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Lisa
BAYLESS



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 market.

SOLD! 1485 E Ram Canyon Drive (\$355,000).

Captivating, panoramic Mountain, Valley and Sunset views can be gleaned from this charming 2 Bedroom/2 Bath home. Hilltop home, in The Ridge with Forever Views!

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...

Below is an analysis of all home sales in Rancho Vistoso Neighborhood 10 & Somerset Canyon; the community your home is located in. These subdivisions are located north of Moore between La Canada and Rancho Vistoso Blvd. Over the past two months, twenty-three (23) homes have sold, with an average selling price of \$340,698. Eighteen (18) homes are currently for sale, and they have an average asking price of \$367,475. These active properties have a fairly wide range of asking prices varying from \$275,000 to \$500,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$340,698
Average Sold Price / Sq. Ft.	\$135
Avg. Days on The Market	51
Lowest Sold Price	\$250,000
Highest Sold Price	\$500,000
HOMES ON THE MARKET	
Average Asking Price	\$367,475
Avg. Asking Price / Sq. Ft.	\$143
Avg. Days on The Market	74
Lowest Asking Price	\$275,000
Highest Asking Price	\$500,000

See reverse side for detailed information.



This newsletter is not intended to solicit properties currently listed

OVER

**** RANCHO VISTOSO NEIGHBORHOOD 10 & SOMMERSET CANYON ****

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/19/19					
1013 W LEATHERLEAF DRIVE ²	\$275,000		2002	1,928	\$143
1335 W BLOOMINGTON PLACE ²	\$282,000		2008	1,657	\$170
1262 W VARESE WAY ¹⁵	\$284,900		2008	2,100	\$136
1254 W VERSILIA DRIVE ¹	\$294,900		2006	2,145	\$137
13044 N WOOSNAM WAY ²	\$315,000		2007	1,968	\$160
13380 N PIEMONTE WAY ⁶	\$320,000		2008	2,660	\$120
13546 N PIEMONTE WAY ¹	\$325,000		2006	2,100	\$155
1274 W VARESE WAY ⁷	\$330,000		2007	2,631	\$125
1269 W VINOVO PASS ¹	\$332,950		2008	3,071	\$108
1227 W RODRIGUEZ ROAD ¹	\$365,000		2006	2,475	\$147
13106 N WOOSNAM WAY ¹	\$384,900		2006	2,475	\$156
1217 W FALDO DRIVE ¹⁹	\$396,000		2006	3,261	\$121
380 W SACATON CANYON DRIVE ¹⁶	\$410,000		2001	2,832	\$145
13675 N NAPOLI WAY ⁷	\$444,000		2007	3,312	\$134
13572 N VISTOSO RESERVE PLACE ⁶	\$449,900		2016	2,903	\$155
279 W GEESEMAN SPRINGS DRIVE ⁵	\$450,000		2003	3,202	\$141
13006 N WHITLOCK CANYON DRIVE ⁵	\$455,000		1995	2,820	\$161
700 W REGULATION PLACE ¹	\$500,000		2005	3,035	\$165
II. ACTIVE CONTINGENT (UNDER CONTRACT)					
329 W SACATON CANYON DRIVE ¹	\$228,000		1999	1,659	\$137
12965 N YELLOW ORCHID DRIVE ²	\$239,900		2003	1,669	\$144
908 W CORK OAK PLACE ¹⁸	\$275,000		2003	1,928	\$143
1228 W VERSILIA DRIVE ¹³	\$279,900		2007	2,100	\$133
410 W KLINGER CANYON DRIVE ²	\$285,000		2002	2,100	\$136
1229 W MONTELUPO DRIVE ⁷	\$287,900		2007	2,100	\$137
13483 N GARLENDAY WAY ¹	\$289,950		2006	2,100	\$138
13275 N TANNER ROBERT DRIVE ⁴	\$334,900		2004	2,784	\$120
13009 N WESTMINSTER DRIVE ¹	\$339,000		2007	2,386	\$142
979 W THORNBUSH PLACE ²⁰	\$339,000		2002	2,753	\$123
12878 N DESERT OLIVE DRIVE ⁷	\$359,000		2002	2,784	\$129
13125 N WOODBURN AVENUE ¹	\$370,000		2001	2,193	\$169
339 W KLINGER CANYON DRIVE ¹⁶	\$419,900		2001	2,954	\$142
13621 N NAPOLI WAY ²¹	\$538,500		2008	3,151	\$171
III. SOLD (6/19/19 - 8/19/19)					
12984 N YELLOW ORCHID DRIVE	\$260,000	\$250,000	2002	2,121	\$123
12882 N BLOOMINGTON LOOP	\$268,000	\$268,000	2007	1,883	\$142
12998 N YELLOW ORCHID DRIVE	\$283,500	\$278,000	2003	1,921	\$145
12940 N TARZANA DRIVE	\$279,900	\$279,000	2007	1,883	\$149
1094 W GARDEN GROVE DRIVE	\$290,000	\$285,000	2015	1,846	\$157
1135 W MONTELUPO DRIVE	\$289,900	\$285,000	2007	1,789	\$162
1071 W GARDEN GROVE DRIVE	\$289,900	\$289,000	2013	1,846	\$157
12914 N YELLOW ORCHID DRIVE	\$309,000	\$298,750	2002	2,784	\$111
965 W CORK OAK PLACE	\$295,000	\$300,000	2004	2,750	\$107
967 W THORNBUSH PLACE	\$312,900	\$305,000	2002	2,612	\$120
13194 N DEERGRASS DRIVE	\$315,000	\$310,000	2002	2,635	\$120
12936 N SALT CEDAR DRIVE	\$324,999	\$312,500	2002	2,750	\$118
749 W BOUGAINVILLEA DRIVE	\$329,900	\$335,900	2002	2,784	\$119
1249 W VINOVO PASS	\$345,000	\$340,900	2008	2,839	\$120
1245 W KEUHNE COURT	\$365,000	\$360,000	2006	3,261	\$112
13617 N VISTOSO RESERVE PLACE	\$370,000	\$365,000	2015	2,762	\$134
1087 W GARDEN GROVE DRIVE	\$375,000	\$365,000	2015	3,100	\$118
13132 N WOOSNAM WAY	\$385,000	\$385,000	2007	2,475	\$156
13187 N WOODBURN AVENUE	\$425,000	\$412,000	2001	2,838	\$150
13303 N REGULATION DRIVE	\$415,000	\$412,000	2005	2,735	\$152
13175 N BOOMING DRIVE	\$439,900	\$430,000	2003	2,666	\$165
13415 N REGULATION DRIVE	\$470,000	\$470,000	2004	2,735	\$172
13290 N REGULATION DRIVE	\$525,000	\$500,000	2003	4,106	\$128

*Information deemed reliable, but not guaranteed. MLS August 2019. Not intended to solicit a currently listed home. Listing Broker: 1) Long Realty, 2) Coldwell Banker
3) ReMax 4) Tierra Antigua 5) Keller Williams, 6) HomeSmart, 7) Realty Executives, 8) Vacasa Arizona, 9) Oracle Land and Homes, 10) Redfin Corporation,
11) Arizona Prime Real Estate, 12) Engel & Volkers, 13) We Move Tucson, 14) Integra Group 15) Offerpad Brokerage, 16) Russ Lyon Sotheby's,
17)Tucson Property Executives, 18) eXp Realty, 19) Opendoor Brokerage. 20) Real Estate Direct, 21) Distinctive Real Estate Ventures