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Lisa BAYLESS



## Your Neighborhood Pulse

Issue 43, Zone 4 (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! 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!

### 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.

### YOUR NEIGHBORHOOD UPDATE...

Highlighted below is an analysis of the housing market in the Rivers Edge & Monterra neighborhoods. These are comparable Oro Valley neighborhoods located close to one another. Over the last six (6) months, fourteen (14) homes have sold, with an average selling price of \$312,061. Five (5) homes are currently for sale, and they have an average asking price of \$294,080. These active properties have a fairly wide range of asking prices varying from \$259,000 to \$352,500.

HOMES THAT HAVE SOLD	
Average Sold Price	\$312,061
Average Sold Price / Sq. Ft.	\$156
Avg. Days on The Market	50
Lowest Sold Price	\$252,500
Highest Sold Price	\$397,860
HOMES ON THE MARKET	
Average Asking Price	\$294,080
Avg. Asking Price / Sq. Ft.	\$145
Avg. Days on The Market	34
Lowest Asking Price	\$259,000
Highest Asking Price	\$352,500

See the activity report on the following page for details



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**OVER**

REAL ESTATE MARKET ACTIVITY REPORT*					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
<b>I. ACTIVE AS OF 5/01/18</b>					
313 W RIDGE PEAK ROAD <sup>4</sup>	\$259,000		2001	1,868	\$139
519 W SILVERTIP ROAD <sup>7</sup>	\$269,900		1999	1,634	\$165
299 W AJAX PEAK ROAD <sup>15</sup>	\$275,000		1997	2,035	\$135
341 W AJAX PEAK ROAD <sup>4</sup>	\$314,000		1997	2,204	\$142
10855 N AVENIDA VALLEJO <sup>1</sup>	\$352,500		2013	2,450	\$144
<b>II. UNDER CONTRACT</b>					
313 W AJAX PEAK ROAD <sup>1</sup>	\$254,900		1997	1,730	\$147
328 W AJAX PEAK ROAD <sup>1</sup>	\$275,000		1997	2,029	\$136
329 W SPEARHEAD ROAD <sup>14</sup>	\$289,000		1997	2,009	\$144
11213 N PLATTE DRIVE <sup>4</sup>	\$299,000		1997	2,204	\$136
11255 N PLATTE DRIVE <sup>3</sup>	\$325,000		1997	2,035	\$160
10709 N HEWITT PLACE <sup>1</sup>	\$349,000		2008	2,033	\$172
10772 N CHAPIN COURT <sup>10</sup>	\$494,000		2008	2,722	\$181
<b>II. CLOSED (11/01/17 - 5/01/18)</b>					
356 W PLATEAU ROAD	\$260,000	\$252,500	2001	1,634	\$155
362 W SPEARHEAD ROAD	\$279,000	\$270,000	1996	1,849	\$146
338 W PLATEAU ROAD	\$276,000	\$276,000	2001	1,868	\$148
513 APEX COURT	\$299,000	\$287,500	1998	2,009	\$143
345 W WHEELER ROAD	\$299,500	\$290,000	1997	1,849	\$157
11420 N SAWTOOTH ROAD	\$300,000	\$290,000	1997	1,849	\$157
11751 N QUANDRY DRIVE	\$299,900	\$295,000	1999	2,011	\$147
365 W SPEARHEAD ROAD	\$304,900	\$302,500	1997	1,802	\$168
11696 N TESKOW DRIVE	\$304,900	\$305,000	1998	1,849	\$165
10691 N HEWITT PLACE	\$334,950	\$322,500	2006	2,722	\$118
11907 N MONTERRA VISTA DRIVE	\$350,000	\$340,000	1999	2,507	\$136
202 E BREARLEY DRIVE	\$360,000	\$365,000	2006	2,363	\$154
11468 N SAWTOOTH ROAD	\$359,900	\$375,000	1997	1,890	\$198
10780 N CHAPIN COURT	\$399,900	\$397,860	2007	2,033	\$196

\*Information is deemed to be reliable, but not guaranteed. MLS May 2018. This is not intended to solicit a currently listed home.  
Listing Broker: 1) Long Realty 2) ReMax 3) Tierra Antigua 4) Coldwell Banker 5) Realty Executives 6) HomeSmart 7) Keller Williams 8) Paul McComb  
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