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Lisa  
BAYLESS



## Your Neighborhood Pulse

Issue 44, Zone 8 (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! 12998 N Ocotillo Point Place (405,000)**  
**\$190/SQFT** Sensational, east facing 3BD/2BA (2,131sf) home sits on a cul-de-sac & backs up to common area providing privacy & unobstructed mountain views! (MLS# 21728032)

### DOVE MOUNTAIN UPDATE...

In Dove Mountain, the median price of sold homes was \$299,375 for the month of March 2018, down 6% from March 2017. There were 32 closings in March 2018, a 14% increase from March 2017. Active inventory was 95, a 36% decrease from March 2017. Months of inventory was 3.0, down from 5.3 in March 2017. Dove Mountain had 38 new properties under contract in March 2018, down 3% from March 2017.

### YOUR NEIGHBORHOOD UPDATE...

Below is an analysis of three (3) communities in Dove Mountain including: **The Preserve, Quail Crossing & Bluffs at Dove Mountain**. This analysis excludes brand new construction. Over the last three months, twenty-four (24) homes have sold, with an average selling price of \$293,964. Nineteen (19) homes are currently for sale, and they have an average asking price of \$415,563. These active properties have a fairly-wide range of asking prices varying from \$255,000 to \$600,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$293,964
Average Sold Price / Sq. Ft.	\$151
Avg. Days on The Market	54
Lowest Sold Price	\$162,750
Highest Sold Price	\$517,000
HOMES ON THE MARKET	
Average Asking Price	\$415,563
Avg. Asking Price / Sq. Ft.	\$160
Avg. Days on The Market	57
Lowest Asking Price	\$255,000
Highest Asking Price	\$600,000

