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Your Neighborhood Pulse

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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

JUST SOLD!

11547 N MONIKA LEIGH PLACE (\$420,000)

Spectacular 3BR/3BA+Den (2,163 sqft) Santa Fe is situated on a .32 acre cul-de-sac lot in a gated community in the heart of Oro Valley.

ORO VALLEY HOME SALES UPDATE...

In Oro Valley, the median price of sold homes was \$349,900 for the month of July 2019, up 6% from July 2018. Active inventory was 185, a 30% decrease from July 2018. Year-to-date 2019 there were 607 closings, a 9% increase from year-to-date 2018. Months of inventory was 2.2, down from 3.8 in July 2018. Oro Valley had 77 new properties under contract in July 2019, down 4% from July 2018.

YOUR NEIGHBORHOOD HOME SALES...

Highlighted below is an analysis six (6) comparable subdivisions in Oro Valley. Your home is located in one of the six. These subdivisions are all located just north of Naranja between La Canada and La Cholla. In these community areas over the last three months fourteen (14) homes have sold with an average selling price of \$406,154. Ten (10) homes are currently on the market with an average asking price of \$427,560. These active properties have a fairly wide range of asking prices varying from \$179,900 to \$625,000.

HOMES THAT HAVE SOLD

Average Sold Price	\$406,154
Average Sold Price / Sq. Ft.	\$170
Avg. Days on The Market	21
Lowest Sold Price	\$240,000
Highest Sold Price	\$620,750

HOMES ON THE MARKET

Average Asking Price	\$427,560
Avg. Asking Price / Sq. Ft.	\$156
Avg. Days on The Market	49
Lowest Asking Price	\$179,900
Highest Asking Price	\$625,000

See a list of the above homes on the reverse page

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OVER

YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT *					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/17/19					
421 W HAMMERHEAD WAY ⁸	\$179,900		2004	1,443	\$125
2017 W SILVER ROSE PLACE ¹	\$357,000		1999	2,287	\$156
2028 W SCARLET ROSE PLACE ¹⁵	\$374,000		1999	2,336	\$160
11281 N CHYNNA ROSE PLACE ¹⁰	\$379,900		2002	2,451	\$155
1986 W SILVER ROSE PLACE ³	\$419,900		2002	3,682	\$114
11961 N SAGE BROOK ROAD ¹	\$425,000		2005	2,953	\$144
11257 N PLACITA ALAMEDA DORADA ⁷	\$450,000		1998	2,320	\$194
1807 W MOUNTAIN LAUREL DRIVE ¹	\$499,900		2002	2,622	\$191
11924 N MESQUITE HOLLOW DRIVE ¹	\$565,000		2005	4,581	\$123
11477 N VERCH WAY ²	\$625,000		2002	3,220	\$194
II. CONTINGENT/PENDING (UNDER CONTRACT)					
2005 W GOLDEN ROSE PLACE ²	\$399,900		2000	2,677	\$149
11284 N CACTUS ROSE DRIVE ⁴	\$437,000		1999	2,611	\$167
11718 N DESERT HOLLY DRIVE ¹⁰	\$445,900		2002	2,930	\$152
11822 MOUNTAIN LAUREL PLACE ¹¹	\$499,000		2001	2,364	\$211
11439 N IRONWOOD CANYON PLACE ⁷	\$500,000		1998	2,675	\$187
1681 W GERANIUM PLACE ³	\$650,000		1999	3,539	\$184
III. CLOSED (5/17/19-8/17/19)					
11784 N PEACEFUL NIGHT ROAD	\$249,900	\$240,000	2005	1,547	\$155
11847 N PROSPECT POINT PLACE	\$306,000	\$300,000	2005	1,751	\$171
11290 N MEADOW SAGE DRIVE	\$325,000	\$320,000	1999	1,907	\$168
11262 N CHYNNA ROSE PLACE	\$379,000	\$377,500	2000	2,451	\$155
11511 N MONIKA LEIGH PLACE	\$399,900	\$387,500	2000	2,163	\$179
11384 N CACTUS ROSE DRIVE	\$396,000	\$396,000	2000	2,400	\$165
11626 N LA TANYA DRIVE	\$400,000	\$407,000	2000	2,050	\$195
11534 N IRONWOOD CANYON PLACE	\$400,000	\$410,000	1998	2,580	\$159
11570 KELLY RAE PLACE	\$415,000	\$415,000	1998	2,000	\$208
11547 N MONIKA LEIGH PLACE	\$425,000	\$420,000	2000	2,163	\$194
11770 N COPPER RIDGE PLACE	\$450,000	\$449,000	2001	2,930	\$154
1976 W SILVER ROSE PLACE	\$477,500	\$470,000	2000	3,682	\$128
1915 W MOUNTAIN LAUREL DRIVE	\$490,000	\$473,000	2003	3,002	\$158
11536 N LA TANYA DRIVE	\$650,000	\$620,750	2001	3,323	\$187

*Information deemed reliable, but not guaranteed. MLS August 2019. Listing Broker: 1) Long Realty, 2) Tierra Antigua, 3) Realty Exec., 4) Sotheby's, 5) At Home Realty, 6) HomeSmart, 7) Keller Williams, 8) RealtyFelix.com, 9) RealPros, 10) Coldwell Banker, 11) Redfin, 12) ReMax, 13) Century 21, 14) Exp Realty, 15) State Territory Realty