/2016	227
10122 E CINNABAR AVE	2	2	2,000	\$575,000	\$530,000	\$265.00	03/31/2016	178
10206 N 98TH PL	4	2.5	2,696	\$774,000	\$765,000	\$283.75	03/31/2016	32
9757 N 105TH PL	2	2	1,378	\$372,000	\$367,000	\$266.33	03/29/2016	14
10307 E SAN SALVADOR DR	4	3.5	3,804	\$700,000	\$730,000	\$191.90	03/28/2016	112
9985 E VOGEL AVE	3	2	1,768	\$435,000	\$415,000	\$234.73	03/25/2016	30
9707 E SAN SALVADOR DR	4	3	3,490	\$689,000	\$631,000	\$180.80	03/24/2016	169
10691 E SADDLEHORN DR	4	2.5	2,917	\$899,900	\$850,000	\$291.40	03/16/2016	113
10519 E TERRA DR	3	2	1,688	\$400,000	\$396,000	\$234.60	03/02/2016	125



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.