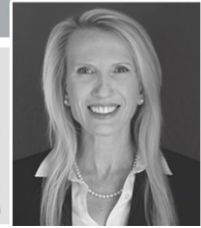




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Lisa BAYLESS



## Your Neighborhood Pulse

Issue 24, Zone 7 (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 FULL PRICE! 953 E Grass Meadow Drive (\$235,000) (\$192/sqft).** Recently updated 2BD/2BA Kensington model home on a premium corner lot. Too many upgrades to mention. Private brick patio and professional landscaping.

Want similar results? Call me!

### ORO VALLEY 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 2018 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.

### SUN CITY HOME SALES UPDATE...

**Below is an analysis of all home sales in Sun City Oro Valley. This analysis excludes homes that have an accepted offer and are under contract.** Over the past two months, forty-seven (47) homes have sold, with an average selling price of \$291,360. Seventeen (17) homes are currently for sale, and they have an average asking price of \$307,503. These active properties have a fairly wide range of asking prices varying from \$214,900 to \$470,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$280,177
Average Sold Price / Sq. Ft.	\$170
Avg. Days on The Market	32
Lowest Sold Price	\$195,000
Highest Sold Price	\$473,000
HOMES ON THE MARKET	
Average Asking Price	\$287,172
Avg. Asking Price / Sq. Ft.	\$171
Avg. Days on The Market	74
Lowest Asking Price	\$189,520
Highest Asking Price	\$363,500

See reverse side for detailed information.



