



Estate Club Pool

Check out the new Estate Club pool. It's all dressed up in its newly remodeled surroundings . . . Beautiful pavers on the enlarged deck, re-landscaped with Bismarck, Mediterranean, Sego, and Canary palms, and accented with one inch screened Santa Fe brown decorative rock. Come on in . . . the waters's fine!

New Monuments



What the heck are they?! Well, they're the new Gainey Ranch monuments, and they're dotted around the loop road at various locations. They serve two purposes. First, they are an esthetic statement of our new GR logo, and second, they provide a hide-away for the loop road lighting and irrigation controls. Beauty and function combined!

The Real Estate Update

With still one full month to go in 2013, I'll go out on a limb just a bit with these forecasts for the full 2013 year:

- first and foremost, it has been a very strong year for Gainey Ranch real estate!
- total transactions should end somewhere between 80 and 85 (strong).
- our average sales price should be about \$620,000 . . . up 19% from last year!
- and our average \$'s per square foot should be about \$255 . . . up 14% from last year.

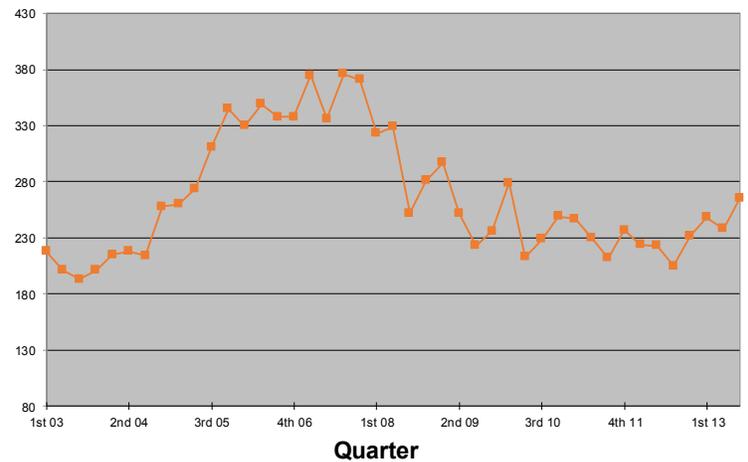
Quite an amazing year! So what do we expect for 2014? Well, we're already seeing the market calming down just a bit. More listings are appearing (48 Actives as I prepare this article, up from the low 30's for most of 2013). As the supply of homes goes up, prices will tend to cool off. But most of our real estate pundits are expecting 2014 to be another strong year based on two important facts:

- first, many people who have wanted to purchase a home in sunny Scottsdale but couldn't because they couldn't afford to sell their home in Chicago, or Milwaukee, or Cleveland, due to depressed values, now can buy here because that home of theirs is worth more and they can afford to sell it!
- and second, Arizona, which used to be 48th among the states in job creation, is now in 8th place! We're creating new jobs, and they tend to be high tech jobs with companies like Intel, GoDaddy, Apple, and Motorola. We've got Buyers coming into the state again in high numbers.

So get ready Gainey Ranch, 2014 should be another good real estate year!

Gainey Ranch Sales

\$/Sq Ft





Here's the website devoted to nothing but Gainey Ranch real estate. **You can check recent sales.** Get a free estimate of your property's value. Search the MLS. **See**

www.GaineyRanchProperties.com

all the Active properties arranged by their neighborhoods. Explore sales statistics including \$'s per square foot. Compare the number of sales year by year. And more!



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Save a tree! Get our newsletter via email. . . Just contact Frank@FrankEllisHomes.com

And, in case you're curious about the current value of your Gainey Ranch property, please give us a call for a no-obligation analysis of value. Remember, there's no better way to stay connected to the Gainey Ranch real estate scene than our website www.GaineyRanchProperties.com! There you'll find all the details on every current property listing on the Ranch, as well as up-to-the-minute sales statistics and a history of recent sales. This website has just been remodeled with new graphics and a great search engine for those of you that want to explore other areas of Scottsdale real estate. Happy home searching!



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