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Your Neighborhood Pulse

Issue 42, Zone 6 (March 2018)

LISA'S "PULSE REPORT"

WHAT THE INSPECTORS INSPECT....

After a home receives an accepted offer the buyer has 10 days to complete inspections. Inspections are a sure thing and are a buyer expense. This can be an emotional time for a seller as it's like a complete medical exam for your home with a cat scan. Here's a brief overview of what to expect.

Home Inspection: A licensed home inspector will conduct a comprehensive home inspection. Areas examined include a home's exterior, plumbing, electrical, hvac, living areas, kitchen, bathrooms, laundry and garage. Home inspections usually take several hours.

Termites: A licensed termite company will examine the exterior and interior of the home for termites and evidence of water damage.

Pool: A pool inspector will examine the pool area and associated equipment. Pool barriers will also be examined.

Roof: The home inspector and often a licensed roofer will examine the entire roof.

HVAC: Often a licensed HVAC company will evaluate the HVAC to ensure the equipment is properly functioning.

Irrigation: An irrigation company may test the entire irrigation system and all related equipment.

Other: The buyer may conduct all desired inspections to determine the condition of the premises...

Don't panic. Get in front of a problem instead of being overwhelmed... Fix known problems before placing your home on the market. Your home's imperfections may not bother you but I can assure you they will bother your buyer. Make your house, not its flaws, the focus. **Not sure where to start? Give me a call. This is not my 1st time at the rodeo.**

ORO VALLEY UPDATE...

In Oro Valley, the median price of sold homes was \$320,000 for the month of February 2018, up 24% from February 2017. Year-to-date 2018 there were 130 closings, a 5% increase from year-to-date 2017. Active inventory was 275, a 5% decrease from February 2017. Months of inventory was 3.8, down from 4.2 in February 2017. Oro Valley had 78 new properties under contract in February 2018, down 6% from February 2017.

ORO VALLEY COUNTRY CLUB UPDATE

Highlighted below is an analysis of the housing market in Oro Valley Country Club. This analysis is limited to single family homes. In Oro Valley Country Club over the last six months fourteen (14) homes have sold, and they had an average selling price of \$435,189. Twelve (12) homes are actively for sale, and they have an average asking price of \$568,000. These active properties have a fairly wide range of asking prices varying from \$250,000 to \$1,090,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$435,189
Average Sold Price / Sq. Ft.	\$177
Avg. Days on The Market	85
Lowest Sold Price	\$180,500
Highest Sold Price	\$765,000
HOMES ON THE MARKET	
Average Asking Price	\$568,000
Avg. Asking Price / Sq. Ft.	\$186
Avg. Days on The Market	70
Lowest Asking Price	\$250,000
Highest Asking Price	\$1,090,000



Not intended to solicit a currently listed home

OVER

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ORO VALLEY COUNTRY CLUB REAL ESTATE ACTIVITY REPORT

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 3/12/18					
160 E CAROLWOOD DRIVE ⁹	\$250,000		1992	1,776	\$141
10055 N ROXBURY DRIVE ¹³	\$300,000		1992	2,588	\$116
9768 N GOLDEN SUN DRIVE ¹	\$349,000		1996	2,120	\$165
730 W GOLF VIEW DRIVE ⁵	\$465,000		1972	2,865	\$162
81 W GREENOCK DRIVE ²	\$469,000		1977	2,881	\$163
440 W ORANGO PLACE ²	\$475,000		1973	2,681	\$177
80 W GREENOCK DRIVE ⁷	\$525,000		1972	2,976	\$176
720 W BANGALOR DRIVE ¹	\$565,000		1980	2,783	\$203
27 E GOLDEN SUN PLACE ¹	\$569,000		1997	2,875	\$198
285 W ORO VALLEY ⁹	\$764,000		1965	3,369	\$227
740 W BANGALOR DRIVE ⁵	\$995,000		2002	4,084	\$244
635 W ATUA PLACE ¹	\$1,090,000		1977	4,157	\$262
II. UBDER CONTRACT					
80 E CAROLWOOD DRIVE ¹³	\$250,000		1992	1,805	\$139
9631 N CALLE BUENA VISTA ⁶	\$425,000		1978	2,136	\$199
620 W BANGALOR DRIVE ⁶	\$490,000		1982	2,800	\$175
590 W ATUA PLACE ¹⁰	\$549,000		1988	2,604	\$211
175 W ORO VALLEY DRIVE ¹¹	\$610,000		1982	4,617	\$132
645 W GOLF VIEW DRIVE ³	\$689,000		1968	3,023	\$228
III. CLOSED (3/12/17 - 3/12/18)					
241 E SUNTREE STREET	\$189,000	\$180,500	1988	1,307	\$138
210 E RIDGELAND STREET	\$199,900	\$195,500	1992	1,232	\$159
231 E SUNTREE STREET	\$214,975	\$210,000	1986	1,530	\$137
10000 N ROXBURY DRIVE	\$260,000	\$254,000	1992	1,819	\$140
71 E WINDHILL DRIVE	\$329,800	\$322,650	1994	2,588	\$125
260 W GREENOCK DRIVE	\$372,500	\$372,500	1960	2,159	\$173
970 W LANDORAN LANE	\$475,000	\$445,000	1971	2,663	\$167
235 W GREENOCK DRIVE	\$499,000	\$445,000	1972	1,959	\$227
139 E SILVERSTONE PLACE	\$455,000	\$447,500	2002	2,575	\$174
375 W ATUA PLACE	\$575,000	\$525,000	1991	3,280	\$160
720 W GOLF VIEW DRIVE	\$563,900	\$530,000	1969	3,300	\$161
485 W ATUA PLACE	\$675,000	\$650,000	1980	3,335	\$195
10 E LOCH LOMOMD PLACE	\$829,000	\$750,000	2004	2,486	\$302
270 E ORO VALLEY DRIVE	\$789,000	\$765,000	2000	3,398	\$225

*Information deemed reliable, but not guaranteed. MLS March 2018. Listing Broker: 1) Long Realty 2) Keller Williams
 3) Coldwell Banker 4) Russ Lyon Sothebys Int Realty 5) Tierra Antigua 6) ReMax 7) HomeSmart 8) Yarbrough Realty
 9) Realty Executives 10) We Move Tucson.com 11) Neal Manning Co 12) Lynn Kline Realty 13) Exp Realty