Not intended to solicit properties currently listed

OVER

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
<b>I. ACTIVE AS OF 5/13/18</b>					
14045 N DESERT BUTTE DRIVE 5	\$214,900		1986	1,308	\$164
908 E SEDONA PLACE 18	\$227,000		1995	1,371	\$166
2211 E JONQUIL STREET 19	\$235,000		1993	1,288	\$182
13875 N SUTHERLAND WASH WAY 4	\$247,500		1995	1,563	\$158
14711 N WINDSHADE DRIVE 6	\$255,000		1990	1,524	\$167
14571 N LINE POST LANE 1	\$260,000		1987	1,304	\$199
1829 E ROYAL RIDGE WAY 1	\$269,000		1994	2,046	\$131
14339 N CHOCTAW DRIVE 4	\$280,250		1989	1,582	\$177
14680 N SUN CITY BOULEVARD 4	\$297,500		1989	1,636	\$182
14680 N SUN CITY BOULEVARD 4	\$297,500		1989	1,636	\$182
14735 N WONDERVIEW DRIVE 5	\$315,000		1992	1,779	\$177
14329 N SILKWIND WAY 1	\$325,000		1989	1,681	\$193
14185 N FAWN BROOKE DRIVE 1	\$330,000		1992	1,766	\$187
14247 N FAWN BROOKE DRIVE 1	\$339,000		1992	1,870	\$181
14092 N TRADE WINDS WAY 2	\$363,500		1991	1,955	\$186
1916 E SINGING BOW WAY 1	\$369,000		1991	1,846	\$200
1084 E RITZ COURT 1	\$429,900		1995	2,512	\$171
14430 N LOST ARROW DRIVE 1	\$470,000		1992	2,251	\$209
<b>III. CLOSED (3/13/18 - 5/13/18)</b>					
14256 N TRADE WINDS WAY	\$219,000	\$207,000	1992	1,190	\$174
2311 E MONTROSE CANYON	\$220,000	\$215,000	1994	1,463	\$147
1014 E SEVEN PALMS DRIVE	\$249,394	\$217,500	1989	1,524	\$143
1055 E COACHWOOD DRIVE	\$229,500	\$220,000	1989	1,524	\$144
14350 N RUSTY GATE TRAIL	\$220,500	\$220,500	1990	1,464	\$151
2379 E NASTURTIUM STREET	\$235,000	\$225,000	1993	1,418	\$159
958 E COACHWOOD DRIVE	\$229,000	\$229,000	1989	1,304	\$176
2210 E RUELLA DRIVE	\$224,900	\$230,000	1992	1,190	\$193
14022 N TRADE WINDS WAY	\$225,000	\$232,000	1992	1,190	\$195
858 E CROWN RIDGE DRIVE	\$244,900	\$232,750	1990	1,304	\$178
953 E GRASS MEADOW PLACE	\$235,000	\$235,000	1995	1,221	\$192
14359 N SPANISH GARDEN LANE	\$238,000	\$238,000	1987	1,308	\$182
2347 E NASTURTIUM STREET	\$242,000	\$238,000	1993	1,418	\$168
1670 E FIREFLY COURT	\$239,900	\$239,900	1989	1,328	\$181
14735 N PALMWOOD DRIVE	\$254,950	\$245,000	1994	1,524	\$161
14564 N LONE WOLF LANE	\$255,000	\$247,000	1987	1,524	\$162
14425 N CROWN POINT DRIVE	\$250,000	\$250,000	1987	1,304	\$192
2335 E MONTROSE CANYON DRIVE	\$267,500	\$259,312	1995	1,463	\$177
14307 N RUSTY GATE TRAIL	\$265,000	\$260,000	1987	1,753	\$148
1028 E COACHWOOD DRIVE	\$269,000	\$260,000	1989	1,750	\$149
14061 N CIRRUS HILL DRIVE	\$269,900	\$261,000	1991	1,499	\$174
14481 N CHALK CREEK DRIVE	\$279,000	\$265,000	1987	2,395	\$111
986 E CROWN RIDGE DRIVE	\$270,000	\$265,000	1990	1,524	\$174
979 E SEVEN PALMS DRIVE	\$285,000	\$277,500	1990	1,557	\$178
2413 E AGAPANTHUS STREET	\$288,500	\$279,500	1994	1,779	\$157
2220 E RUELLA DRIVE	\$275,900	\$280,000	1993	1,499	\$187
1148 E ROYAL OAK ROAD	\$289,000	\$284,900	1995	1,686	\$169
13972 N TRADE WINDS WAY	\$289,900	\$285,000	1993	1,499	\$190
959 E DESERT GLEN	\$287,400	\$287,400	1990	1,777	\$162
1740 E CHALK CREEK COURT	\$299,750	\$290,000	1987	1,750	\$166
1091 E BALMORAL PLACE	\$295,000	\$290,500	1995	1,700	\$171
14715 N DESERT ROCK DRIVE	\$319,000	\$305,000	1994	1,858	\$164
951 E COACHWOOD DRIVE	\$309,000	\$309,000	1990	1,524	\$203
14351 N ALAMO CANYON DRIVE	\$317,000	\$312,000	1988	1,750	\$178
13865 N SUTHERLAND WASH WAY	\$329,500	\$329,500	1994	1,948	\$169
14559 N LOST ARROW DRIVE	\$325,000	\$331,000	1993	1,962	\$169
14532 N ALAMO CANYON DRIVE	\$345,000	\$335,000	1988	1,790	\$187
1879 E SOMNOLENT WAY	\$340,000	\$340,000	1994	1,766	\$193
871 E DESERT GLEN DRIVE	\$375,000	\$365,000	1992	1,941	\$188
14518 N CHOCTAW DRIVE	\$369,000	\$372,000	1989	1,750	\$213
1352 E MULE TRAIN DRIVE	\$375,000	\$380,000	1992	1,881	\$202
13682 N PIMA SPRING WAY	\$345,000	\$384,600	1995	2,010	\$191
1822 E LONE RIDER WAY	\$429,900	\$400,000	1993	2,516	\$159
2116 E BIGHORN MOUNTAIN DRIVE	\$404,950	\$405,000	1995	2,152	\$188
1955 E SINGING BOW WAY	\$425,000	\$431,065	1992	2,190	\$197
13838 N LOBELIA WAY	\$439,000	\$455,000	1994	2,152	\$211
14170 N FAWN BROOKE DRIVE	\$473,000	\$473,000	1992	2,261	\$209

\* 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) Wildcat Country, 9) Congress, 10) Foothills, 11) Craig Colling, 12) Lennar Properties

13) Net Properties 14) Win3Realty 15) State Territory Realty 16) Realty ONE 17) Flat List RE 18) Neal Manning Co. Realtors 19) United Real Estate