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Lisa BAYLESS



Your Neighborhood Pulse

Issue 20, Zone 2 (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! 262 W GEESMAN SPRINGS DRIVE

(\$342,425). This Exceptional 3BD plus den/office home located in Rancho Vistoso is move in ready! Enter this private home, with a modern open floor plan and you will find a tiled entry, plantation shutters, vaulted ceilings, architectural niches, wet bar, grand fireplace & high windows to allow for lots of natural light. The kitchen features granite counter tops, large island plus pantry. The low easy care backyard has a large full length patio which offers privacy, beautiful mountain views and room for entertaining.

ORO VALLEY HOME SALES UPDATE...

In Oro Valley, the median price of sold homes was \$305,000 for the month of April 2018, up 14% from April 2017. Year-to-date there were 302 closings, a 4% decrease from year-to-date 2017. Active inventory was 265, a 7% decrease from April 2017. Months of inventory was 3.3, up from 3.1 in April 2017. Oro Valley had 95 new properties under contract in April 2018, down 7% from April 2017.

YOUR NEIGHBORHOOD HOME SALES...

Below is an analysis of all home sales in Rancho Vistoso Neighborhood 10 & Somerset Canyon; the community your home is located in. These subdivisions are located north of Moore between La Canada and Rancho Vistoso Blvd. Over the past three months, sixteen (16) homes have sold, with an average selling price of \$329,745. Twelve (12) homes are currently for sale, and they have an average asking price of \$330,374. These active properties have a fairly wide range of asking prices varying from \$259,000 to \$500,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$329,745
Average Sold Price / Sq. Ft.	\$129
Avg. Days on The Market	77
Lowest Sold Price	\$198,000
Highest Sold Price	\$492,500
HOMES ON THE MARKET	
Average Asking Price	\$330,374
Avg. Asking Price / Sq. Ft.	\$123
Avg. Days on The Market	33
Lowest Asking Price	\$259,000
Highest Asking Price	\$500,000

See reverse side for detailed information.



This newsletter is not intended to solicit properties currently listed

RANCHO VISTOSO NEIGHBORHOOD 10 & SOMMERSET CANYON

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 5/12/18					
12996 N DESERT OLIVE DRIVE 7	\$259,000		2004	2,301	\$113
13015 N WESTMINSTER DRIVE 7	\$259,900		2007	1,922	\$135
12902 N WESTMINSTER DRIVE 5	\$262,990		2007	2,023	\$130
1277 W VARESE WAY 1	\$269,900		2011	2,575	\$105
12849 N SALT CEDAR DRIVE 6	\$300,000		2004	2,750	\$109
996 W LEATHERLEAF DRIVE 3	\$309,000		2002	2,612	\$118
13126 N TANNER ROBERT DRIVE 13	\$309,900		2001	2,784	\$111
13552 N PIEMONTE WAY 1	\$339,000		2006	2,631	\$129
392 W SACATON CANYON DRIVE 5	\$369,900		2001	2,832	\$131
254 W KLINGER CANYON DRIVE 5	\$385,000		2000	3,540	\$109
13282 N REGULATION DRIVE 1	\$399,900		2003	3,294	\$121
12841 N MYSTIC VIEW PLACE 1	\$500,000		2005	3,002	\$167
II. ACTIVE CONTINGENT (UNDER CONTRACT)					
973 W CORK OAK PLACE 2	\$249,900		2003	1,928	\$130
13213 N DEERGRASS DRIVE 19	\$279,000		2002	2,609	\$107
1004 W LEATHERLEAF DRIVE 1	\$279,900		2002	2,334	\$120
1210 W RODRIGUEZ ROAD 3	\$289,900		2006	2,127	\$136
12936 N CARLSBAD PLACE 21	\$299,000		2010	2,601	\$115
12920 N YELLOW ORCHID DRIVE 25	\$319,900		2002	2,784	\$115
13039 N BELLBIRD DRIVE 7	\$339,000		2004	2,655	\$128
13311 N REGULATION DRIVE 17	\$429,999		2006	2,412	\$178
III. SOLD (2/12/18 - 5/12/18)					
12943 N DESERT OLIVE DRIVE	\$200,000	\$198,000	2003	1,560	\$127
270 W BRINKLEY SPRINGS DRIVE	\$270,000	\$271,000	2000	2,100	\$129
954 W THORNBUSH PLACE	\$290,000	\$283,000	2002	2,750	\$103
1332 W BLOOMINGTON PLACE	\$292,000	\$285,000	2007	2,386	\$119
13001 WESTMINSTER DRIVE	\$289,900	\$285,000	2013	1,846	\$154
635 W RED BARBERRY DRIVE	\$284,000	\$290,000	2001	2,096	\$138
1260 W MONTELUPO DRIVE	\$319,900	\$300,000	2007	2,839	\$106
1257 W VARESE WAY	\$309,000	\$305,000	2012	2,575	\$118
262 W GEESEMAN SPRINGS DRIVE	\$359,000	\$342,425	1996	2,864	\$120
13623 N VISTOSO RESERVE PLACE	\$349,750	\$345,000	2016	2,577	\$134
13060 N WOOSNAM WAY	\$349,000	\$345,000	2007	2,475	\$139
385 W SACATON CANYON DRIVE	\$379,900	\$359,000	2001	2,832	\$127
314 W KLINGER CANYON DRIVE	\$374,950	\$370,000	2001	3,540	\$105
13033 N WOOSNAM WAY	\$399,000	\$395,000	2006	3,261	\$121
249 W MILLBRAE SPRINGS DRIVE	\$414,500	\$410,000	2002	3,073	\$133
13051 N LA CANADA DRIVE LOT 17	\$499,950	\$492,500	2016	2,570	\$192

*Information deemed reliable, but not guaranteed. MLS May 2018. Not intended to solicit a currently listed home. Listing Broker: 1) Long Realty, 2) Coldwell Banker 3) ReMax 4) Tierra Antigua 5) Keller Williams, 6) HomeSmart, 7) Realty Executives, 8) Vistoso Properties, 9) Excelsior Realty, 10) Foothills, 11) Craig Collings, 12) Lennar Properties, 13) Realty ONE Group 14) Panda KeyRealty 15) Tycor Realty, 16) Sotheby's 17) At Home Tucson Realty, 18) Cross Over Realty 19) EXP Realty 20) 1st Heritage 21) Integra Group 22) Key Realty 23) US Realty Solutions 24) Pegasus R.E 25) CTX Realty 26) Real Estate Direct