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BAYLESS



Your Neighborhood Pulse

Issue 57, Zone 1 (August 2019)

ORO VALLEY 2019 MID YEAR UPDATE...

I thought you might find it interesting to look back at single family home sales in Oro Valley for the 1st half of 2019 as compared to 2018. This comparison provides an overview of the Oro Valley housing market's current condition as compared to the same time last year. So far this year, closed sale prices of single-family homes have ranged from \$146,000- \$1,950,000. Total market time, or the number of days a home took to sell, increased from 48 to 55 days. The median price of homes in Oro Valley increased +3% in the 1st half of 2019 as compared to 2018. Total sales increased +7% from 415 to 446. Wow! Oro Valley sellers and buyers are doing well this year!

The below chart summarizes this analysis.

| ORO VALLEY HOMES | (Jan. – Jun.) 2018 | (Jan. - Jun.) 2019 | % Change |
|------------------|-----------------------|-----------------------|-------------|
| Median Price | \$323,000 | \$330,000 | +3% |
| Number of Sales | 415 | 446 | +7% |
| Day on Market | 48 | 55 | 15% |

The Oro Valley housing market is moving in the right direction thus far in 2019! Prices and sales are up compared to last year. Outstanding! Looks like 2019 is going to be a good year for the housing market.

JUST CLOSED! 9791 N La Reserve Place (\$780,000)

Spectacular mountain and city views accentuate this luxurious 4BD/4BA (4,258 sq ft) Custom Contemporary nestled against the Catalina mountains offering views from every room!

Oro Valley Update...

Median price of sold homes was \$320,000 for the month of June 2019, down 2% from June 2018. Active inventory was 205, a 24% decrease from June 2018. Year-to-date 2019 there were 510 closings, a 7% increase from year-to-date 2018. Months of inventory was 2.2, down from 2.9 in June 2018. Oro Valley had 75 new properties under contract in June 2019, down 10% from June 2018.

Your Neighborhood Home Sales...

Highlighted below is an analysis of six (6) gated neighborhoods in Oro Valley including: Canada Hills Estates, Pusch Ridge Vistas, The Estates at High Mesa, Rancho Vistoso Ngh 11, Palisades Point, Vistoso Point. In my experience, a buyer, who wants a gated subdivision in Oro Valley will consider all the above neighborhoods. In these gated neighborhoods over the last six months seventeen (17) homes have sold with an average selling price of \$630,144. Thirteen (13) homes are currently on the market with an average asking price of \$854,303.

HOMES THAT HAVE SOLD

| | |
|------------------------------|-----------|
| Average Sold Price | \$630,144 |
| Average Sold Price / Sq. Ft. | \$194 |
| Avg. Days on The Market | 113 |
| Lowest Sold Price | \$415,000 |
| Highest Sold Price | \$915,000 |

HOMES ON THE MARKET

| | |
|-----------------------------|-------------|
| Average Asking Price | \$854,303 |
| Avg. Asking Price / Sq. Ft. | \$230 |
| Avg. Days on The Market | 162 |
| Lowest Asking Price | \$599,990 |
| Highest Asking Price | \$1,300,000 |

