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Lisa BAYLESS



Your Neighborhood Pulse

Issue 44, Zone 5 (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! 7300 N Sunset Canyon Drive (\$1,900,000).

Best views Tucson has to offer! Panoramic mountain & city light views from every room in this renovated home on over 7 acres overlooking the National Forest. Located in a prestigious gated community, this 4 BD + office (6,099sqft) home with 5 car garage, tennis court and pool/spa is like no other. **IEWS, WIEWS, VIEWS!** MLS # 21804867

ORO VALLEY UPDATE...

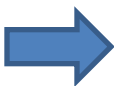
In Oro Valley, the median price of sold homes was \$285,000 for the month of March 2018, down 3% from March 2017. Year-to-date there were 217 closings, virtually unchanged from year-to-date 2017. Active inventory was 272, a 5% decrease from March 2017. Months of inventory was 3.2, up from 3.1 in March 2017. Oro Valley had 107 new properties under contract in March 2018, down 12% from March 2017.

YOUR NEIGHBORHOOD HOME SALES...

Highlighted below is an analysis of ten (10) comparable subdivisions in Oro Valley. Your home is located in one of the ten. These subdivisions are all located north of Tangerine between 1st Ave. and La Canada. In these community areas over the last six months nine (9) homes have sold with an average selling price of \$590,661. Twenty (20) homes are currently on the market with an average asking price of \$653,550. These active properties have a fairly wide range of asking prices varying from \$450,000 to \$940,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$590,66
Average Sold Price / Sq. Ft.	\$191
Avg. Days on The Market	60
Lowest Sold Price	\$405,000
Highest Sold Price	\$862,500
HOMES ON THE MARKET	
Average Asking Price	\$653,550
Avg. Asking Price / Sq. Ft.	\$199
Avg. Days on The Market	100
Lowest Asking Price	\$450,000
Highest Asking Price	\$940,000

See a list of the above homes on the reverse page



This is not intended to solicit a currently listed home

OVER



YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. CURRENTLY FOR SALE AS OF 5/09/18					
12069 N WASHBED DRIVE 4	\$450,000		2004	2,300	\$196
12561 N RED EAGLE DRIVE 2	\$495,000		2006	3,541	\$140
1177 W WHITE DIAMOND LANE 2	\$499,999		2005	2,675	\$187
12739 N RED EAGLE DRIVE 12	\$515,000		2005	2,675	\$193
12669 N RED EAGLE DRIVE 10	\$529,900		2006	3,590	\$148
12066 N COPPER SPRINGS TRAIL 1	\$539,900		2001	3,078	\$175
955 W PLACITA LUNA BONITA 1	\$542,500		2001	2,797	\$194
12097 N SOLITUDE RIDGE PLACE 1	\$559,000		2001	2,956	\$189
12087 N SLIDING ROCK PLACE 1	\$579,000		1999	2,346	\$247
12095 N COPPER SPRING TRAIL 8	\$595,000		1996	2,897	\$205
960 W SILVER SPRING PLACE 1	\$598,000		1997	3,306	\$181
12792 N COPPER SPRING TRAIL 1	\$619,900		2007	2,914	\$213
1075 W IRONWOOD VALLEY DRIVE 1	\$649,000		2002	3,713	\$175
1020 W GREEN PEBBLE DRIVE 4	\$675,000		2006	3,541	\$191
408 W COYOTE MOON PLACE 15	\$810,000		2005	3,964	\$204
12137 N SOLITUDE RIDGE PLACE 6	\$829,000		2002	4,627	\$179
12301 N CLOUD RIDGE DRIVE 1	\$839,900		2000	3,536	\$238
12232 N CLOUD RIDGE DRIVE 2	\$865,000		2003	3,859	\$224
585 W RED MOUNTAIN PLACE 11	\$939,900		2005	4,108	\$229
1160 W REFLECTION RIDGE PLACE 1	\$940,000		2002	3,346	\$281
II. UBDER CONTRACT					
12707 N MORGAN RANCH ROAD 1	\$499,000		2003	3,263	\$153
1219 W ACANTHUS PLACE 1	\$510,000		2004	2,300	\$222
736 W SEDONA RIDGE PLACE 1	\$552,500		2007	2,903	\$190
12640 N YELLOW BIRD ROAD 7	\$557,500		2006	3,541	\$157
816 W SEDONA RIDGE PLACE 4	\$564,000		1998	2,620	\$215
12328 N REFLECTION RIDGE DRIVE 1	\$699,000		2001	3,206	\$218
III. CLOSED (11/09/17 - 5/09/18)					
12651 N ROCK CREEK ROAD	\$409,900	\$405,000	2002	2,680	\$151
12750 N PIPING ROCK ROAD	\$499,900	\$490,000	2004	3,263	\$150
12477 N PIPING ROCK ROAD	\$500,000	\$493,000	1999	2,594	\$190
990 W PAINTED CLOUDS PLACE	\$525,000	\$512,000	2001	2,647	\$193
12597 N RED EAGLE DRIVE	\$549,900	\$525,000	2006	3,541	\$148
12270 N COPPER SPRING TRAIL	\$579,000	\$560,945	2000	3,215	\$174
705 W SEDONA RIDGE PLACE	\$679,000	\$667,500	2017	3,010	\$222
12516 N COPPER SPRING TRAIL	\$817,500	\$800,000	2006	3,264	\$245
12178 N RED MOUNTAIN DRIVE	\$889,900	\$862,500	2003	3,479	\$248

Information deemed reliable, but not guaranteed. MLS May 2018. This is not intended to solicit a currently listed home. Listing Broker: 1) Long Realty 2) Coldwell Banker, 3) Keller Williams, 4) Tierra Antigua, 5) Century 21, 6) Sotheby's, 7) Realty Exec., 8) HomeSmart, 9) WeMoveTucson.com 10) Exp Realty 11) AZ Realty & Rentals, 12) Redfin Tucson, 13) Mountain Lake Realty 14) ReMax 15) Kinonen Real Estate Advisors