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Lisa
BAYLESS



Your Neighborhood Pulse

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PIMA CANYON 2019 MID YEAR UPDATE...

I thought you might find it interesting to look back at single family home sales in Pima Canyon for the 1st half of 2019 as compared to 2018. This comparison provides an overview of the Pima Canyon 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 \$850,000-\$2,110,000. Total market time, or the number of days a home took to sell, increased from 148 to 159 days. The median price of homes in Pima Canyon increased +16% in the 1st half of 2019 as compared to 2018. Total sales increased +50% from 8 to 12. Wow! Sellers and buyers are doing well this year!

The below chart summarizes this analysis.

PIMA CANYON HOMES	(Jan. - Jun.) 2018	(Jan. - Jun.) 2019	% Change
Median Price	\$1,150,000	\$1,338,383	+16%
Number of Sales	8	12	+50%
Day on Market	148	159	7%

The Pima Canyon 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.

SOLD! 7203 E STONE CANYON DRIVE (\$1,453,000).

Stunning contemporary, with top of the world views. Enter the luxurious 5bd (5,137sqft) home and find walls of windows maximizing the outstanding mountain, canyon and city views.

TUCSON NORTH UPDATE...

Year-to-date 2019 there were 866 closings, a 3% decrease from year-to-date 2018. Active inventory was 393, a 1% increase from June 2018. Median price of sold homes was \$382,500 for the month of June 2019, up 11% from June 2018. Months of inventory was 2.4, up from 2.2 in June 2018. Tucson North area had 160 new properties under contract in June 2019, up 6% from June 2018.

YOUR NEIGHBORHOOD UPDATE...

Highlighted below is an analysis of the housing market in the Pima Canyon Estates neighborhoods. These are comparable neighborhoods located close to one another. Over the last six (6) months, fourteen (14) homes have sold, with an average selling price of \$1,321,358. Eight (8) homes are currently for sale, and they have an average asking price of \$1,714,000. These active properties have a fairly wide range of asking prices varying from \$879,000 to \$4,200,000.

HOMES THAT HAVE SOLD

Average Sold Price	\$1,321,358
Average Sold Price / Sq. Ft.	\$279
Avg. Days on The Market	125
Lowest Sold Price	\$850,000
Highest Sold Price	\$2,110,000

HOMES ON THE MARKET

Average Asking Price	\$1,714,000
Avg. Asking Price / Sq. Ft.	\$337
Avg. Days on The Market	162
Lowest Asking Price	\$879,000
Highest Asking Price	\$4,200,000

See the activity report on the following page for details

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OVER

TUCSON NORTH REAL ESTATE MARKET ACTIVITY REPORT					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/07/19					
7303 N MYSTIC CANYON DRIVE ¹¹	\$879,000		1999	3,530	\$249
2404 E LONG SHADOW PLACE ⁸	\$1,195,000		2000	3,869	\$309
7815 N ANCIENT INDIAN DRIVE ⁹	\$1,199,000		2006	4,188	\$286
7756 N CANYON SPIRIT WAY ³	\$1,249,000		2004	4,141	\$302
1747 E DESERT GARDEN DRIVE ¹	\$1,495,000		2001	4,532	\$330
1762 E SAHUARO BLOSSOM ¹¹	\$1,595,000		2011	4,368	\$365
7858 N ANCIENT INDIAN DRIVE ¹¹	\$1,900,000		2019	4,433	\$429
2091 E SENTRY RIDGE COURT ¹	\$4,200,000		2005	9,825	\$427
II. UNDER CONTRACT					
7437 N MYSTIC CANYON DRIVE ¹	\$1,249,000		1999	3,725	\$335
7511 N MYSTIC CANYON DRIVE ⁵	\$1,275,000		2006	3,890	\$328
1734 E SANCTUARY COVE WAY ¹	\$1,575,000		2004	5,701	\$276
II. CLOSED (2/07/19 - 8/07/19)					
2292 E ANCIENT MESA LANE	\$900,000	\$850,000	1999	3,704	\$229
1608 E DESERT GARDEN DRIVE	\$975,000	\$921,500	2002	3,861	\$239
7419 N MYSTIC CANYON DRIVE	\$974,500	\$940,000	2001	3,236	\$290
2203 E QUIET CANYON DRIVE	\$995,000	\$960,750	1999	3,875	\$248
2233 E QUIET CANYON DRIVE	\$1,095,000	\$1,065,000	2003	4,946	\$215
7258 N ANCIENT MESA PLACE	\$1,215,000	\$1,100,000	2009	4,561	\$241
7586 N MYSTIC CANYON	\$1,250,000	\$1,215,000	2005	4,881	\$249
1993 QUIET CANYON DRIVE	\$1,395,000	\$1,286,765	2013	4,816	\$267
1643 E SAHUARO BLOSSOM PLACE	\$1,390,000	\$1,390,000	2006	4,305	\$323
2167 E DESERT GARDEN DRIVE	\$1,599,000	\$1,480,000	2014	4,676	\$317
1902 E SAHUARO BLOSSOM PLACE	\$1,675,000	\$1,630,000	2008	5,204	\$313
7743 N ANCIENT INDIAN DRIVE	\$1,750,000	\$1,690,000	2005	4,779	\$354
2094 E DESERT GARDEN DRIVE	\$1,975,000	\$1,860,000	2018	5,764	\$323
1456 E CANYON SPRING COURT	\$2,350,000	\$2,110,000	2012	7,150	\$295

*Information is deemed to be reliable, but not guaranteed. MLS August 2019. This is not intended to solicit a currently listed home.
Listing Broker: 1) Long Realty 2) ReMax 3) Tierra Antigua 4) Coldwell Banker 5) Realty Executives 6) HomeSmart 7) Keller Williams
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