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Lisa
BAYLESS



Your Neighborhood Pulse

Issue 42, Zone 1 (May 2018)

MHC Thrift Store

Need to de-clutter? Got stuff that is "too new to be threw"? Want to Donate and help someone in need?

As a Realtor, I often meet homeowners who need to downsize. They regularly ask me for advice and thankfully, I have a wonderful solution! **Simply call the Cotton Blossom Resale Thrift Store in Dove Mountain at 520-682-1094. They will be happy to schedule an appointment to pick up your donations!**

The MHC Cotton Blossom resale store is dedicated to offering high quality, gently used merchandise at great prices. The proceeds give much needed funding for local area individuals and families. MHC is a community health center that serves more than 60,000 Pima County residents at 14 different locations.

Please donate and shop at the MHC Cotton Blossom Resale Store to become part of the family of donors and customers who are all helping to make good things happen for our community every day!

BTW, I am proud to share that I serve on the Board of Directors of the MHC Foundation!

LISA'S FEATURED LISTING...

JUST SOLD! 10770 N SUMMER MOON (\$621,000, \$221,SQFT). Spectacular 3BD (2,804sqft)+ office east facing custom home, with panoramic mountain views, located in the exclusive gated community of Canada Hills Estates.

ORO VALLEY UPDATE...

In Oro Valley, the median price of sold homes was \$285,000 for the month of March 2018, down 3% from March 2017. Year-to-date there were 217 closings, virtually unchanged from year-to-date 2017. Active inventory was 272, a 5% decrease from March 2017. Months of inventory was 3.2, up from 3.1 in March 2017. Oro Valley had 107 new properties under contract in March 2018, down 12% from March 2017.

YOUR NEIGHBORHOOD HOME SALES...

Highlighted below is an analysis of six (6) gated neighborhoods in Oro Valley including: Canada Hills Estates, Pusch Ridge Vistas, The Estates at High Mesa, Rancho Vistoso Ngh 11, Palisades Point, Vistoso Point. In my experience, a buyer, who wants a gated subdivision in Oro Valley will consider all the above neighborhoods. In these gated neighborhoods over the last six months fourteen (14) homes have sold with an average selling price of \$627,443. Fifteen (15) homes are currently on the market with an average asking price of \$716,133.

| HOMES THAT HAVE SOLD | |
|------------------------------|-------------|
| Average Sold Price | \$627,443 |
| Average Sold Price / Sq. Ft. | \$200 |
| Avg. Days on The Market | 43 |
| Lowest Sold Price | \$420,000 |
| Highest Sold Price | \$800,000 |
| HOMES ON THE MARKET | |
| Average Asking Price | \$716,133 |
| Avg. Asking Price / Sq. Ft. | \$209 |
| Avg. Days on The Market | 108 |
| Lowest Asking Price | \$427,000 |
| Highest Asking Price | \$1,100,000 |

See reverse side for a list of all homes included above

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*Not intended to solicit a currently listed home

YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT *

| STREET ADDRESS | LIST PRICE | SALES PRICE | YEAR BUILT | SQUARE FEET | DOLLARS / SQ FT |
|--|-------------|-------------|------------|-------------|-----------------|
| I. ACTIVE AS OF 4/27/18 | | | | | |
| 1033 W PAR FOUR DRIVE 4 | \$427,000 | | 2006 | 2,247 | \$190 |
| 10575 N STARGAZER 14 | \$495,000 | | 1994 | 2,835 | \$175 |
| 13878 N SLAZENGER DRIVE 5 | \$495,000 | | 2000 | 2,549 | \$194 |
| 13811 N JAVELINA SPRINGS PLACE 1 | \$529,000 | | 2005 | 3,002 | \$176 |
| 709 W BRIGHT CANYON DRIVE 4 | \$530,000 | | 2005 | 3,500 | \$151 |
| 11022 N PUSCH RIDGE VISTAS DRIVE 1 | \$599,000 | | 2003 | 2,507 | \$239 |
| 704 W BRIGHT CANYON DRIVE 1 | \$609,000 | | 2006 | 3,558 | \$171 |
| 13853 N STEPROCK CANYON PLACE 1 | \$706,000 | | 2001 | 3,450 | \$205 |
| 11170 N STARGAZER DRIVE 1 | \$750,000 | | 2002 | 4,458 | \$168 |
| 10790 N SUMMER MOON PLACE 1 | \$765,000 | | 1996 | 3,306 | \$231 |
| 13556 PLACITA MONTANAS DE ORO 16 | \$775,000 | | 1999 | 3,189 | \$243 |
| 13763 N PLACITA MESETA DE ORO 5 | \$889,000 | | 2002 | 3,524 | \$252 |
| 12526 N VISTOSO VIEW PLACE 1 | \$998,000 | | 2009 | 4,289 | \$233 |
| 10750 N SUMMER MOON PLACE 13 | \$1,075,000 | | 1998 | 5,363 | \$200 |
| 12734 N VISTOSO POINTE DRIVE 4 | \$1,100,000 | | 2004 | 3,661 | \$300 |
| II. UNDER CONTRACT | | | | | |
| 975 W BROKEN STONE PLACE 1 | \$598,000 | | 2001 | 2,823 | \$212 |
| 13821 N JAVELINA SPRINGS PLACE 1 | \$624,900 | | 2005 | 3,991 | \$157 |
| 1089 W MULLIGAN DRIVE 1 | \$649,000 | | 2001 | 2,549 | \$255 |
| 10958 N PUSCH RIDGE VISTAS DRIVE 1 | \$735,000 | | 2004 | 3,420 | \$215 |
| III. CLOSED (10/27/17 -4/27/18) | | | | | |
| 13791 N JAVELINA SPRINGS PLACE | \$427,500 | \$420,000 | 2006 | 2,364 | \$178 |
| 13851 N BOWCREEK SPRINGS PLACE | \$469,000 | \$455,000 | 2000 | 2,739 | \$166 |
| 1105 W MOONLIT PLACE | \$535,000 | \$490,000 | 1994 | 2,708 | \$181 |
| 49 E MORNING RIDGE PLACE | \$567,137 | \$550,000 | 2003 | 2,507 | \$219 |
| 11141 N PUSCH RIDGE VISTAS DRIVE | \$573,450 | \$566,200 | 2003 | 2,557 | \$221 |
| 10770 N SUMMER MOON PLACE | \$631,000 | \$621,000 | 1999 | 2,804 | \$221 |
| 11460 N FLYING BIRD DRIVE | \$650,000 | \$625,000 | 1995 | 3,590 | \$174 |
| 62 E MORNING RIDGE PLACE | \$700,000 | \$685,000 | 2004 | 3,453 | \$198 |
| 11017 N PUSCH RIDGE VIEW PLACE | \$699,900 | \$688,000 | 2006 | 3,420 | \$201 |
| 11520 N FLYING BIRD DRIVE | \$699,000 | \$699,000 | 1995 | 3,163 | \$221 |
| 11275 N FLYING BIRD DRIVE | \$729,900 | \$700,000 | 1995 | 4,640 | \$151 |
| 13770 N PLACITA DEL CERRO LINDO | \$745,000 | \$740,000 | 2001 | 3,161 | \$234 |
| 1129 W MOONLIT PLACE | \$770,000 | \$745,000 | 1995 | 3,517 | \$212 |
| 13542 N PLACITA MONTANAS DE ORO | \$839,000 | \$800,000 | 1998 | 3,580 | \$223 |

*Information is deemed to be reliable, but is not guaranteed. MLS May 2018. This is not intended to solicit a currently listed home.
Listing Broker: 1) Long Realty 2) Tierra Antiqua 3) Coldwell Banker 4) Keller Williams 5) Sotheby's 6) Congress Realty 7) ReMax 8) Realty Exec.
9) EMS Realty 10) Redfin 11) Wildcat 12) Hurd 13) Buckelew Realty 14) OMNI Homes 15) Lynn Kline Realty 16) Engel & Volkers