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Your Neighborhood Pulse

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SADDLEBROOKE 2019 MID YEAR UPDATE...

I thought you might find it interesting to look back at home sales in the entire Saddlebrooke community for the 1st half (January – June) of 2019 as compared to 2018. This comparison provides an overview of Saddlebrooke's housing market's current condition compared to the same time last year. The median price of homes in Saddlebrooke increased +6% in the 1st half of 2019 as compared to 2018. Total sales decreased -1% from 117 to 172. Furthermore, the days on market decreased from 77 to 69.

The below chart summarizes this analysis.

| SADDLEBROOKE HOMES | (Jan. – Jun.) 2019 | (Jan. – Jun.) 2018 | % Change |
|--------------------|--------------------|--------------------|----------|
| Median Price | \$350,000 | \$331,500 | +6% |
| Number of Sales | 117 | 172 | -1% |
| Day on Market | 69 | 77 | -10% |

The Saddlebrooke 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 Saddlebrooke housing market.

SALE PENDING!

38183 S Arroyo Way (\$449,00). Immaculate, extended Laredo model (2,234 SqFt) is loaded with extras boasting 3BD/3BA+Den (includes courtyard Casita), golf cart garage and spectacular East facing Catalina views.

SADDLEBROOKE UPDATE...

In the Community of Saddlebrooke, the median price of sold homes was \$350,000 for the month of August 2019, up 2% from August 2018. Year-to-date there were 227 closings, a 2% decrease from year-to-date 2018. Active inventory was 57, a 12% decrease from August 2018. Months of inventory was 1.8, down from 2.7 in August 2018. The Saddlebrooke area had 28 new properties under contract in August 2019, down 7% from August 2018.

SADDLEBROOKE HOA 2 HOME SALES

Below is an analysis of all home sales in Saddlebrooke HOA 2. This analysis excludes homes that have an accepted offer and are under contract. Over the past month, nine (9) homes have sold, with an average selling price of \$393,389. Twenty-one (21) homes are currently for sale, and they have an average asking price of \$416,330. These active properties have a fairly wide range of asking prices varying from \$242,800 to \$649,900.

| HOMES THAT HAVE SOLD | |
|--------------------------------|-----------|
| Average Sold Price | \$393,389 |
| Average Sold Price / Sq. Ft. | \$165 |
| Avg. Cumulative Days on Market | 90 |
| Lowest Sold Price | \$255,000 |
| Highest Sold Price | \$550,000 |
| HOMES ON THE MARKET | |
| Average Asking Price | \$416,330 |
| Avg. Asking Price / Sq. Ft. | \$168 |
| Avg. Days on The Market | 58 |
| Lowest Asking Price | \$242,800 |
| Highest Asking Price | \$649,900 |

See reverse side for details on the above homes

SADDLEBROOKE HOA 2 REAL ESTATE RECENT ACTIVITY REPORT **

* Not intended to solicit a property currently listed home

| STREET ADDRESS | LIST PRICE | SALES PRICE | YEAR BUILT | SQUARE FEET | DOLLARS / SQ FT |
|--|------------|-------------|------------|-------------|-----------------|
| ACTIVE AS OF 9/22/19 | | | | | |
| 38165 S DESERT BLUFF DRIVE ⁴ | \$242,800 | | 1998 | 1,418 | \$171 |
| 65745 E ROCKY TERRACE DRIVE ¹ | \$274,000 | | 1997 | 1,810 | \$151 |
| 38826 S MOONWOOD DRIVE ³ | \$285,500 | | 2001 | 2,250 | \$127 |
| 62814 E SILKWOOD WAY ¹ | \$295,000 | | 2016 | 1,534 | \$192 |
| 38094 S DESERT BLUFF DRIVE ¹ | \$325,000 | | 1999 | 2,118 | \$153 |
| 61667 E OAKWOOD DRIVE ¹ | \$329,000 | | 2015 | 1,695 | \$194 |
| 36967 S RIDGEVIEW BOULEVARD ¹ | \$350,000 | | 1997 | 2,256 | \$155 |
| 61802 E SHORTCUT AVENUE ¹⁶ | \$359,000 | | 2006 | 1,952 | \$184 |
| 39482 S SUMMERWOOD DRIVE ¹⁴ | \$360,021 | | 2019 | 1,655 | \$218 |
| 62354 E NORTHWOOD ROAD ¹ | \$379,900 | | 2004 | 2,392 | \$159 |
| 63227 S BROOKE PARK DRIVE ¹ | \$389,000 | | 2002 | 3,108 | \$125 |
| 38451 S DESERT BLUFF DRIVE ⁴ | \$399,800 | | 1998 | 2,684 | \$149 |
| 38288 S LAKE CREST DRIVE ⁷ | \$430,000 | | 2003 | 2,667 | \$161 |
| 39501 S HOLLYWOOD WAY ⁴ | \$459,000 | | 2005 | 2,325 | \$197 |
| 37741 S HILL SIDE DRIVE ¹ | \$465,000 | | 2002 | 2,652 | \$175 |
| 62827 E HARMONY DRIVE ⁶ | \$499,999 | | 2003 | 2,838 | \$176 |
| 63663 E DESERT PEAK DRIVE ¹ | \$525,000 | | 2000 | 3,500 | \$150 |
| 38536 S LAKE CREST DRIVE ¹¹ | \$540,000 | | 2001 | 3,227 | \$167 |
| 37841 S SKYLINE DRIVE ¹ | \$560,000 | | 2000 | 3,598 | \$156 |
| 39081 S CLUBHOUSE DRIVE ¹ | \$625,000 | | 2004 | 3,484 | \$179 |
| 65293 E ROCKY MESA DRIVE ¹ | \$649,900 | | 1998 | 3,548 | \$183 |
| II. SOLD (8/22/19 - 9/22/19) | | | | | |
| 63359 E WHISPERING TREE LANE | \$259,750 | \$255,000 | 2000 | 1,810 | \$141 |
| 65730 N ROCKY TRAIL DRIVE | \$339,900 | \$336,000 | 1997 | 1,963 | \$171 |
| 39834 S HOLLYWOOD WAY | \$348,000 | \$337,000 | 2006 | 1,892 | \$178 |
| 35976 S WIND CREST DRIVE | \$339,900 | \$355,000 | 1998 | 1,878 | \$189 |
| 37164 S HILL SIDE DRIVE | \$375,000 | \$365,000 | 2002 | 2,300 | \$159 |
| 63201 E HARMONY DRIVE | \$500,000 | \$410,000 | 2003 | 3,110 | \$132 |
| 36631 S STONEY FLOWER DRIVE | \$469,000 | \$465,000 | 2001 | 3,169 | \$147 |
| 62798 E ROCK WIND DRIVE | \$480,000 | \$467,500 | 2004 | 2,622 | \$178 |
| 62677 E RANGEWOOD DRIVE | \$597,000 | \$550,000 | 2003 | 2,835 | \$194 |

*Information deemed reliable, but not guaranteed. MLS September 2019. Not intended to solicit a currently listed home. 1) Long Realty, 2) Sotheby's, 3) Saddlebrooke Realty, 4) Coldwell Banker, 5) Tierra Antigua, 6) Homesmart, 7) Keller Williams, 8) Re/Max, 9) At Home Tucson Realty, 10) Wildcat Country Real Estate, 11) OMNI Homes, 12) Exp Realty, 13) Realty Executives, 14) Saddlebrooke Development 15) Century 21, 16) Blue Fox Properties