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Lisa BAYLESS



Your Neighborhood Pulse

Issue 44, Zone 11 (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! 3366 W Fledgling Drive (\$335,000).

This beautifully upgraded 2,497 sqft (4BD/3BA/3 car garage) home is located in the desirable gated community of Tangerine Crossing. Open modern split bedroom floor-plan. Outdoor living at its finest with covered/uncovered extended patio with pavers, beautiful landscaping & turf throughout backyard.

NW AREA UPDATE...

In Tucson's NW area, the median price of sold homes was \$256,000 for the month of March 2018, up 7% from March 2017. Year-to-date 2018 there were 702 closings, a 6% decrease from year-to-date 2017. Active inventory was 712, a 12% decrease from March 2017. Months of inventory was 2.5, down from 2.6 months in March 2017. The NW area had 366 new properties under contract in March 2018, up 8% from March 2017.

SKY RANCH & TANGERINE CROSSING...

Highlighted below is a market analysis of the housing market in Sky Ranch, Tangerine Crossing & Tangerine North. This analysis examines single family homes actively for sale and homes that have recently sold. New construction is not included in this analysis. Over the last three months, twenty-two (22) homes have sold, with an average selling price of \$355,041. Twenty-six (26) homes are currently for sale, and they have an average asking price of \$399,723. These active properties have a fairly wide range of asking prices varying from \$279,900 to \$699,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$355,041
Average Sold Price / Sq. Ft.	\$152
Avg. Days on The Market	43
Lowest Sold Price	\$250,000
Highest Sold Price	\$615,000
HOMES ON THE MARKET	
Average Asking Price	\$399,723
Avg. Asking Price / Sq. Ft.	\$153
Avg. Days on The Market	63
Lowest Asking Price	\$279,900
Highest Asking Price	\$699,000

