



TOP 1% OF ALL LONG REALTY REALTORS®

Long Realty | 520.668.8293 | LisaB@LongRealty.com

Lisa BAYLESS



## Your Neighborhood Pulse

Issue 44, Zone 12 (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! 120 W MOUNTAIN SAGE DRIVE (\$289,000).**

Outstanding mountain views! Beautiful 3Bd/2ba (1,622 sqft) home with a sparkling pool nestled in an Oro Valley gated community. Sparkling pool, covered/uncovered patio and professional landscaping. Views. A must see!

### 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 of the housing market in certain Rancho Vistoso Rancho neighborhoods. Your home is located in one of these neighborhoods off of Rancho Vistoso Blvd. between Tangerine and Sun City. In these community areas over the last three months ten (10) homes have sold with an average selling price of \$322,625. Thirteen (13) homes are currently on the market for with an average asking price of \$333,192. These active properties have a fairly wide range of asking prices varying from \$228,000 to \$415,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$322,625
Average Sold Price / Sq. Ft.	\$174
Avg. Days on The Market	19
Lowest Sold Price	\$240,000
Highest Sold Price	\$415,000
HOMES ON THE MARKET	
Average Asking Price	\$333,192
Avg. Asking Price / Sq. Ft.	\$136
Avg. Days on The Market	53
Lowest Asking Price	\$228,000
Highest Asking Price	\$415,000

See a list of the above homes on the reverse page

Enjoy this newsletter? Subscribe online at [lisabayless.com](http://lisabayless.com)

OVER

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
<b>ACTIVE AS OF 4/03/18</b>					
12253 N MAKAYLA CANYON LANE 1	\$228,000		2000	1,873	\$122
12203 N STERLING AVENUE 1	\$230,000		1997	1,630	\$141
12761 N SEACLIFF PLACE 7	\$240,000		2005	1,880	\$128
12421 N BRIGHTRIDGE DRIVE 3	\$250,000		1995	1,805	\$139
13767 N BUSHWACKER PLACE 2	\$315,000		1999	2,507	\$126
12979 N CAMINO VEIJA RANCHERIA 2	\$344,900		2014	2,695	\$128
12549 N WAYFARER WAY 17	\$359,900		1996	3,018	\$119
33 E BIG WASH PLACE 1	\$380,000		1999	1,980	\$192
12470 N LANTERN WAY 10	\$384,900		1991	2,942	\$131
12978 N VIA VISTA DEL PASADO 20	\$389,000		2012	2,278	\$171
12413 N COPPER QUEEN WAY 12	\$394,900		1991	3,385	\$117
12625 N PIONEER WAY 1	\$399,900		1994	3,209	\$125
12400 N GRANVILLE CANYON WAY 1	\$415,000		1990	3,050	\$136
<b>CONTINGENT/PENDING (UNDER CONTRACT)</b>					
127 E ATELIER WAY 2	\$223,500		1998	1,614	\$138
12792 N SEACLIFF PLACE 1	\$263,900		2005	1,880	\$140
289 W VISTOSO HIGHLANDS DRIVE 2	\$265,000		1999	1,664	\$159
12791 N MEADVIEW WAY 1	\$285,000		1990	2,200	\$130
12531 N GRANVILLE CANYON WAY 1	\$287,000		1990	1,886	\$152
202 W CARLYNN CLIFF PLACE 20	\$295,000		2000	1,980	\$149
12665 N PIONEER WAY 1	\$325,000		1988	2,750	\$118
12484 N FOREST LAKE WAY 2	\$325,000		1992	2,750	\$118
12811 N MEADVIEW WAY 13	\$337,500		1990	2,942	\$115
59 W ANTELOPE CANYON PLACE 24	\$358,378		2017	1,813	\$198
12830 N VIA VISTA DEL PASADO 9	\$415,000		2013	2,414	\$172
13827 SILVERCREEK PLACE 12	\$420,000		2000	2,639	\$159
442 E HONEY BEE PRESERVE WAY 4	\$599,000		2012	3,285	\$182
<b>CLOSED (1/03/18-4/03/18)</b>					
12771 N HAIGHT PLACE	\$235,000	\$240,000	2005	1,483	\$162
12774 N SEACLIFF PLACE	\$264,900	\$264,900	2005	1,627	\$163
120 W MOUNTAIN SAGE DRIVE	\$300,000	\$289,000	1998	1,622	\$178
12921 N MEADVIEW WAY	\$294,850	\$294,850	1999	2,021	\$146
96 W MOUNTAIN SAGE DRIVE	\$315,000	\$308,000	1997	1,460	\$211
12674 N SLEEPING COYOTE DRIVE	\$335,000	\$330,000	1997	1,644	\$201
12961 N MEADVIEW WAY	\$348,000	\$343,000	1999	2,908	\$118
12550 N LANTERN WAY	\$349,995	\$346,500	1994	2,556	\$136
28 E PERALTA CANYON COURT	\$399,990	\$395,000	2017	1,802	\$219
93 E BIG WASH PLACE	\$419,000	\$415,000	1998	1,980	\$210

\*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) Redfin 10) Coldwell Banker 11) The Trubee Co. 12) ReMax 13) Win3 Realty 14) Foothills Properties 15) US Realty 16) New Pueblo Realty 17) Exp Realty 18) A.W. Marrs Inc. 19) TucsonREO 20) Help-U-Sell Realty Advantage 21) Win3 Realty 22) Tucson Expert Agents 23) Gold Valley 24) Mattamy Homes