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SERVICE | KNOWLEDGE | RESULTS



The overall lower inventory reported last month, especially for single family homes under \$700,000, has led to gains for sellers in the month of August. In both Scottsdale Ranch and Stonegate, the August average price per square foot for all categories of homes rose over the prior month, August of 2018, and the rolling 12-month averages. Although future sales may moderate due to the lack of inventory, the number of homes under contract in Stonegate is consistent with last year, and in Scottsdale Ranch the number of homes under contract is up 43% over September 1, 2018. Prices are strong yet still reasonable and interest rates are great! 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, September 4, 2019

SCOTTSDALE RANCH MARKET STATISTICS FOR AUGUST 2019

Total Active Listings

	<u>09/01/2019</u>	<u>08/01/2019</u>	<u>09/01/2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	33	43	55	64
Single Family Homes Only:	21	22	27	34

Total No. Closed Sales

	<u>Aug 2019</u>	<u>July 2019</u>	<u>Aug 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	20 sales	25 sales	22 sales	21 sales
Single Family Homes Only:	11 sales	13 sales	10 sales	10 sales

Average Sold Price Per Square Foot

	<u>Aug 2019</u>	<u>July 2019</u>	<u>Aug 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	\$255.96	\$231.40	\$236.96	\$241.88
Single Family Homes Only:	\$280.77	\$247.60	\$246.28	\$258.60

Avg. Days on Market (closed sales)

	<u>Aug 2019</u>	<u>July 2019</u>	<u>Aug 2018</u>	<u>12-Mo Avg</u>
All Categories of Residences:	102 days	113 days	117 days	90 days
Single Family Homes Only:	81 days	83 days	54 days	75 days

STONEGATE MARKET STATISTICS FOR AUGUST 2019

Total Active Listings

	<u>09/01/2019</u>	<u>08/01/2019</u>	<u>09/01/2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	12	8	6	12

Total No. Closed Sales

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

Average Sold Price Per Square Foot

	<u>Aug 2019</u>	<u>July 2019</u>	<u>Aug 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	\$252.98	\$218.66	\$243.99	\$229.25

Avg. Days on Market (closed sales)

	<u>Aug 2019</u>	<u>July 2019</u>	<u>Aug 2018</u>	<u>12-Mo Avg</u>
Single Family Homes Only:	77 days	125 days	43 days	86 days



PRSRT STD
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LOCAL
POSTAL CUSTOMER

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Stonegate Homes Sold in August 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
11849 E PURDUE AVE	2	2	1,616	\$435,000	\$405,000	\$250.62	08/27/2019	94
11343 E APPALOOSA PL	5	4.5	4,581	\$989,900	\$880,000	\$192.10	08/26/2019	116
11772 E DEL TIMBRE DR	3	2.5	2,843	\$899,900	\$899,000	\$316.22	08/08/2019	22

Select Scottsdale Ranch Homes Sold in August 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 2098	2	2	1,076	\$240,000	\$235,000	\$218.40	08/30/2019	43
10457 E FANFOL LN	3	2	1,520	\$415,000	\$365,000	\$240.13	08/29/2019	92
10149 E TOPAZ DR	3	4	3,426	\$1,250,000	\$1,175,000	\$342.97	08/28/2019	121
10576 E TERRA DR	4	2	2,286	\$689,900	\$615,000	\$269.03	08/26/2019	67
9188 N 108TH PL	4	2.5	2,919	\$799,999	\$800,000	\$274.07	08/26/2019	34
9250 N 105TH PL	4	2.5	2,209	\$599,500	\$584,500	\$264.60	08/20/2019	97
10115 E MOUNTAIN VIEW RD 2016	2	2	904	\$235,000	\$202,500	\$224.00	08/19/2019	352
10004 E VOGEL AVE	2	2	1,747	\$465,000	\$434,000	\$248.43	08/19/2019	128
9730 E DOUBLETREE RANCH RD	4	3.5	4,324	\$1,100,000	\$940,000	\$217.39	08/19/2019	170
10080 E MOUNTAINVIEW LAKE DR 213	3	2	1,592	\$339,000	\$331,000	\$207.91	08/16/2019	84
10935 E TIERRA DR	4	2.5	2,464	\$669,000	\$622,000	\$252.44	08/16/2019	63
10437 E COCHISE AVE	3	2	2,227	\$479,900	\$469,500	\$210.82	08/14/2019	30
10183 E COCHISE DR	4	3	3,609	\$1,495,599	\$1,380,000	\$382.38	08/14/2019	190
9881 E CARON ST	3	3	2,658	\$737,000	\$700,000	\$263.36	08/09/2019	100
10050 E MOUNTAINVIEW LAKE DR 26	3	3.5	3,298	\$725,000	\$700,000	\$212.25	08/08/2019	241
10547 E SAN SALVADOR DR	3	2	1,684	\$545,000	\$529,000	\$314.13	08/05/2019	11
10170 E BELLA VISTA DR	4	2.5	2,481	\$685,000	\$685,000	\$276.10	08/05/2019	6
10490 E SAN SALVADOR DR	3	2	1,684	\$549,000	\$550,000	\$326.60	08/02/2019	33

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

STONEGATE - THE RESERVE
11471 E. MISSION LN.

4 BED+ | 3 BATH | 3,972 SF
CUL-DE-SAC LOT | POOL
OFFERED AT \$899,900

STONEGATE - THE RESERVE
9157 N. 115TH ST.

5 BED | 3 BATH | 3,647 SF
MOUNTAIN VIEWS | POOL
OFFERED AT \$799,900

MISSION SQUARE
16628 N. 29TH DRIVE

SOLD IN 2 DAYS
2% ABOVE LIST
12% ABOVE COMPS
3 BED | 2 BATH | 1,430 SF
FOR MORE INFORMATION
CALL 480-352-2060

MIRAGE CROSSING
11500 E. COCHISE DR., 2096

AVAILABLE 10/7
6-12 MONTHS
2 BED | 2 BATH | OFFICE
1,462 SF | COMMUNITY POOL
RENTAL AT \$1795 MO.