

Rob Williams, Neighborhood Resident & Realtor®

REALTOR, JD, SFR

ROBERT A. WILLIAMS, PLC

HOMESMART

10601 N. HAYDEN RD., SUITE I-100

SCOTTSDALE, ARIZONA 85260

OFFICE: 480-443-7400

DIRECT: 480-352-2060

E-MAIL: ROBWILLIAMS@HSMOVE.COM

WWW.ROBWILLIAMSREALTOR.COM



November 2014 Market Update for Stonegate and Scottsdale Ranch

By Rob Williams, Neighborhood Resident and Realtor, November 4, 2014

In Scottsdale Ranch, 12 transactions closed in the month of October. Although this is a decrease from September's 17 sales, this is consistent with the 12 sales from October of 2013. See the reverse side for details regarding October's sales. The October sold price per square foot for all categories of residential dwellings ranged from \$123.88 to \$369.34, with an average of \$215.79 and a median of \$202.91. The October average sold price per square foot of \$215.79 represents a 7.1% improvement over September's average of \$201.43 and a 7.6% increase over last October's average of \$200.41. The number of homes currently under contract in Scottsdale Ranch is roughly 50% higher than the same time last year and based on the list price per square foot for these same contracts, there is good reason to believe that November's closing numbers will be close to the current average.

For single family detached homes only, the October sold price per square foot in Scottsdale Ranch ranged from \$166.57 to \$369.34, with an average of \$229.30 and a median of \$207.25. October's average sold price per square foot of \$229.30 represents a 6.9% increase from September's average of \$214.42 and a 15.1% increase over last October's average sold price per square foot of \$199.11.

In Stonegate (all single family detached homes), only 2 transactions closed in the month of October, a decrease from 6 sales in September and down 3, from 5 sales in October of

2013. The sold price per square foot for each of these 2 sales was \$158.47 and \$187.47, combining for an October average of \$172.97. October's average sold price per square foot of \$172.97 represents a significant decrease from the prior month's average of \$196.99, as well as last year's average of \$183.82, but this is largely due to the low number of sales and the specific mix of properties sold. Currently, there are 6 contracts pending with list prices indicating a return to the prior average or even higher.

On November 1st, there were 84 active listings in Scottsdale Ranch ranging in size from 704 to 4,886 square feet and priced from \$123,000 to \$1,375,000, with an average list price per square foot of \$226.89 (median of \$217.14). Of most interest, however, is the fact that there were only 33 "active" single family listings in Scottsdale Ranch on November 1st, down from 53 on the same date last year. In Stonegate, there were 19 active listings on November 1st ranging in size from 1,970 to 5,359 square feet and priced from \$414,900 to \$1,395,000, with an average list price per square foot of \$208.52 (median of \$205.13).

As of October 30th, Freddie-Mac reported the national average for a 30-year fixed rate mortgage at 3.98% with fees and points of 0.5. Just incredible!

Overall, inventory is balanced, pricing is solid, and interest rates are great. Call Rob at 480-352-2060 for more information concerning a purchase or the value and sale of your home.





HOME SMART

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Rob Williams

REALTOR,® JD, SFR

ROBERT A. WILLIAMS, PLC

HOMESMART

10601 N. HAYDEN RD., SUITE I-100

SCOTTSDALE, ARIZONA 85260

OFFICE: 480-443-7400

DIRECT: 480-352-2060

E-MAIL: ROBWILLIAMS@HSMOVE.COM

WWW.ROBWILLIAMSREALTOR.COM

LOCAL
POSTAL CUSTOMER

Stonegate Homes Sold in October 2014

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
12286 E SORREL LN	3	2.5	3,376	\$700,000	\$535,000	\$158.47	10/30/2014	152
12116 E BELLA VISTA CIR	3	2	2,363	\$514,900	\$443,000	\$187.47	10/2/2014	281

Scottsdale Ranch Homes Sold in October 2014

Address	Beds	Baths	Est. Sq. Ft.	Orig. List	Sold Price	\$ per Sq.Ft.	Closing Date	DOM
9902 E DOUBLETREE RANCH RD	5	2.5	3,482	\$640,000	\$580,000	\$166.57	10/30/2014	171
10133 E BAYVIEW DR	3	2.5	2,848	\$899,000	\$745,000	\$261.59	10/30/2014	273
9711 E MOUNTAIN VIEW RD 2522	1	1	620	\$110,000	\$104,000	\$167.74	10/27/2014	128
10697 E FANFOL LN	4	3.5	3,646	\$748,500	\$710,000	\$194.73	10/24/2014	159
10441 E CINNABAR AVE	3	2.5	2,011	\$390,000	\$390,000	\$193.93	10/23/2014	50
10150 E SAN SALVADOR DR	3	2.5	2,189	\$459,000	\$443,000	\$202.38	10/21/2014	28
9907 E TOPAZ PL	3	2	3,000	\$699,000	\$676,000	\$225.33	10/20/2014	77
10019 E MOUNTAIN VIEW RD 1116	2	2.5	1,792	\$242,000	\$222,000	\$123.88	10/17/2014	54
10050 E MOUNTAINVIEW LAKE DR 16	2	2	1,321	\$355,500	\$356,000	\$269.49	10/17/2014	23
9710 E MISSION LN	4	3	3,490	\$749,900	\$710,000	\$203.44	10/15/2014	136
10294 E GOLD DUST AVE	3	2.5	3,046	\$1,150,000	\$1,125,000	\$369.34	10/15/2014	38
10065 E DOUBLETREE RANCH RD	4	2	2,369	\$575,000	\$500,000	\$211.06	10/03/2014	107

Rob's Recent Activity

JUST LISTED 7175 E. Camelback Road #605 \$995,250
UNDER CONTRACT 11624 E. Caron Street Listed at \$435,000
SOLD 2025 E. Campbell #140 \$123,000
SOLD 9016 E. Karen Drive \$418,000
SOLD 29387 N. 123rd Lane \$348,000

Go On-line for a free, no obligation home market valuation estimate. Visit www.robwilliamsrealtor.com and click on the tab "Free Home Valuation Estimate". It's on-line, private and there is no obligation.

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.