See reverse side for a list of all homes included above

*Not intended to solicit a currently listed home

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| YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT * | | | | | |
|---|-------------|-------------|------------|-------------|-----------------|
| STREET ADDRESS | LIST PRICE | SALES PRICE | YEAR BUILT | SQUARE FEET | DOLLARS / SQ FT |
| I. ACTIVE AS OF 8/03/19 | | | | | |
| 11570 N COPPERBELLE PLACE ¹⁶ | \$599,990 | | 2000 | 2,693 | \$223 |
| 1511 E PLACITA MESETA DORADA ¹ | \$625,000 | | 1998 | 2,515 | \$249 |
| 11157 N PUSCH RDIGE VISTAS DRIVE ⁸ | \$669,000 | | 2005 | 3,420 | \$196 |
| 10889 N PUSCH RIDGE VIEW PLACE ¹² | \$725,000 | | 2006 | 3,410 | \$213 |
| 13665 N PLACITA MONTANAS DE ORO ¹ | \$739,950 | | 1999 | 3,175 | \$233 |
| 10540 N STARSEARCHER PLACE ¹⁰ | \$769,000 | | 2003 | 3,969 | \$194 |
| 10835 N SUMMER MOON PLACE ¹ | \$824,000 | | 2001 | 3,445 | \$239 |
| 10685 N SUMMER MOON PLACE ⁶ | \$849,000 | | 1999 | 4,430 | \$192 |
| 1291 E PLACITA ORO FINO ³ | \$885,000 | | 2000 | 3,272 | \$270 |
| 10685 N ROCKY SLOPE PLACE ¹ | \$950,000 | | 1998 | 3,535 | \$269 |
| 10750 N SUMMER MOON PLACE ¹³ | \$1,075,000 | | 1998 | 5,363 | \$200 |
| 975 W DREAM CHASER COURT ¹⁷ | \$1,095,000 | | 2002 | 4,498 | \$243 |
| 1020 W DREAM CHASER COURT ² | \$1,300,000 | | 2001 | 4,846 | \$268 |
| II. UNDER CONTRACT | | | | | |
| 11515 N FLYING BIRD DRIVE ¹ | \$679,000 | | 1995 | 3,141 | \$216 |
| III. CLOSED (2/03/19 -8/03/19) | | | | | |
| 13899 N BOWCREEK SPRINGS PLACE | \$424,900 | \$415,000 | 2000 | 2,727 | \$152 |
| 971 W LONE MESQUITE | \$475,000 | \$475,000 | 2006 | 2,247 | \$211 |
| 13775 N KEYSTONE SPRINGS DRIVE | \$500,000 | \$480,000 | 2005 | 3,500 | \$137 |
| 13832 N JAVELINA SPRINGS PLACE | \$499,900 | \$488,000 | 2002 | 3,009 | \$162 |
| 1019 W LONE MESQUITE DRIVE | \$499,950 | \$499,950 | 2006 | 2,582 | \$194 |
| 1028 W LONE MESQUITE DRIVE | \$504,000 | \$500,000 | 2006 | 2,863 | \$175 |
| 655 W BRIGHT CANYON DRIVE | \$518,000 | \$508,000 | 2004 | 3,397 | \$150 |
| 10825 N SUMMER MOON PLACE | \$599,000 | \$575,000 | 2001 | 2,735 | \$210 |
| 11064 N PUSCH RIDGE VIEW PLACE | \$660,000 | \$650,000 | 2006 | 3,060 | \$212 |
| 13754 N KEYSTONE SPRINGS DRIVE | \$657,500 | \$657,500 | 1998 | 2,796 | \$235 |
| 10910 N STARGAZER DRIVE | \$709,000 | \$709,000 | 2001 | 3,421 | \$207 |
| 11590 N CIVANO PLACE | \$729,950 | \$710,000 | 1997 | 3,532 | \$201 |
| 1030 W DREAM CHASER COURT | \$799,000 | \$745,000 | 2004 | 3,560 | \$209 |
| 11553 N COPPERBELLE PLACE | \$799,950 | \$785,000 | 2001 | 3,315 | \$237 |
| 752 W BRIGHT CANYON DRIVE | \$795,000 | \$785,000 | 2004 | 4,643 | \$169 |
| 12526 N VISTOSO VIEW PLACE | \$849,000 | \$815,000 | 2009 | 4,289 | \$190 |
| 13684 N PLACITA MESETA DE ORO | \$955,000 | \$915,000 | 2000 | 3,669 | \$249 |

*Information is deemed to be reliable, but is not guaranteed. MLS August 2019. Listing Broker: 1) Long Realty 2) Tierra Antiqua 3) Coldwell Banker 4) Keller Williams 5) Bershire Hathaway 6) Homesmart 7) ReMax 8) Realty Executives 9) By Design Realty 10) Redefy 11) Wildcat 12) CTX Realty 13) Buckelew Realty 14) OMNI Homes 15) Douglas Realty 16) Hacienda Del Sol Realty 17) United Real Estate Southern Arizona