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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 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 2 HOME SALES

Below is an analysis of all home sales in Saddlebrooke HOA 2 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 \$357,969. Forty-nine (49) homes are currently for sale, and they have an average asking price of \$419,522. These active properties have a fairly wide range of asking prices varying from \$285,000 to \$675,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$357,969
Average Sold Price / Sq. Ft.	\$158
Avg. Cumulative Days on Market	84
Lowest Sold Price	\$252,500
Highest Sold Price	\$625,000
HOMES ON THE MARKET	
Average Asking Price	\$419,522
Avg. Asking Price / Sq. Ft.	\$164
Avg. Days on The Market	121
Lowest Asking Price	\$285,000
Highest Asking Price	\$675,000

See reverse side for details on the above homes

SADDLEBROOKE HOA 2 REAL ESTATE RECENT ACTIVITY REPORT **

ADDRESS	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT

* Not intended to solicit a property currently listed home

ACTIVE AS OF 4/25/18

36143 S WIND CREST	\$285,000		1998	2,020	\$141
65688 E MESA RIDGE COURT 1	\$299,900		1998	2,186	\$137
62283 E NORTHWOOD ROAD 22	\$299,900		2003	1,778	\$169
62200 E SAND CREST DRIVE 7	\$305,000		2000	1,912	\$160
37204 S TERRACE PARK DRIVE 1	\$325,000		2002	1,992	\$163
65214 E ROSE RIDGE COURT	\$329,000		1999	1,892	\$174
62254 E AMBERWOOD DRIVE 1	\$330,000		2002	1,925	\$171
38735 S CASUAL DRIVE	\$335,000		1999	2,227	\$150
37155 S HILL SIDE DRIVE	\$340,000		2001	1,912	\$178
37265 S HILL SIDE DRIVE 1	\$349,000		2000	3,408	\$102
62128 E REDWOOD DRIVE 1	\$380,000		2005	2,532	\$150
61830 E SANDLEWOOD ROAD 1	\$359,000		2006	2,200	\$163
63646 E DESERT PEAK DRIVE	\$359,000		2000	3,162	\$114
61751 E BORDER ROCK ROAD	\$359,000		2006	1,932	\$186
61835 E BORDER ROCK ROAD 1	\$369,000		2006	2,316	\$159
62144 E AMBERWOOD DRIVE	\$370,000		2003	2,296	\$161
65227 E ROSE RIDGE COURT 1	\$378,000		1998	2,074	\$182
62332 E NORTHWOOD ROAD	\$379,900		2004	2,262	\$168
38536 S LAKE CREST DRIVE	\$379,900		2001	3,227	\$118
62208 E SANDLEWOOD ROAD	\$388,000		2005	2,309	\$168
62717 E MESA CREST COURT	\$389,000		1999	2,405	\$162
63261 E MOUNTAIN WOOD DRIVE 20	\$389,000		1999	2,400	\$162
38448 S LAKE CREST DRIVE 10	\$395,000		1999	3,123	\$126
40097 S LESIO LANE	\$398,500		2011	2,093	\$190
61805 E REDWOOD DRIVE	\$412,000		2007	1,869	\$220
37618 S HILL SIDE DRIVE	\$419,000		2001	3,388	\$124
38375 S GRANITE CREST DRIVE 1	\$419,000		2000	2,838	\$148
36644 S STONEY FLOWER DRIVE 1	\$425,000		2005	3,209	\$132
39437 S WINDING TRAIL 1	\$425,000		2006	2,075	\$205
36739 S WIND CREST DRIVE	\$425,000		1998	3,433	\$124
39685 S HOLLYWOOD WAY 5	\$428,000		2006	3,209	\$133
39911 S IRONWOOD COURT 1	\$429,000		2008	2,468	\$174
38875 S SAND CREST DRIVE 7	\$434,900		2002	2,132	\$204
61648 E IRONWOOD LANE 1	\$439,900		2006	2,674	\$165
62533 E BORDER ROCK ROAD 1	\$449,000		2013	2,246	\$200
62827 E FLOWER RIDGE DRIVE 7	\$449,900		1999	2,387	\$188
63686 E DESERT HIGHLAND DRIVE 1	\$459,000		2003	2,615	\$176
63223 E HARMONY DRIVE 4	\$465,000		2002	3,394	\$137
61839 E BRIARWOOD DRIVE	\$469,000		2005	2,778	\$169
65200 E ROCKY MESA DRIVE	\$479,000		2006	3,698	\$130
61771 E BRIARWOOD DRIVE 1	\$490,000		2009	2,728	\$180
62447 E BORDER ROCK ROAD 16	\$499,298		2017	2,439	\$205
39393 S WINDING TRAIL 1	\$500,000		2005	3,209	\$156
37809 S SKYLINE DRIVE 1	\$525,000		2000	3,237	\$162
62798 E ROCK WIND DRIVE 7	\$540,000		2004	2,622	\$206
62273 E REDWOOD DRIVE 1	\$549,000		2005	3,698	\$148
62459 E RANGEWOOD DRIVE 1	\$635,000		2004	2,803	\$227
38598 S LAKE CREST DRIVE 1	\$649,500		1999	3,497	\$186
39081 S CLUBHOUSE DRIVE 1	\$675,000		2004	3,484	\$194
III. SOLD (3/25/18 - 4/25/18)					
62282 E REDWOOD DRIVE	\$259,900	\$252,500	2005	1,952	\$129
37548 S DESERT BLUFF DRIVE	\$265,000	\$255,000	2000	1,852	\$138
36075 S MESA RIDGE DRIVE	\$285,000	\$285,000	1997	2,024	\$141
63530 E DESERT PEAK DRIVE	\$300,000	\$290,000	1999	1,847	\$157
62556 E BORDER ROCK ROAD	\$319,000	\$307,000	2011	1,539	\$199
38758 S CASUALDRIVE	\$325,000	\$312,000	1999	1,825	\$171
63429 E CAT CLAW LANE	\$344,900	\$319,000	2002	1,939	\$165
65619 E ROSE RIDGE DRIVE	\$339,000	\$319,500	1998	2,685	\$119
39330 S WINDING TRAIL	\$350,000	\$342,500	2005	1,952	\$175
63355 E HARMONY DRIVE	\$350,000	\$357,000	2002	2,311	\$154
61749 E BRIARWOOD DRIVE	\$385,000	\$375,000	2006	2,126	\$176
62376 E NORTHWOOD ROAD	\$385,000	\$375,000	2005	2,296	\$163
36071 S WIND CREST DRIVE	\$425,000	\$425,000	1999	2,608	\$163
62210 E AMBERWOOD DRIVE	\$445,000	\$428,000	2005	3,232	\$132
62674 E OAKWOOD DRIVE	\$475,000	\$460,000	2012	2,678	\$172
62727 E TERRACE WIND DRIVE	\$625,000	\$625,000	2002	3,484	\$179

*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) Tierra Antigua, 6) Homesmart, 7) Keller Williams, 8) Re/Max, 9) Victoria Realty, 10) Wildcat Country Real Estate, 11) Bowers Residential, 12) Aufmuth Fine Homes, 13) Gallery Properties, 14) Excelsior, 15) Realty Executives, 16) Saddlebrooke Development 17) Century 21, 18) Tucson Prime, 19) Tucson Land & Home, 20) At Home Tucson Realty, 21) West USA Realty, 22) Exp Realty