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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.

SALE PENDING! 9791 N La Reserve Place (\$799,000)

Spectacular mountain and city views accentuate this luxurious 4BD/4BA (4,258 sq ft) Custom Contemporary nestled against the Catalina mountains offering views from every room!

ORO VALLEY UPDATE...

Median price of sold all homes was \$320,000 for the month of June 2019, down 2% from June 2018. Active inventory was 205, a 24% decrease from June 2018. Months of inventory was 2.2, down from 2.9 in June 2018. Oro Valley had 75 new properties under contract in June 2019, down 10% from June 2018.

LA RESERVE UPDATE...

Highlighted below is an analysis of the housing market in La Reserve. Over the last six months, sixteen (16) homes have sold, with an average selling price of \$318,924. Eleven (11) homes are currently for sale, and they have an average asking price of \$634,973. These active properties have a wide range of asking prices varying from \$277,900 to \$1,250,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$318,924
Average Sold Price / Sq. Ft.	\$167
Avg. Days on The Market	46
Lowest Sold Price	\$250,000
Highest Sold Price	\$524,999
HOMES ON THE MARKET	
Average Asking Price	\$634,973
Avg. Asking Price / Sq. Ft.	\$203
Avg. Days on The Market	91
Lowest Asking Price	\$277,900
Highest Asking Price	\$1,250,000

See the activity report on the following page for greater detail of all housing transactions in La Reserve.

* Not intended to solicit a property currently listed

OVER

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* YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT *					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 08/2/19					
1440 E SONORAN DESERT DRIVE ¹⁶	\$277,900		1994	1,755	\$158
1493 E TASCAL LOOP ¹	\$329,000		1994	1,997	\$155
1481 E TASCAL LOOP ⁴	\$340,000		1994	2,098	\$162
1536 N CHAROULEAU PLACE ¹	\$349,900		2001	2,597	\$135
10190 N ALDER SPRING DRIVE ¹	\$430,000		2001	2,142	\$201
10053 N ALDER SPRING DRIVE ⁶	\$499,900		2019	2,319	\$216
10781 N DELLA VITA PLACE ¹²	\$560,000		2008	2,152	\$260
10310 N CLIFF DWELLER PLACE ¹	\$899,000		2001	4,935	\$182
10315 N CLIFF DWELLER PLACE ⁴	\$899,000		1994	3,717	\$242
10280 E CLIFF DWELLER PLACE ¹	\$1,150,000		2000	4,070	\$283
9810 N CARODERA CANYON PLACE ¹	\$1,250,000		2002	5,420	\$231
II. ACTIVE CONTINGENT (UNDER CONTRACT)					
9791 N LA RESERVE PLACE ¹	\$799,000		1998	4,316	\$185
9800 N LA RESERVE DRIVE ¹	\$895,000		2005	4,203	\$213
III. SOLD (2/2/19 – 08/2/19)					
11362 N OLD RAM COURT	\$255,000	\$250,000	1999	1,630	\$153
11328 N FLAT GRANITE DRIVE	\$260,000	\$255,000	1999	1,318	\$193
11245 N FLAT GRANITE DRIVE	\$265,000	\$255,000	1998	1,630	\$156
10070 N ALDER SPRING DRIVE	\$280,000	\$268,000	1994	1,683	\$159
10100 N ALDER SPRING DRIVE	\$284,000	\$268,000	1994	1,683	\$159
10102 N BIGHORN BUTTE DRIVE	\$289,900	\$275,000	1997	1,512	\$182
11344 N FLAT GRANITE DRIVE	\$289,900	\$283,500	1999	1,630	\$174
11239 N FLAT GRANITE DRIVE	\$299,900	\$290,000	1998	1,873	\$155
1440 E DESERT STARLING LANE	\$315,000	\$307,100	1989	1,891	\$162
1695 E DEER SHADOW LANE	\$315,000	\$310,000	1988	2,640	\$117
1522 E CHAROULEAU PLACE	\$350,000	\$326,523	1994	2,592	\$126
10140 N ALDER SPRING DRIVE	\$375,000	\$349,660	1994	2,025	\$173
1485 E RAM CANYON DRIVE	\$360,000	\$355,000	1988	1,512	\$235
10195 E ALDER SPRING DRIVE	\$380,000	\$380,000	1994	2,349	\$162
10270 N CARRISTO DRIVE	\$415,000	\$405,000	1988	2,301	\$176
10103 N BIGHORN BUTTE DRIVE	\$524,999	\$524,999	1995	2,766	\$190

*Information is deemed to be reliable, but not guaranteed. MLS August 2019. Listing Broker: 1) Long Realty, 2) Keller Williams, 3) Tierra Antigua, 4) Coldwell Banker, 5) eXp Realty, 6) At Home Tucson Realty, 7) WeMove, 8) Sotheby's, 9) ReMax, 10) OfferPad Brokerage, 11) Wintz Realty, 12) Realty Executives, 13) OMNI Homes, 14) HomeSmart, 15) By Design Realty, 16) Legendary Properties