



Your Neighborhood Pulse

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1st QUARTER 2018 MARKET UPDATE...

I thought you might find it interesting to look back at single family home sales in all of Saddlebrooke, January-March 2018 compared to the same period in 2017. The comparison below provides an overview of the Saddlebrooke housing markets' current condition compared to the same period last year. The median price of homes in Saddlebrooke increased by 13.6% during the 1st quarter of 2018 compared to the same period in 2017. Outstanding! The total number of home sales decreased by 8%, from 75 to 69. The average Days on Market (DOM) decreased from 95 to 75. This is a great start for 2018.

The chart below summarizes this analysis.

Saddlebrooke	(Jan. - Mar.) 2017	(Jan. - Mar.) 2018	% Change
Median Price	\$280,000	\$318,000	+13.6%
Number of Sales	75	69	-8%
Average Days on the Market	95	75	-21.1%

The Saddlebrooke housing market is moving forward at a good pace in 2018. Home prices are increasing resulting in homes selling faster. Hooray! In my own business, I've noticed buyers are jumping on correctly priced homes with strong offers. Thus far, it looks like 2018 is going to be a good year for the Saddlebrooke housing market. I'm looking forward to it!

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!

SADDLEBROOKE UPDATE...

In the entire Community of Saddlebrooke, the median price of sold homes was \$312,000 for the month of March 2018, up 20% from March 2017. Active inventory was 116, a 9% decrease from March 2017. Months of inventory was 3.5, down from 4.4 in March 2017. The Saddlebrooke community had 39 new properties under contract in March 2018, down 5% from March 2017.

SADDLEBROOKE HOA 1 HOME SALES

Below is an analysis of all home sales in Saddlebrooke HOA 1 only. This analysis excludes homes that have an accepted offer and are under contract. Over the past month, sixteen (16) homes have sold, with an average selling price of \$312,086. Thirty-six (36) homes are currently for sale, and they have an average asking price of \$359,397. These active properties have a fairly wide range of asking prices varying from \$185,000 to \$639,900.

HOMES THAT HAVE SOLD	
Average Sold Price	\$312,086
Average Sold Price / Sq. Ft.	\$139
Avg. Cumulative Days on Market	80
Lowest Sold Price	\$187,000
Highest Sold Price	\$499,950
HOMES ON THE MARKET	
Average Asking Price	\$359,397
Avg. Asking Price / Sq. Ft.	\$152
Avg. Days on The Market	94
Lowest Asking Price	\$185,000
Highest Asking Price	\$639,900

