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Lisa
BAYLESS



Your Neighborhood Pulse

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MARANA 2019 MID YEAR UPDATE...

I thought you might find it interesting to look back at single family home sales in Marana for the 1st half of 2019 as compared to 2018. This comparison provides an overview of the Marana 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 \$30,000 - \$1,865,705. Total market time, or the number of days a home took to sell, decreased from 67 to 64 days. The median price of homes in Marana increased +1% in the 1st half of 2019 as compared to 2018. Total sales increased +14% from 411 to 447. Wow! Marana sellers and buyers are doing well this year!

The below chart summarizes this analysis.

MARANA HOMES	(Jan. - Jun.) 2018	(Jan. - Jun.) 2019	% Change
Average Price	\$331,449	\$333,629	+1%
Number of Sales	411	467	+14%
Day on Market	67	64	-4%

Looks like 2019 is going to be a good year for the housing market.

JUST SOLD (I BROUGHT THE BUYER)!

12496 N WIND RUNNER PARKWAY (\$459,950).

Beautiful 4 bedroom, two story home in Tangerine Crossing with views.

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NW AREA UPDATE...

In Tucson's NW area, the median price of sold homes was \$285,000 for the month of July 2019, up 10% from July 2018. Active inventory was 584, a 17% decrease from July 2018. Months of inventory was 1.8, down from 2.9 months in July 2018. The NW area had 320 new properties under contract in July 2019, up 14% from July 2018.

SKY RANCH & TANGERINE CROSSING...

Highlighted below is a market analysis of the housing market in Sky Ranch, Tangerine Crossing & Tangerine North. This analysis examines single family homes actively for sale and homes that have recently sold. New construction is not included in this analysis. Over the last three months, twenty (20) homes have sold, with an average selling price of \$401,528. Nine (9) homes are currently for sale, and they have an average asking price of \$404,267. These active properties have a fairly wide range of asking prices varying from \$294,900 to \$495,000.

HOMES THAT HAVE SOLD

Average Sold Price	\$401,528
Average Sold Price / Sq. Ft.	\$148
Avg. Days on The Market	74
Lowest Sold Price	\$292,000
Highest Sold Price	\$600,000

HOMES ON THE MARKET

Average Asking Price	\$404,267
Avg. Asking Price / Sq. Ft.	\$141
Avg. Days on The Market	95
Lowest Asking Price	\$294,900
Highest Asking Price	\$495,000

Reverse to see detailed information on above sales

OVER * Not intended to solicit a property currently listed.

SKYRANCH & TANGERINE CROSSING REAL ESTATE MARKET ACTIVITY REPORT**					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/14/19					
4430 W CRYSTAL RANCH PLACE ¹⁸	\$294,900		2011	1,832	\$161
4414 W CLOUD RANCH PLACE ¹⁹	\$300,000		2006	1,738	\$173
4240 W GOLDEN RANCH PLACE ¹⁷	\$375,000		2013	2,775	\$135
3433 W BELL SONG PLACE ¹⁰	\$409,500		2013	3,350	\$122
12493 N SUMMER WIND DRIVE ³	\$415,000		2014	3,239	\$128
12180 N QUAIL FEATHER BOULEVARD ¹	\$425,000		2009	2,800	\$152
4250 W SUMMIT RANCH PLACE ¹⁶	\$449,000		2014	3,239	\$139
11362 N MOON RANCH PLACE ¹²	\$491,900		2006	3,511	\$140
12396 N PATHFINDER DRIVE ⁵	\$495,000		2012	3,895	\$127
II. UNDER CONTRACT					
4397 W CLOUD RANCH PLACE ⁵	\$307,000		2006	1,738	\$177
11532 N MOON RANCH PLACE ³	\$329,000		2006	2,469	\$112
11411 N ADOBE VILLAGE PLACE ¹⁷	\$349,000		2010	2,403	\$145
4374 W SUMMIT RANCH PLACE ³	\$350,000		2015	2,391	\$146
11477 N MOON RANCH PLACE ¹	\$359,000		2007	2,118	\$170
II. CLOSED (5/14/19 - 8/14/19)					
3458 W WING TIP DRIVE	\$295,000	\$292,000	2008	2,319	\$126
12136 N QUAIL FEATHER BOULEVARD	\$314,900	\$311,000	2009	1,950	\$159
4401 W CLOUD RANCH PLACE	\$339,500	\$333,000	2006	2,046	\$163
3451 W TAILFEATHER DRIVE	\$349,500	\$336,500	2012	2,200	\$153
4321 W THUNDER RANCH PLACE	\$349,000	\$347,500	2011	2,616	\$133
4260 W GOLDEN RANCH PLACE	\$360,000	\$360,000	2014	2,391	\$151
3444 W TAILFEATHER DRIVE	\$365,000	\$362,000	2013	2,800	\$129
12346 N PATHFINDER DRIVE	\$375,000	\$365,000	2011	2,491	\$147
4359 W CLOUD RANCH PLACE	\$385,000	\$375,000	2006	2,736	\$141
3463 W DESERT PEACE DRIVE	\$384,900	\$384,900	2012	2,927	\$132
12555 N WIND RUNNER PARKWAY	\$400,000	\$385,000	2011	2,556	\$151
4340 W SUMMIT RANCH PLACE	\$422,500	\$405,000	2015	2,626	\$154
12522 N WIND RUNNER PARKWAY	\$419,900	\$414,000	2011	3,093	\$134
12372 N SUMMER WIND DRIVE	\$433,750	\$423,750	2013	3,561	\$119
11480 N VISTA RANCH PLACE	\$439,000	\$429,900	2013	2,778	\$158
4300 W SUMMIT RANCH PLACE	\$444,400	\$437,000	2015	2,776	\$157
12496 N WIND RUNNER PARKWAY	\$459,950	\$450,000	2013	3,633	\$124
11512 N VISTA RANCH PLACE	\$509,000	\$509,000	2013	3,176	\$168
11651 N ADOBE VILLAGE PLACE	\$525,000	\$510,000	2006	2,492	\$204
4031 W PHANTOM HORSE PLACE	\$599,000	\$600,000	2007	3,498	\$172

*Information deemed reliable, not guaranteed. MLS August 2019. Listing Broker: 1) Long Realty, 2) Tierra Antigua, 3) Keller Williams, 4) ReMax, 5) Coldwell Banker, 6) HomeSmart, 7) Tucson Realty, 8) Realty Executives, 9) Century 21, 10) Russ Lyon Sotheby's, 11) Tucson Integrity, 12) EMS Realty, 13) Berkshire Hathaway, 14) OMNI Homes International, 15) EXP Realty, 16) Goldsmith Real Estate, 17) Redfin Corp, 18) Offer-Pad Brokerage, 19) Homelink Prof Realty Network