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Lisa  
BAYLESS



## Your Neighborhood Pulse

May 2018 (Issue 44, Zone 9)

### 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. **VIEWES!**

### LUXURY MARKET UPDATE

In the entire Tucson area, including Oro Valley & Marana the median price of luxury sold homes (valued \$800,000 or more) was \$925,000 for the month of March 2018, down 14% from March 2017. Year-to-date 2018 there were 55 closings, a 72% increase from Year-to-date 2017. Active inventory was 310, a 2% decrease from March 2017. Months of inventory was 15.5, down from 22.6 months in March 2017.

### ORO VALEY & MARANA LUXURY SALES

Highlighted below is an analysis of six (6) gated luxury subdivisions in Oro Valley & Marana including: **Stone Canyon, Honey Bee Ridge, Naranja Ridge, Saguaro Ranch, Canyon Pass, Dove Mountain Resort & The Gallery.** Your home is in one of the six (6). **This analysis is limited to luxury home sales \$800,000 and up and does not include new construction.** Over the last three months eleven (11) homes have sold and they had an average selling price of \$1,000,455. Forty-four (44) homes are currently for sale with an average asking price of \$1,536,325. These homes have a range of asking prices varying from \$825,000 to \$3,495,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$1,000,455
Average Sold Price / Sq. Ft.	\$249
Avg. Cumulative Days on Market	158
Lowest Sold Price	\$805,000
Highest Sold Price	\$1,500,000
HOMES ON THE MARKET	
Average Asking Price	\$1,536,325
Avg. Asking Price / Sq. Ft.	\$331
Avg. Days on The Market	190
Lowest Asking Price	\$825,000
Highest Asking Price	\$3,495,000

See reverse side for details on the above homes

#### GATED ORO VALLEY & MARANA LUXURY REAL ESTATE RECENT ACTIVITY REPORT \*\*

ADDRESS	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
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\* Not intended to solicit a property currently listed home

**ACTIVE AS OF 5/02/18**

5748 W SILENT WASH PLACE 1	\$825,000		2006	4,030	\$205
5784 W SILENT WASH PLACE 1	\$850,000		2007	4,168	\$204
14249 N HONEY BEE TRAIL 15	\$890,000		2000	5,927	\$150
13662 OLD FOREST TRAIL 7	\$899,000		2007	2,816	\$319
5772 W SILENT WASH PLACE 4	\$899,999		2007	3,741	\$241
4917 W DOVE NEST PLACE 7	\$925,000		2002	3,914	\$236
1132 W VISTOSO HIGHLANDS DRIVE 1	\$969,500		2001	3,932	\$247
1361 W TORTOLITA MOUNTAIN CIRCLE 2	\$995,000		2013	2,527	\$394
14244 N HONEY BEE TRAIL 1	\$995,000		2001	5,163	\$193
14451 N QUIET RAIN DRIVE 4	\$995,000		1999	3,789	\$263
14180 N SUNSET GALLERY DRIVE 1	\$997,000		2006	4,394	\$227
14005 N HONEY TREE PLACE 7	\$1,080,000		1997	4,895	\$221
6345 W SUNLIT BRIDGE PLACE 3	\$1,195,000		2014	2,308	\$518
1083 W VISTOSO HIGHLANDS DRIVE 1	\$1,195,000		2006	4,154	\$288
1215 WEATHERED STONE 2	\$1,198,000		2005	4,395	\$273
14465 N SUNSET GALLERY DRIVE 1	\$1,199,000		2009	3,355	\$357
13909 N COPPER SUNSET DRIVE 1	\$1,199,000		2009	4,595	\$261
14586 N HIGH DOVE PLACE 1	\$1,200,000		2003	3,978	\$302
1302 W STONE FOREST PLACE 11	\$1,249,000		2000	4,939	\$253
4670 W LONG RIDGE PLACE 1	\$1,249,000		2007	4,049	\$308
14551 N SHADED STONE PLACE 11	\$1,295,000		2009	3,550	\$365
14572 N SHADED STONE PLACE 239 15	\$1,300,000		2017	3,503	\$371
4519 W CUSH CANYON LOOP 1	\$1,325,000		2002	3,741	\$354
1945 W MOUNTAIN MIRAGE PLACE 1	\$1,349,000		2008	4,349	\$310
14564 N QUIET RAIN DRIVE 1	\$1,375,000		2003	5,869	\$234
454 W DREAM WEAVER DRIVE 2	\$1,395,000		2005	4,329	\$322
1901 W CESSNA WAY 1	\$1,395,000		2005	5,659	\$247
6385 W SUNLIT BRIDGE PLACE 3	\$1,395,000		2012	3,334	\$418
1205W WEATHERED STONE PLACE 16	\$1,525,000		2005	4,934	\$309
6063 W SEVEN SAGUAROS CIRCLE 1	\$1,595,000		2008	5,349	\$298
490 E CRESCENT MOON DRIVE 10	\$1,598,000		2016	3,296	\$485
238 E ALLTHORN PLACE 2	\$1,695,000		2000	5,973	\$284
14016 N DOVE CANYON PASS 1	\$1,695,000		2009	5,603	\$303
1106 TORTOLITA MOUNTAIN CIRCLE 165 1	\$1,850,000		2008	4,453	\$415
462 W TORTOLITA MOUNTAIN CIRCLE 1	\$1,875,000		2007	4,500	\$417
14575 N HIGH DOVE PLACE 1	\$1,949,000		2004	7,250	\$269
1091 TORTOLITA MOUNTAIN CIRCLE 171 1	\$1,950,000		2006	4,600	\$424
1272 W TWISTED MESQUITE PLACE 1	\$2,399,000		2002	6,622	\$362
14123 HOHOKAM VILLAGE PLACE 1	\$2,500,000		2002	5,945	\$421
13485 N OLD RANCH HOUSE ROAD 1	\$2,575,000		2007	5,391	\$478
13920 N COPPER SUNSET DRIVE 22	\$2,688,817		2007	5,035	\$534
14262 N GIANT SAGUARO PLACE 1	\$2,950,000		2002	6,609	\$473
13971 N JIMS DEADEND PLACE 1	\$3,425,000		2010	5,717	\$599
1130 W TORTOLITA MOUNTAIN CIRCLE 1	\$3,495,000		2009	7,876	\$444

