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Your Neighborhood Pulse

Issue 57, Zone 4 (August 2018)

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.

JUST SOLD FULL PRICE!

424 W WHEELER ROAD \$315,000 (\$170/sqft): Bright & airy 3BD+Den with 2 full baths (1,849 sq ft) home in the heart of Oro Valley. No neighbors behind ensuring privacy and tranquility.

ORO VALLEY UPDATE...

Year-to-date 2019 there were 607 closings (this includes all sales, not just single family), a 9% increase from year-to-date 2018. Active inventory was 185, a 30% decrease from July 2018. Median price of sold homes was \$349,900 for the month of July 2019, up 6% from July 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 UPDATE...

Highlighted below is an analysis of the housing market in the Rivers Edge & Monterra neighborhoods. These are comparable Oro Valley neighborhoods located close to one another. Over the last six (6) months, twenty-five (25) homes have sold, with an average selling price of \$308,960. Three (3) homes are currently for sale, and they have an average asking price of \$315,467. These active properties have a fairly wide range of asking prices varying from \$261,500 to \$380,000.

HOMES THAT HAVE SOLD

Average Sold Price	\$308,960
Average Sold Price / Sq. Ft.	\$159
Avg. Days on The Market	32
Lowest Sold Price	\$246,000
Highest Sold Price	\$415,000

HOMES ON THE MARKET

Average Asking Price	\$315,467
Avg. Asking Price / Sq. Ft.	\$156
Avg. Days on The Market	22
Lowest Asking Price	\$261,500
Highest Asking Price	\$380,000

See the activity report on the following page for details

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OVER

REAL ESTATE MARKET ACTIVITY REPORT*					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/10/19					
331 E SHORE CLIFF PLACE ¹⁰	\$261,500		2000	1,944	\$135
11783 N CRESCENDO DRIVE ³	\$304,900		2001	1,868	\$163
115 E BREARLEY DRIVE ¹	\$380,000		2007	2,219	\$171
II. UNDER CONTRACT					
402 W SUGAR LOAF ROAD ¹	\$268,999		2001	1,628	\$165
312 W SUGAR LOAF ROAD ¹⁰	\$289,900		2000	1,868	\$155
504 W SPEARHEAD ROAD ³	\$300,000		1996	2,035	\$147
11966 POTOSI POINT DRIVE ⁴	\$339,000		2001	2,201	\$154
11930 N POTOSI POINT PLACE ¹	\$364,999		2000	1,849	\$197
III. CLOSED (2/10/19 – 8/10/19)					
10691 N SHORE CLIFF DRIVE	\$250,000	\$246,000	2004	1,879	\$133
374 W PLATEAU ROAD	\$252,000	\$249,000	2001	1,634	\$152
391 W AJAX PEAK ROAD	\$259,500	\$249,500	1996	1,500	\$166
318 E STREAMS EDGE PLACE	\$250,000	\$250,000	1998	1,839	\$136
371 E STREAMS EDGE PLACE	\$269,900	\$258,000	2001	1,944	\$139
11719 N CRESCENDO DRIVE	\$269,990	\$260,000	2000	1,634	\$165
11421 N WHEELER COURT	\$269,100	\$263,000	1996	1,628	\$165
254 E SHORE CLIFF PLACE	\$270,000	\$264,000	2004	1,879	\$149
415 W WINDOWMAKER ROAD	\$279,500	\$272,000	1996	1,628	\$167
11661 N QUANDRY DRIVE	\$275,000	\$275,000	1999	2,019	\$136
11240 N SAWTOOTH	\$289,900	\$280,000	1998	2,009	\$139
438 W SPEARHEAD ROAD	\$309,900	\$310,000	1996	1,849	\$168
11264 N PLATTE DRIVE	\$305,000	\$310,000	1997	2,009	\$152
482 W SILVERTIP ROAD	\$320,000	\$314,000	1999	1,868	\$168
424 W WHEELER ROAD	\$315,000	\$315,000	1996	1,849	\$170
321 W SILVERTIP ROAD	\$328,000	\$317,000	1998	2,019	\$162
11213 N PLATTE DRIVE	\$319,000	\$319,000	1997	2,204	\$145
11324 N SAWTOOTH ROAD	\$350,000	\$350,000	1996	2,035	\$172
198 E BREARLEY DRIVE	\$360,000	\$354,000	2011	1,995	\$177
10795 N AVENIDA VALLEJO	\$359,900	\$354,500	2012	1,950	\$182
11919 N POTOSI POINT DRIVE	\$350,000	\$365,000	1999	1,880	\$194
10700 N HEWITT PLACE	\$365,000	\$365,000	2008	2,005	\$182
420 W SUGAR LOAF ROAD	\$370,000	\$380,000	2000	2,307	\$165
11707 N TESKOW DRIVE	\$399,000	\$389,000	1998	2,507	\$155
11661 N PYRAMID POINT DRIVE	\$415,000	\$415,000	1999	2,507	\$166

*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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