See reverse side for detailed information

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OVER

Not intended to solicit properties currently listed properties

**THE PRESERVE, QUAIL CROSSING & BLUFFS AT DOVE MOUNTAIN MARKET ACTIVITY REPORT \*\***

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLAR / SQ FT
<b>I. ACTIVE AS OF 5/01/18</b>					
12611 N GENTLE RAIN DRIVE 16	\$255,000		2005	1,964	\$130
5030 W WILD BURRO SPRING DRIVE	\$267,900		2003	2,260	\$119
4851 W SAGUARO POINT PLACE 1	\$279,900		1999	2,016	\$139
5104 W NEW SHADOW WAY	\$325,000		2005	2,086	\$156
13079 N KENOSHA BLUFF DRIVE 1	\$329,000		2003	2,537	\$130
12961 N HIGH HAWK DRIVE 4	\$342,000		2001	2,333	\$147
12702 N NEW REFLECTION DRIVE 1	\$345,000		2006	2,203	\$157
12395 N GOLDEN MIRROR DRIVE 1	\$380,000		2010	2,120	\$179
12962 N OCOTILLO POINT PLACE	\$410,000		2004	2,760	\$149
12371 N LOST SHADOW COURT 14	\$415,000		2007	2,338	\$178
13154 N HIGH HAWK DRIVE 5	\$425,000		2004	2,780	\$153
12410 N GOLDEN MIRROR	\$435,000		2011	2,577	\$169
12675 N SUNRISE SHADOW DRIVE	\$450,000		2013	2,958	\$152
12446 N GOLDEN MIRROR DRIVE	\$509,000		2008	2,904	\$175
12317 N FALLEN SHADOWS DRIVE	\$519,000		2006	3,290	\$158
12355 N FALLEN SHADOWS DRIVE 6	\$525,000		2006	2,797	\$188
4797 W NEW SHADOW WAY	\$539,000		2015	2,415	\$223
12316 N FALLEN SHADOWS DRIVE 1	\$549,900		2006	3,416	\$161
5237 W NEW SHADOW WAY	\$600,000		2005	3,290	\$182
<b>II. UNDER CONTRACT</b>					
5434 W FRESNAL CANYON PLACE	\$229,000		2000	1,738	\$132
5040 W TIPPERARY LANE	\$275,000		2004	2,338	\$118
12707 N GENTLE RAIN DRIVE	\$285,000		2008	1,964	\$145
12837 N SUZIO COURT	\$290,000		2004	2,198	\$132
12329 N LOST SHADOW COURT	\$292,500		2005	1,955	\$150
12763 N NEW REFLECTION DRIVE	\$298,500		2006	1,964	\$152
12075 N GOLDEN MIRROR DRIVE	\$299,500		2013	1,980	\$151
12037 N MEDITATION DRIVE	\$304,999		2013	1,900	\$161
12596 N NEW REFLECTION DRIVE	\$315,000		2005	2,353	\$134
12720 N NEW REFLECTION DRIVE	\$319,000		2006	2,165	\$147
12945 N HIGH HAWK DRVE	\$349,900		2002	2,333	\$150
12852 N BASS CANYON DRIVE	\$367,500		2004	2,338	\$157
12667 N FALLEN SHADOWS DRIVE	\$379,900		2012	2,616	\$145
12940 N OCOTILLO BLUFF PLACE	\$410,000		2004	2,455	\$167
12491 N SUNRISE SHADOW DRIVE	\$450,000		2013	2,958	\$152
12364 N MEDITATION DRIVE	\$469,000		2012	3,558	\$132
12633 N FALLEN SHADOWS DRIVE	\$555,000		2010	2,760	\$201
<b>III. SOLD (2/01/18 - 5/01/18)</b>					
5476 W DURHAM HILLS STREET	\$200,000	\$162,750	1998	1,650	\$99
5527 W PANTHER BUTTE STREET	\$177,000	\$174,000	1997	1,297	\$134
5553 W GUILD SPRINGS STREET	\$199,995	\$199,995	1999	1,285	\$156
12895 N SUZIO MOUNTAIN ROAD	\$207,900	\$205,000	1999	1,650	\$124
12966 N SUZIO MOUNTAIN ROAD	\$219,000	\$215,000	1998	1,738	\$124
12969 N CHIEF BUTTE PLACE	\$220,000	\$217,000	1998	1,928	\$113
5441 W COCHIE SPRINGS STREET	\$259,000	\$249,000	1999	1,422	\$175
4847 W SAGUARO POINT PLACE	\$249,900	\$249,900	1999	1,803	\$139
12591 N GENTLE RAIN DRIVE	\$269,900	\$265,000	2005	1,687	\$157
4796 W PIER MOUNTAIN PLACE	\$274,999	\$270,000	2000	1,541	\$175
12073 N MEDITATION DRIVE	\$285,000	\$280,000	2013	1,954	\$143
12856 N SUZIO COURT	\$279,900	\$282,500	2004	2,156	\$131
12711 N GENTLE RAIN DRIVE	\$295,000	\$285,000	2008	1,964	\$145
13271 N HIGH HAWK DRIVE	\$285,000	\$285,000	2004	2,112	\$135
12892 N MESOZOIC DRIVE	\$295,000	\$289,000	2004	2,086	\$139
5065 W BASS BUTTE LANE	\$298,900	\$296,000	2005	2,198	\$135
12570 N GENTLE RAIN DRIVE	\$305,000	\$305,000	2005	1,964	\$155
12582 N GENTLE RAIN DRIVE	\$322,500	\$305,000	2005	2,353	\$130
12630 N GENTLE RAIN DRIVE	\$315,000	\$315,000	2004	1,964	\$160
12672 N GENTLE RAIN DRIVE	\$330,000	\$325,000	2006	2,353	\$138
12998 N OCOTILLO POINT PLACE	\$409,500	\$405,000	2000	2,131	\$190
12322 N GOLDEN MIRROR DRIVE	\$468,000	\$458,000	2007	2,760	\$166
12543 N FALLEN SHADOWS DRIVE	\$500,000	\$500,000	2014	2,272	\$220
12589 N FALLEN SAHDOWS DRIVE	\$529,000	\$517,000	2014	2,181	\$237

\*Information deemed reliable, but not guaranteed. MLS May 2018. Not intended to solicit a currently listed home. Listing Broker: 1) Long, 2) Tycor 3) Tierra Antigua 4) Coldwell Banker 5) RE/Max, 6) Keller Williams 7) Excelsior 8) Gene D. Cox, 9) HomeSmart 10) Realty Exec.,11) Centra Realty 12) Home Sellers 13) Integra Group 14) Bott-N-Sold Realty 15) Fort Lowell Realty & Propp Mgmt 16) Century 21 17) Key Realty Group 18) Cerrera Real Estate 19) Russ Lyon Sothebys 20) 1<sup>st</sup> Heritage 21) Goldsmith Real Estate 22) Exp Realty 23) Andy Courtney Properties 24) Desert Luna Realty 25) State Territory Realty