**II. ACTIVE CONTINGENT (UNDER CONTRACT)**

14172 N HONEY BEE TRAIL 2	\$1,095,000		1997	3,812	\$287
4841 W LONE DOVE DRIVE 1	\$1,325,000		2007	4,491	\$295
15136 N GALLERY OVERLOOK PLACE 1	\$1,595,000		2009	3,678	\$434

**III. SOLD (2/02/18 - 5/02/18)**

14194 N GALLERY PLACE	\$819,000	\$805,000	2002	2,646	\$304
6342 W SUNLIT BRIDGE	\$899,000	\$840,000	2013	2,913	\$288
14313 N SILVER CLOUD DRIVE	\$870,000	\$850,000	1999	4,911	\$173
1651 W BEECH WAY	\$920,000	\$880,000	1997	4,305	\$204
14480 N SUNSET GALLERY DRIVE	\$925,000	\$925,000	2009	4,318	\$214
14401 N SUNSET GALLERY DRIVE	\$980,000	\$925,000	2007	3,500	\$264
13000 N LINDBERGH DRIVE	\$995,000	\$940,000	1997	4,797	\$196
1102 W VISTOSO HIGHLANDS DRIVE	\$995,000	\$970,000	2009	3,764	\$258
12045 N CUSH CAYTON PLACE	\$995,000	\$995,000	2007	5,143	\$193
4118 W CAYTON MOUNTAIN DRIVE	\$1,700,000	\$1,375,000	2006	5,743	\$239
535 E DUSTY VIEW DRIVE	\$1,575,000	\$1,500,000	2008	7,182	\$400

\*Information deemed reliable, but not guaranteed. MLS May 2018. Not intended to solicit a currently listed home. 1) Long Realty, 2) Sotheby's, 3) Dove Mountain, Realty, 4) Coldwell Banker, 5) Premier Stone Canyon Properties, 6) MTH Realty, 7) Keller Williams, 8) Re/Max, 9) Victoria Realty, 10) We MoveTucson.com, 11) Bowers Residential, 12) Aufmuth Fine Homes, 13) Gallery Properties, 14) Excelsior, 15) Realty Executives, 16) Tierra Antigua, 17) Century 21, 18) Tucson Prime, 19) Tucson Land & Home, 20) Mountain Lake Realty, 21) West USA Realty, 22) Exp Realty