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Lisa BAYLESS



Your Neighborhood Pulse

May 2018 (Issue 44, Zone 3)

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...

SOLD! 1360 E Rams Hill Drive (\$505,000). Extraordinary mountain views. This completely renovated 3bd/2.5ba (2,393sf) home is full of upgrades. Private back yard with incredible views! MLS # 21729053

To learn more about this property or other homes for sale call Lisa Bayless (520.668.8293) or visit www.lisabayless.com to view Lisa’s featured homes and conduct a search by area.

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.

LA RESERVE UPDATE...

Highlighted below is an analysis of the housing market in La Reserve. Over the last six months, twenty-three (23) homes have sold, with an average selling price of \$409,239. Thirteen (13) homes are currently for sale, and they have an average asking price of \$586,535. These active properties have a wide range of asking prices varying from \$248,000 to \$1,700,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$409,239
Average Sold Price / Sq. Ft.	\$176
Avg. Days on The Market	42
Lowest Sold Price	\$226,000
Highest Sold Price	\$820,000
HOMES ON THE MARKET	
Average Asking Price	\$586,535
Avg. Asking Price / Sq. Ft.	\$213
Avg. Days on The Market	68
Lowest Asking Price	\$248,000
Highest Asking Price	\$1,700,000

See the activity report on the following page for greater detail of all housing transactions in La Reserve.



* Not intended to solicit a property currently listed

OVER

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STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 4/24/18					
2348 E STONE STABLE DRIVE ¹	\$248,000		1997	1,630	\$152
11378 N OLD RAM COURT ¹⁴	\$260,000		1999	1,630	\$160
10230 N ALDER SPRING DRIVE ¹	\$395,000		1986	2,393	\$165
10150 N ALDER SPRING DRIVE ³	\$409,000		1994	2,025	\$202
10195 N ALDER SPRING DRIVE ³	\$419,000		1994	2,349	\$178
10014 N BIGHORN BUTTE ¹	\$449,000		1995	2,184	\$206
10053 N ALDER SPRING DRIVE ⁶	\$497,500		2017	2,319	\$215
1727 E BUCK RIDGE PLACE ⁸	\$499,500		2000	2,580	\$194
10781 N DELLA VITA PLACE ¹	\$599,000		2008	2,152	\$278
10770 N DELLA VITA PLACE ⁵	\$649,000		2014	2,603	\$249
2551 E DELLA ROCCIA COURT ⁵	\$699,950		2010	2,603	\$269
7102 N CORRIDA DE VENADO ¹	\$800,000		1965	4,174	\$192
9810 N CARODERA CANYON PLACE ¹⁴	\$1,700,000		2002	5,420	\$314
II. ACTIVE CONTINGENT (UNDER CONTRACT)					
1701 E DEER HOLLOW LOOP ¹	\$334,900		1991	2,336	\$143
1791 DEER HOLLOW LOOP ³	\$344,995		1991	1,849	\$187
1522 E CHAROULEAU PLACE ³	\$350,000		1994	2,592	\$135
1340 E RAMS HILL DRIVE ¹	\$450,000		1987	2,169	\$207
1731 E CALLE DEL VASO ¹	\$970,000		1997	3,972	\$244
III. SOLD (10/24/17 - 4/24/18)					
1677 E DEER HOLLOW LOOP	\$199,900	\$226,000	1992	1,310	\$173
2215 E STONE STABLE DRIVE	\$235,000	\$227,000	2006	1,463	\$155
1439 E DESERT STARLING LANE	\$250,000	\$245,000	1989	1,973	\$124
11248 N FLAT GRANITE DRIVE	\$249,000	\$246,500	1997	1,630	\$151
2443 E SKIPPING ROCK WAY	\$275,000	\$270,000	1998	1,873	\$144
1785 E DEER HOLLOW LOOP	\$280,000	\$271,500	1991	1,640	\$166
11347 N GRAY BOULDER COURT	\$279,900	\$280,000	2000	1,873	\$149
1665 DEER HOLLOW LOOP	\$289,999	\$289,999	1992	1,621	\$179
1610 E DEER SHADOW LANE	\$324,900	\$306,000	1992	2,418	\$127
1650 E DEER SHADOW LANE	\$344,900	\$344,900	1992	2,418	\$143
9990 N BIGHORN BUTTE DRIVE	\$379,000	\$365,600	1993	1,900	\$192
10170 N ALDER SPRING DRIVE	\$375,000	\$373,000	1995	2,025	\$184
10305 N ALDER SPRING DRIVE	\$375,000	\$375,000	1988	2,087	\$180
9918 N BIGHORN BUTTE DRIVE	\$424,990	\$415,000	1989	2,766	\$150
10185 N CARRISTO DRIVE	\$425,000	\$420,000	1987	2,874	\$146
9966 N BIGHORN BUTTE DRIVE	\$445,000	\$460,000	1989	2,543	\$181
10265 N CARRISTO DRIVE	\$475,000	\$485,000	1994	2,329	\$208
1360 E RAMS HILL DRIVE	\$500,000	\$505,000	1987	2,393	\$211
1775 E BUCK RIDGE PLACE	\$520,000	\$507,000	1996	2,695	\$188
9815 N LA RESERVE PLACE	\$575,000	\$560,000	1998	2,854	\$196
1751 E BUCK RIDGE PLACE	\$669,900	\$630,000	1996	3,380	\$186
1661 E CRIMSON CANYON PLACE	\$800,000	\$790,000	1993	3,686	\$214
1798 E BUCK RIDGE PLACE	\$859,000	\$820,000	1996	2,786	\$294

*Information is deemed to be reliable, but not guaranteed. MLS May 2018. Listing Broker: 1) Long Realty, 2) Keller Williams, 3) Tierra Antigua
4) Tycor Realty, 5) Engel & Volkers, 6) At Home Tucson Realty, 7) WeMove, 8) Sotheby's, 9) ReMax, 10) Douglas Realty, 11) Wintz Realty
12) Realty Executives 13) OMNI Homes, 14) Coldwell Banker 15) HomeSmart, 16) Win3 Realty, 17) Congress Realty