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OVER

SKYRANCH & TANGERINE CROSSING REAL ESTATE MARKET ACTIVITY REPORT**

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 5/08/18					
4512 W HARMONY RANCH PLACE 2	\$279,900		2012	1,652	\$169
12285 WHISTLING WIND AVENUE 24	\$314,000		2009	2,400	\$131
3407 W COPPER SPIRIT DRIVE 5	\$318,000		2009	2,800	\$114
3401 W COPPER SPIRIT DRIVE 1	\$320,000		2008	1,950	\$164
3501 W TAILFEATHER DRIVE 1	\$329,900		2010	2,400	\$137
12306 N PATHFINDER DRIVE 1	\$330,000		2010	2,250	\$147
3642 W TAILSPIN PLACE 5	\$339,900		2009	2,652	\$128
3626 W TAILSPIN PLACE 1	\$339,900		2008	2,400	\$142
4312 W THUNDER RANCH PLACE 1	\$340,000		2012	2,265	\$150
4341 W WINDSOR RANCH PLACE 13	\$349,900		2011	2,616	\$134
12433 N PASEO PENUELA 12	\$355,000		2007	2,750	\$129
11648 N MOON RANCH PLACE 1	\$359,000		2006	2,503	\$143
4479 W CRYSTAL RANCH PLACE 2	\$374,900		2006	2,898	\$129
4001 W PHANTOM HORSE PLACE 5	\$375,000		2012	2,265	\$166
12537 N PASEO PENUELA 1	\$375,000		2011	2,491	\$151
4359 W CLOUD RANCH PLACE 2	\$385,000		2006	2,736	\$141
12469 N WIND RUNNER PKWY 3	\$389,800		2013	2,702	\$144
3672 W SCAVENGER DRIVE 8	\$409,900		2010	3,587	\$114
4380 W WINDSOR RANCH PLACE 16	\$419,900		2010	2,868	\$146
3859 W SONOMA RANCH PLACE 1	\$429,000		2007	3,461	\$124
12403 N WING SHADOW LANE 20	\$465,000		2008	3,371	\$138
12386 N PASEO PENUELA 6	\$469,900		2008	3,350	\$140
12372 N SUMMER WIND DRIVE 5	\$475,000		2013	3,561	\$133
4164 W SUMMER RANCH PLACE 2	\$550,000		2017	2,508	\$219
4167 W ADOBE RANCH PLACE 2	\$599,900		2006	1,910	\$314
4200 W SUMMER RANCH PLACE 1	\$699,000		2014	3,011	\$232
II. UNDER CONTRACT					
12392 N SUMMER WIND DRIVE 20	\$315,000		2013	1,967	\$160
11543 N ADOBE VILLAGE PLACE 1	\$325,000		2012	2,265	\$143
12299 N WIND RUNNER 6	\$345,900		2014	2,546	\$136
11567 N ADOBE VILLAGE PLACE 1	\$349,900		2012	2,616	\$134
4300 W GOLDEN RANCH PLACE 1	\$380,000		2015	3,047	\$125
4361 W WINDSOR RANCH PLACE 2	\$395,000		2010	2,616	\$151
12493 N SUMMER WND DRIVE 3	\$415,000		2014	3,239	\$128
11520 N ADOBE VILLAGE PLACE 16	\$435,000		2011	2,616	\$166
12504 N PASEO PENUELA 3	\$435,000		2010	3,521	\$124
II. CLOSED (2/08/18 - 5/08/18)					
4505 W HARMONY RANCH PLACE	\$265,000	\$250,000	2011	1,652	\$151
4411 W CRYSTAL RANCH PLACE	\$255,000	\$255,000	2011	1,652	\$154
3430 W WING TIP DRIVE	\$270,000	\$255,000	2008	1,986	\$128
4431 W CRYSTAL RANCH PLACE	\$275,000	\$275,000	2011	1,832	\$150
4446 W CRYSTAL RANCH PLACE	\$280,000	\$280,000	2010	1,832	\$153
3467 W TAILFEATHER DRIVE	\$285,000	\$285,000	2012	1,950	\$146
3510 W TAILFEATHER DRIVE	\$318,900	\$300,000	2012	2,745	\$109
11582 N MOON RANCH PLACE	\$335,000	\$323,500	2006	2,469	\$131
4474 W CRYSTAL RANCH PLACE	\$328,900	\$328,900	2010	1,652	\$199
3366 W FLEDGLING DRIVE	\$339,500	\$335,000	2013	2,497	\$134
11462 N MOON RANCH PLACE	\$340,000	\$340,000	2006	2,469	\$138
4401 W CLOUD RANCH PLACE	\$348,000	\$344,000	2006	2,046	\$168
4482 W CRYSTAL RANCH PLACE	\$347,500	\$347,500	2006	2,048	\$170
4441 W HARMONY RANCH PLACE	\$369,950	\$355,000	2007	2,118	\$168
11480 N MOON RANCH PLACE	\$379,000	\$375,000	2006	2,118	\$177
11403 N MOON RANCH PLACE	\$400,000	\$400,000	2006	3,511	\$114
12472 N PASEO PENUELA	\$409,000	\$410,000	2012	3,664	\$112
11460 N VISTA RANCH PLACE	\$425,000	\$415,000	2012	2,778	\$149
12490 N WIND RUNNER PKWY	\$440,000	\$440,000	2013	2,927	\$150
11500 N VISTA RANCH PLACE	\$484,900	\$440,000	2012	2,778	\$158
12367 N PATHFINDER DRIVE	\$450,000	\$442,000	2013	3,245	\$136
4177 W SUMMER RANCH PLACE	\$650,000	\$615,000	2008	2,492	\$247

*Information deemed reliable, not guaranteed. MLS May 2018. Listing Broker: 1) Long Realty, 2) Tierra Antigua, 3) Keller Williams, 4) ReMax, 5) Coldwell Banker, 6) HomeSmart, 7) Tucson Realty 8) Realty Executives, 9) Century 21, 10) Vista Bonita, 11) Tucson Integrity, 12) NextHome, 13) West USA, 14) Occasio, 15) Omni, 16) Sotheby's, 17) Congress, 18) Peach Properties HM 19) Roca Realty 20) EXP Realty 21) Andy Courtney Properties 22) e-Realty & Investments 23) Neal Manning 24) Ft Lowell Rity & Prop Mgmt