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Your Neighborhood Pulse

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HOW LONG IS IT GOING TAKE TO SELL MY HOUSE?

When I meet with a potential seller, I am always asked how long I think it will take to sell their home. While I don't have a crystal ball, the most useful gauge in evaluating market time is a review of the Months of Inventory (MOI) for the area. MOI is the current inventory, or homes for sale, divided by the number of sales per month. MOI measures the time it takes to eliminate existing inventory at the current rate of sales in a given price range. **Basically, this is the closest that statistical data can get in helping homeowners understand how long it takes for the average home, in their price range, to receive an accepted offer.**

The chart below examines MOI in all of Saddlebrooke over a 3 month time period.

Saddlebrooke Price	Homes For Sale	Last 3 Months Closed Sales	Last 3 Months Trend of MOI	Overall Market Conditions
\$200,000 - \$224,999	1	7	0.7	Seller
\$225,000 - \$249,999	2	9	0.8	Seller
\$250,000 - \$274,999	4	7	1.3	Seller
\$275,000 - \$299,999	8	11	2.3	Seller
\$300,000 - \$349,000	6	14	1.7	Seller
\$350,000 - \$399,999	5	24	0.9	Seller
\$400,000 - \$499,999	15	14	4.0	Seller
\$500,000 - \$599,999	10	4	6.0	Balanced
\$600,000 - \$699,999	4	2	8.0	Slightly Buyer
\$700,000 - \$799,999	0	2	1.0	Seller
\$800,000 - \$899,999	1	2	3.0	Seller
\$900,000 - \$999,999	4	3	4.0	Buyer
\$1,000,000 & over	1	0	n/a	Buyer

JUST SOLD!

63873 E SQUASH BLOSSOM LANE (\$275,00). Light & airy 2BD/2BA+Den with laundry/hobby room. Popular Diego model has extended golf cart garage, mountain views and no carpet!

SADDLEBROOKE UPDATE...

In the entire Community of Saddlebrooke, the median price of sold homes was \$362,500 for the month of June 2019, up 10% from June 2018. Year-to-date 2019 there were 166 closings, a 2% decrease from year-to-date 2018. Active inventory was 62, a 6% decrease from June 2018. Months of inventory was 1.6, down from 2.3 in June 2018. The Saddlebrooke area had 26 new properties under contract in June 2019, down 19% from June 2018.

SADDLEBROOKE HOA 1 HOME SALES

Below is an analysis of all home sales in Saddlebrooke HOA 1 only. This analysis excludes homes that have an accepted offer and are under contract. Over the past month, thirteen (13) homes have sold, with an average selling price of \$368,638. Thirty (22) homes are currently for sale, and they have an average asking price of \$378,823. These active properties have a fairly wide range of asking prices varying from \$225,000 to \$649,500.

HOMES THAT HAVE SOLD	
Average Sold Price	\$368,638
Average Sold Price / Sq. Ft.	\$157
Avg. Cumulative Days on Market	86
Lowest Sold Price	\$190,000
Highest Sold Price	\$915,000
HOMES ON THE MARKET	
Average Asking Price	\$378,823
Avg. Asking Price / Sq. Ft.	\$160
Avg. Days on The Market	92
Lowest Asking Price	\$225,000
Highest Asking Price	\$649,500

See reverse side for details on the above homes

SADDLEBROOKE HOA 1 REAL ESTATE RECENT ACTIVITY REPORT **

* Not intended to solicit a currently listed home.

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 7/26/19					
38434 S DOUBLE EAGLE DRIVE ¹	\$225,000		1992	1,389	\$162
37990 S ELBOW BEND DRIVE ¹	\$265,000		1993	1,930	\$137
37309 S BLACKFOOT DRIVE ⁴	\$269,000		1989	1,950	\$138
37359 S DESERT STAR DRIVE ¹³	\$280,000		1989	2,035	\$138
64428 E ROLLING ROCK COURT ¹²	\$289,900		1990	2,052	\$141
38090 S MOUNTAIN SITE DRIVE ⁷	\$299,000		1993	2,124	\$141
64353 E GOLDEN SPUR COURT ¹	\$299,000		1989	2,065	\$145
64418 E SUGAR LANE ¹	\$299,900		1990	2,199	\$136
36990 S RIBBONWOOD LANE ¹	\$319,000		1992	2,119	\$151
37172 S HIGHLAND RIDGE DRIVE ⁷	\$345,000		1998	2,120	\$163
37963 S BLACKFOOT DRIVE ¹	\$360,000		1987	1,860	\$194
38084 S STONE RIDGE COURT ⁴	\$360,000		1997	1,884	\$191
38095 S ROLLING HILLS DRIVE ¹	\$369,900		1996	2,457	\$151
37464 S GOLF COURSE DRIVE ¹	\$400,000		1995	3,342	\$120
37796 S GOLF COURSE DRIVE ⁹	\$419,900		2004	2,379	\$177
37730 S OCOTILLO CANYON DRIVE ¹	\$430,000		2004	2,206	\$195
36890 S RIDGEVIEW BOULEVARD ¹	\$450,000		1997	3,416	\$132
37130 S SUMMIT CREST COURT ¹⁷	\$470,000		1998	3,026	\$155
38135 S ELBOW BEND DRIVE ¹	\$475,000		1991	2,322	\$205
38237 S ARROYO WAY ¹	\$519,000		2004	2,393	\$217
37143 S SUMMIT CREST COURT ¹⁷	\$540,000		1998	3,480	\$155
37741 S DESERT SUN DRIVE ¹	\$649,500		2005	3,767	\$172
II. SOLD (6/26/19- 7/26/19)					
65550 E CANYON DRIVE	\$190,000	\$190,000	1993	1,480	\$128
38060 S DESERT STAR DRIVE	\$230,000	\$230,000	1989	1,442	\$160
63873 E SQUASH BLOSSOM LANE	\$275,000	\$275,000	1996	1,600	\$172
38214 S SAMANIEGO DRIVE	\$295,000	\$280,400	1989	2,160	\$130
37494 S CANYON VIEW DRIVE	\$299,900	\$290,000	1993	2,140	\$136
38235 S ROLLING HILLS DRIVE	\$320,000	\$310,000	1997	2,510	\$124
65710 E DESERT RISE DRIVE	\$325,000	\$325,000	1994	2,444	\$133
37997 S SAMANIEGO DRIVE	\$360,000	\$355,000	1989	1,945	\$183
64201 E EHC0 CANYON COURT	\$369,000	\$365,000	1994	2,667	\$137
37356 S DESERT STAR DRIVE	\$399,750	\$382,000	1991	2,706	\$141
37396 S DESERT STAR DRIVE	\$419,900	\$419,900	1992	2,546	\$165
37813 S ARROYO WAY	\$468,000	\$455,000	2004	2,516	\$181
37957 S OCOTILLO CANYON DRIVE	\$950,000	\$915,000	2005	3,549	\$258

*Information deemed reliable, but not guaranteed. MLS July 2019. Not intended to solicit a currently listed home. 1) Long Realty, 2) Sotheby's, 3) Saddlebrooke, Realty, 4) Coldwell Banker, 5) United Real Estate So AZ 6) Homesmart Advantage Group, 7) Keller Williams, 8) Re/Max, 9) Tierra Antigua, 10) OMNI Homes, 11) Century 21, 12) America West Real Estate, 13) Offer-Pad Brokerage, 14) Tri-Com, 15) Realty Executives, 16) West USA Realty 17) Belva's RE 18) Wildcat Country Real Estate