

# Your Neighborhood Pulse

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## 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!**

**JUST SOLD FULL PRICE! 11933 N GRAPE IVY PLACE (\$450,000).** This contemporary 4BD/4BA (3,210 sqft) in the Heart of Oro Valley sits on a corner lot! Enter this home and find an open modern floorplan with new carpet and paint. Spacious gourmet kitchen with granite counter-tops, extended cabinets & built in desk. Outdoor living at its finest! Sparkling pool/spa, covered/uncovered patio, extended patio w/Sun shades and plenty of room to play. This home is a must see! MLS# 21810987

## ORO VALLEY HOME SALES UPDATE...

In Oro Valley, the median price of sold homes was \$305,000 for the month of April 2018, up 14% from April 2017. Year-to-date there were 302 closings, a 4% decrease from year-to-date 2017. Active inventory was 265, a 7% decrease from April 2017. Months of inventory was 3.3, up from 3.1 in April 2017. Oro Valley had 95 new properties under contract in April 2018, down 7% from April 2017.

## YOUR NEIGHBORHOOD HOME SALES...

Highlighted below is an analysis six (6) comparable subdivisions in Oro Valley. Your home is located in one of the six. These subdivisions are all located just north of Naranja between La Canada and La Cholla. In these community areas over the last three months fifteen (15) homes have sold with an average selling price of \$408,787. Fifteen (15) homes are currently on the market with an average asking price of \$420,240. These active properties have a fairly wide range of asking prices varying from \$234,000 to \$599,900.

HOMES THAT HAVE SOLD	
Average Sold Price	\$408,787
Average Sold Price / Sq. Ft.	\$157
Avg. Days on The Market	46
Lowest Sold Price	\$284,000
Highest Sold Price	\$525,000
HOMES ON THE MARKET	
Average Asking Price	\$420,240
Avg. Asking Price / Sq. Ft.	\$159
Avg. Days on The Market	41
Lowest Asking Price	\$234,000
Highest Asking Price	\$599,900

See a list of the above homes on the reverse page

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OVER

## YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT \*

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
<b>ACTIVE AS OF 5/10/18</b>					
11008 N DOUBLE EAGLE COURT <sup>2</sup>	\$234,000		1998	1,495	\$157
11705 N SAGE BROOK ROAD <sup>2</sup>	\$312,500		2004	2,314	\$135
1536 W SAGE BROOK COURT <sup>10</sup>	\$314,999		2005	2,135	\$148
1994 W MISTERBEE DRIVE <sup>10</sup>	\$375,000		1998	2,000	\$188
11635 N RIBBONWOOD DRIVE <sup>17</sup>	\$395,000		2001	2,310	\$171
2005 W GOLDEN ROSE PLACE <sup>1</sup>	\$395,900		2000	2,677	\$148
11657 N VERCH WAY <sup>10</sup>	\$398,000		2002	2,050	\$194
11648 N DESERT HOLLY DRIVE <sup>14</sup>	\$399,900		2003	2,489	\$161
11725 N PEACEFUL NIGHT ROAD <sup>2</sup>	\$405,000		2005	2,923	\$139
11229 N VIA RANCHO NARANJO <sup>1</sup>	\$444,500		1994	2,401	\$185
1594 W COPPER RIDGE DRIVE <sup>1</sup>	\$459,900		2003	2,930	\$157
11341 N CHYNNA ROSE PLACE <sup>1</sup>	\$465,000		2000	3,682	\$126
11436 N LA TANYA DRIVE <sup>10</sup>	\$519,000		2001	3,105	\$167
11852 N MESQUITE HOLLOW DRIVE <sup>7</sup>	\$585,000		2005	4,581	\$128
11477 N VERCH WAY <sup>2</sup>	\$599,900		2002	3,220	\$186
<b>CONTINGENT/PENDING (UNDER CONTRACT)</b>					
6278 S FLOWING WATER PLACE <sup>2</sup>	\$115,000		2000	1,232	\$93
6958 S RADEC LANE <sup>16</sup>	\$148,000		2007	1,454	\$102
11825 N MOUNTAIN LAUREL PLACE <sup>7</sup>	\$309,000		2004	2,242	\$138
11721 N DIAMOND CHOLLA PLACE <sup>7</sup>	\$325,000		2001	2,735	\$119
2007 W SILVER ROSE PLACE <sup>1</sup>	\$325,000		2000	2,400	\$135
11685 N SAGE BROOK <sup>1</sup>	\$335,000		2005	1,850	\$181
11702 N PEACEFUL NIGHT ROAD <sup>6</sup>	\$345,000		2005	2,183	\$158
11737 N DESERT HOLLY DRIVE <sup>19</sup>	\$345,000		2003	1,975	\$175
2029 W SCARLET ROSE PLACE <sup>2</sup>	\$379,000		1999	2,451	\$155
11517 N VERCH WAY <sup>2</sup>	\$409,900		2001	2,760	\$149
11566 N IRONWOOD CANYON PLACE <sup>6</sup>	\$450,000		2000	2,163	\$208
1992 W ARIZONA ROSE DRIVE <sup>7</sup>	\$474,900		2001	3,927	\$121
11522 N MONIKA LEIGH PLACE <sup>1</sup>	\$525,000		1997	3,253	\$161
<b>CLOSED (2/10/18-5/10/18)</b>					
11215 N VIA RANCHO NARANJO	\$299,900	\$284,000	2001	2,094	\$136
11794 N SAGE BROOK ROAD	\$320,000	\$300,000	2005	1,751	\$171
11835 N SAGE BROOK ROAD	\$325,000	\$325,000	2005	2,135	\$152
2003 W ARIZONA ROSE DRIVE	\$349,000	\$342,000	2001	2,287	\$150
11294 N CACTUS ROSE DRIVE	\$369,900	\$370,000	1999	2,050	\$180
11302 N CHYNNA ROSE PLACE	\$378,000	\$380,000	1999	2,451	\$155
11904 N WHISPERING RIDGE DRIVE	\$375,000	\$382,000	2003	2,622	\$146
11942 N THORNBUSH DRIVE	\$399,900	\$393,900	1995	2,441	\$161
11940 N VERCH WAY	\$414,900	\$405,000	2003	3,210	\$126
1920 W MOUNTAIN LAUREL DRIVE	\$449,900	\$456,000	2002	3,002	\$152
11933 N GRAPE IVY PLACE	\$450,000	\$450,000	2002	3,210	\$140
11230 N VIA RANCHO NARANJO	\$490,000	\$470,000	1996	2,711	\$173
11362 N MEADOW SAGE DRIVE	\$479,900	\$479,000	1998	2,599	\$184
1531 W SOFT BREEZE COURT	\$519,900	\$509,900	2005	4,032	\$126
1880 W VIA MANDARINA	\$499,950	\$510,000	1996	2,655	\$192
11596 N LA TANYA DRIVE	\$535,000	\$525,000	2002	3,399	\$154

\*Information deemed reliable, but not guaranteed. MLS May 2018. Listing Broker: 1) Long Realty, 2) Tierra Antigua, 3) Realty Exec., 4) Sotheby's, 5) At Home Realty 6) HomeSmart 7) Keller Williams 8) OnSite Realty 9) RealPros 10) Coldwell Banker 11) The Trubee Co. 12) ReMax 13) Integra 14) Revelation Realty 15) US Realty 16) Ascension Realty Investment 17) EXP Realty 18) Ft Lowell Rlty & Prop Mgmt 19) R. J. Ryan & Associates 20) Berkshire Hathaway