See reverse side for details on the above homes



* Not intended to solicit a property currently listed home



SADDLEBROOKE HOA 1 REAL ESTATE RECENT ACTIVITY REPORT **

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
ACTIVE AS OF 4/16/18					
38060 S DESERT STAR DRIVE 1	\$185,000		1989	1,442	\$128
63792 E POCO LANE 1	\$189,900		1994	1,449	\$131
37950 S BIRDIE DRIVE 16	\$196,000		1994	1,600	\$123
38314 S DESERT STAR DRIVE 17	\$215,000		1989	1,364	\$158
65560 E CANYON DRIVE 5	\$219,378		1994	1,565	\$140
38110 S BIRDIE DRIVE 1	\$247,000		1992	2,090	\$118
38025 S ELBOW BEND DRIVE 3	\$249,000		1992	1,622	\$154
63910 E SQUASH BLOSSOM LANE 6	\$254,000		1994	2,134	\$119
63842 E ORANGEWOOD LANE 6	\$275,000		1994	2,137	\$129
37870 S SILVERWOOD DRIVE 1	\$284,000		1992	1,810	\$157
38220 S SILVERWOOD DRIVE 9	\$299,000		1990	2,495	\$120
64480 E GALVESTON LANE 1	\$299,900		2001	1,799	\$167
64109 E MEANDER DRIVE 1	\$315,000		1991	2,706	\$116
37266 S GOLF COURSE DRIVE 1	\$319,000		1995	2,152	\$148
37329 S ARROYO VERDE DRIVE 18	\$319,000		1993	2,290	\$139
38225 S MOUNTAIN SITE DRIVE 1	\$321,500		1993	3,327	\$97
37079 S HOLLYGREEN DRIVE 1	\$325,000		1996	1,846	\$176
64591 E ROSEWOOD DRIVE 1	\$329,000		1996	2,140	\$154
38274 S GOLF COURSE DRIVE 1	\$330,000		1993	2,206	\$150
37640 S DESERT STAR DRIVE 1	\$339,000		1996	2,495	\$136
38426 S VIEWPOINT COURT 19	\$349,900		1992	2,896	\$121
37320 S GOLF COURSE DRIVE 4	\$354,900		1995	2,322	\$153
64209 E ECHO CANYON COURT 1	\$369,000		1994	2,667	\$138
63844 E WHISPERING TREE LANE 1	\$385,000		1995	2,192	\$176
37660 S DESERT SUN DRIVE 7	\$399,000		2005	2,782	\$143
38210 S ELBOW BEND DRIVE 1	\$399,999		1991	2,522	\$159
37312 S OCOTILLO CANYON DRIVE 4	\$428,900		2003	2,402	\$179
37429 S DESERT STAR DRIVE 1	\$429,000		1990	2,202	\$195
37286 S COPPER RIDGE COURT 1	\$450,000		1998	3,511	\$128
64671 E CANYON SHADOWS LANE 1	\$450,000		1991	2,732	\$165
37213 E DESERT SUN DRIVE 4	\$499,000		2004	2,113	\$236
37253 S OCOTILLO CANYON DRIVE 1	\$549,000		2004	3,223	\$170
65337 E BRASSIE DRIVE 1	\$550,000		1994	3,330	\$165
37778 S OCOTILLO CANYON DRIVE 1	\$575,000		2004	3,209	\$179
37513 S OCOTILLO CANYON DRIVE 1	\$599,000		2004	2,668	\$225
65201 E BRASSIE DRIVE 1	\$639,900		1998	3,599	\$178
III. SOLD (3/16/18- 4/16/18)					
38225 S PAR COURT	\$189,000	\$187,000	1991	1,883	\$99
64030 E MEANDER DRIVE	\$205,000	\$194,750	1990	1,770	\$110
37850 S NIBLICK DRIVE	\$234,793	\$212,675	1993	2,096	\$102
38215 S ROLLING HILLS DRIVE	\$222,000	\$222,000	1995	1,428	\$155
63732 E SQUASH BLOSSOM LANE	\$232,500	\$232,500	1995	2,120	\$110
64418 E ROLLING ROCK COURT	\$260,000	\$250,000	1989	1,655	\$151
64381 E GALVESTON LANE	\$264,900	\$260,000	1991	1,960	\$133
63825 E POCO LANE	\$258,000	\$261,000	1994	2,144	\$122
63736 E HIGH POINT LANE	\$299,000	\$290,000	1994	2,184	\$133
64261 E ECHO CANYON COURT	\$319,000	\$319,000	1992	2,807	\$114
65470 E ROLLING HILLS DRIVE	\$359,900	\$355,000	1991	2,654	\$134
37067 S ROCK CREST DRIVE	\$425,000	\$412,000	1995	2,166	\$190
38495 S DOUBLE EAGLE DRIVE	\$424,500	\$412,500	1991	2,706	\$152
65600 E DESERT SIDE DRIVE	\$425,000	\$415,000	1993	2,222	\$187
37233 S OCOTILLO CANYON DRIVE	\$495,000	\$470,000	2003	2,456	\$191
65805 E DESERT RIDGE DRIVE	\$539,000	\$499,950	1999	3,484	\$144

*Information deemed reliable, but not guaranteed. MLS April 2018. Not intended to solicit a currently listed home. 1) Long Realty, 2) Sotheby's, 3) Saddlebrooke Realty, 4) Coldwell Banker, 5) Liberty Property & Associates 6) Homesmart, 7) Keller Williams, 8) Re/Max, 9) Tierra Antigua, 10) Gold Valley Realty, 11) Century 21, 12) Aufmuth Fine Homes

13) Gallery Properties, 14) Excelsior, 15) Realty Executives, 16) Paul McComb Realty 17) At Home Tucson Realty 18) Exp Realty 19) Realty ONE Group