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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.

### JUST CLOSED I BROUGHT THE BUYER!

#### 5185 N Vía De La Granja (\$858,000)

Outstanding panoramic SUNSET, SUNRISE, MOUNTAIN & CITY VIEWS in this exquisite estate where elegance meets entertainment. Luxury home full of upgrades. Elevated home on 1.42 acres

### ORO VALLEY UPDATE...

In Oro Valley, the median price of sold homes was \$349,900 for the month of July 2019, up 6% from July 2018. Year-to-date 2019 there were 607 closings, a 9% increase from year-to-date 2018. Active inventory was 185, a 30% decrease 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 HOME SALES...

Highlighted below is an analysis of ten (10) comparable subdivisions in Oro Valley. Your home is located in one of the ten. These subdivisions are all located north of Tangerine between 1<sup>st</sup> Ave. and La Canada. In these community areas over the last six months seventeen (17) homes have sold with an average selling price of \$578,782. Eleven (11) homes are currently on the market with an average asking price of \$679,168. These active properties have a fairly wide range of asking prices varying from \$495,000 to \$1,250,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$611,406
Average Sold Price / Sq. Ft.	\$190
Avg. Days on The Market	60
Lowest Sold Price	\$380,000
Highest Sold Price	\$885,000
HOMES ON THE MARKET	
Average Asking Price	\$689,733
Avg. Asking Price / Sq. Ft.	\$214
Avg. Days on The Market	70
Lowest Asking Price	\$500,000
Highest Asking Price	\$1,250,000

See a list of the above homes on the reverse page

YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT

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STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
<b>I. CURRENTLY FOR SALE AS OF 8/16/19</b>					
12661 N ROCK CREEK ROAD <sup>1</sup>	\$495,000		2003	3,263	\$152
12656 N PIPING ROCK ROAD <sup>1</sup>	\$519,000		2004	3,263	\$159
12371 N TALL GRASS DRIVE <sup>1</sup>	\$534,900		2000	2,706	\$198
12201 N TALL GRASS DRIVE <sup>1</sup>	\$550,000		2004	2,706	\$203
12315 N COPPER SPRING TRAIL <sup>3</sup>	\$574,000		2000	2,589	\$222
1266 W PORTICO DRIVE <sup>4</sup>	\$679,950		2004	3,541	\$192
12456 N PIPING ROCK ROAD <sup>9</sup>	\$689,000		1998	2,842	\$242
921 W PAINTED CLOUDS PLACE <sup>1</sup>	\$695,000		2001	3,379	\$206
12102 N PORTICO PLACE <sup>1</sup>	\$699,000		2004	3,541	\$197
487 W COYOTE MOON PLACE <sup>1</sup>	\$785,000		2000	3,391	\$232
557 W SOARING HAWK PLACE <sup>1</sup>	\$1,250,000		2009	4,394	\$284
<b>II. UNDER CONTRACT</b>					
954 W DANCING RAIN COURT <sup>11</sup>	\$600,000		2003	2,665	\$225
907 W PLACITA LUNA NUEVA <sup>2</sup>	\$635,000		2002	2,743	\$232
12250 N TALL GRASS DRIVE <sup>1</sup>	\$820,000		2001	3,582	\$229
681 W MAJESTIC RIDGE PLACE <sup>1</sup>	\$829,950		1999	3,488	\$238
<b>III. CLOSED (2/16/19 - 8/16/19)</b>					
12656 N PIPING ROCK ROAD	\$400,000	\$380,000	2004	3,263	\$116
12069 N WASHBED DRIVE	\$390,800	\$390,800	2004	2,300	\$170
12615 N RED EAGLE DRIVE	\$410,000	\$395,000	2005	2,675	\$148
12735 N MORGAN RANCH ROAD	\$434,000	\$434,000	2001	2,445	\$178
12735 N PIPING ROCK ROAD	\$480,000	\$465,000	2004	2,671	\$174
12669 N RED EAGLE DRIVE	\$499,900	\$470,000	2006	3,590	\$131
12707 N MORGAN RANCH ROAD	\$525,000	\$510,000	2003	3,263	\$156
12401 N COPPER SPRING TRAIL	\$575,000	\$554,000	2002	2,455	\$226
989 W DANCING RAIN COURT	\$562,500	\$556,500	2002	2,957	\$188
949 W PAINTED CLOUDS PLACE	\$595,000	\$585,000	2001	2,806	\$208
763 W SOARING HAWK PLACE	\$599,000	\$589,000	2002	2,678	\$220
1150 W IRONWOOD VALLEY DRIVE	\$674,900	\$675,000	2004	2,987	\$226
1075 W IRONWOOD VALLEY DRIVE	\$719,000	\$710,000	2002	3,713	\$191
12274 N REFLECTION RIDGE DRIVE	\$740,000	\$735,000	2001	3,228	\$228
12137 N SOLITUDE RIDGE PLACE	\$829,000	\$750,000	2002	4,627	\$162
12402 N COPPER SPRING TRAIL	\$779,000	\$755,000	2003	3,328	\$227
585 W RED MOUNTAIN PLACE	\$919,000	\$885,000	2005	4,108	\$215

Information deemed reliable but not guaranteed. MLS August 2019. This is not intended to solicit a currently listed home.  
Listing Broker: 1) Long Realty, 2) Coldwell Banker, 3) Keller Williams, 4) Tierra Antigua, 5) Century 21, 6) Sotheby's, 7) Realty Executives,  
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