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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!

ON A PERSONAL NOTE...

I am a Tucson native, and among the top 1% of all Long Realty Realtors (Platinum Level). I have been a Realtor at Long Realty for 10+ years.

I'm excited to share I've been appointed the **Board President at The Boys & Girls Clubs of Tucson**. This is a tremendous honor. If you would like more info about this non-profit that serves over

SADDLEBROOKE UPDATE...

In the entire Community of Saddlebrooke, the median price of sold homes was \$312,000 for the month of March 2018, a 20% increase from March 2017. Active inventory was 116 for the month of March 2018, 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 PRESERVE HOME SALES

Below is an analysis of all home sales in The Saddlebrooke Preserve. Over the past six months, five (5) homes have sold, with an average selling price of \$655,200. Ten (10) homes are currently for sale, and they have an average asking price of \$843,690. These active properties have a fairly wide range of asking prices varying from \$573,500 to \$1,100,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$655,200
Average Sold Price / Sq. Ft.	\$229
Avg. Cumulative Days on Market	81
Lowest Sold Price	\$471,000
Highest Sold Price	\$865,000
HOMES ON THE MARKET	
Average Asking Price	\$843,690
Avg. Asking Price / Sq. Ft.	\$244
Avg. Days on The Market	173
Lowest Asking Price	\$573,500
Highest Asking Price	\$1,100,000

See reverse side for details on the above homes



* Not intended to solicit a property currently listed home



SADDLEBROOKE PRESERVE REAL ESTATE RECENT ACTIVITY REPORT **

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 5/07/18					
66258 E PEREGRINE PLACE ₁	\$573,500		2015	2,681	\$214
36262 S OCOTILLO CANYON DRIVE ₄	\$599,000		2006	2,681	\$223
66134 E CACTUS LANE ₁	\$608,000		2010	2,664	\$228
66197 E BOX ELDER ROAD ₅	\$749,900		2006	3,709	\$202
65857 E CATALINA HILLS DRIVE ₁	\$865,000		2006	3,774	\$229
66125 E PEREGRINE PLACE ₇	\$959,000		2013	3,658	\$262
36604 S CACTUS LANE ₁	\$985,000		2006	3,700	\$266
35843 S DESERT SUN DRIVE ₁	\$997,500		2005	4,020	\$248
36855 S OCOTILLO CANYON DRIVE ₁	\$1,000,000		2007	3,658	\$273
36109 S OCOTILLO CANYON DRIVE ₁	\$1,100,000		2006	3,700	\$297
II. UNDER CONTRACT					
36952 S OCOTILLO CANYON DRIVE ₅	\$580,000		2006	2,904	\$200
36869 S DESERT SKY LANE ₁	\$750,000		2007	2,599	\$289
III. SOLD (11/07/17 - 5/07/18)					
35936 S OCOTILLO CANYON DRIVE	\$465,000	\$471,000	2006	2,681	\$176
36474 S DESERT SUN DRIVE	\$550,000	\$530,000	2006	2,599	\$204
36631 S OCOTILLO CANYON DRIVE	\$775,000	\$700,000	2006	3,340	\$210
66179 E BOX ELDER ROAD	\$750,000	\$710,000	2006	2,681	\$265
36249 S DESERT SUN DRIVE	\$875,000	\$865,000	2006	2,980	\$290

*Information deemed reliable, but not guaranteed. MLS May 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) Mountain Lake Realty, 21) West USA Realty, 22) Exp Realty