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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.

JUST CLOSED! 9791 N La Reserve Place (\$780,000)

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...

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.

ORO VALLEY COUNTRY CLUB UPDATE

Highlighted below is an analysis of the housing market in Oro Valley Country Club. This analysis is limited to single family homes. In Oro Valley Country Club over the last six months nineteen (19) homes have sold, and they had an average selling price of \$327,095. Nine (9) homes are actively for sale, and they have an average asking price of \$565,533. These active properties have a fairly wide range of asking prices varying from \$258,500 to \$874,950.

HOMES THAT HAVE SOLD	
Average Sold Price	\$327,095
Average Sold Price / Sq. Ft.	\$175
Avg. Days on The Market	43
Lowest Sold Price	\$226,000
Highest Sold Price	\$496,000
HOMES ON THE MARKET	
Average Asking Price	\$565,533
Avg. Asking Price / Sq. Ft.	\$189
Avg. Days on The Market	105
Lowest Asking Price	\$258,500
Highest Asking Price	\$874,950

See reverse side for detailed list of homes.



*Not intended to solicit a currently listed home.

OVER

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**** ORO VALLEY COUNTRY CLUB REAL ESTATE ACTIVITY REPORT ****

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/15/19					
231 E HIGHCOURTE LANE 2	\$258,500		1993	1,547	\$167
9965 N ROXBURY DRIVE 1	\$400,000		1991	2,588	\$155
98 E GOLDEN SUN PLACE 1	\$424,000		1996	2,430	\$174
139 E SILVERSTONE PLACE 5	\$443,500		2002	2,600	\$171
845 W GOLF VIEW DRIVE 9	\$550,000		1974	2,906	\$189
800 W LINDA VISTA BOULEVARD 1	\$619,950		1972	3,487	\$178
850 W GOLF VIEW DRIVE 9	\$699,900		1971	2,931	\$229
435 W RAPA PLACE 8	\$849,000		1972	3,762	\$226
635 W ATUA PLACE 1	\$874,950		1977	4,147	\$211
II. UNDER CONTRACT					
230 E HIGHCOURTE LANE 6	\$239,000		1992	1,547	\$154
260 E FIELDCREST LANE 10	\$269,000		1986	1,530	\$176
655 W BANGALOR DRIVE 1	\$500,000		1990	2,309	\$217
III. CLOSED (2/15/19 - 8/15/19)					
301 E RIDGELAND STREET	\$225,000	\$226,000	1987	1,194	\$189
291 E HIGHCOURTE LANE	\$234,900	\$232,000	1993	1,363	\$170
220 E FIELDCREST LANE	\$250,000	\$245,000	1985	1,530	\$163
260 E SUNTREE STREET	\$259,900	\$250,000	1986	1,530	\$163
170 E SPRING SKY	\$259,900	\$254,500	2006	1,424	\$179
10047 N ROXBURY DRIVE	\$265,000	\$267,000	1992	1,805	\$148
9961 N HILLVIEW DRIVE	\$269,000	\$269,000	1993	1,753	\$153
10015 N LAURELWOOD DRIVE	\$277,000	\$272,500	1993	1,803	\$151
475 W GOLF VIEW DRIVE	\$275,000	\$287,500	1972	2,023	\$142
182 E SKY LIGHT STREET	\$308,000	\$304,000	2006	1,570	\$194
901 W VALLE DEL ORO ROAD	\$370,000	\$330,000	1979	1,731	\$191
1 E DESERT SKY ROAD	\$339,000	\$339,000	1989	2,147	\$158
245 W GREENOCK DRIVE	\$350,000	\$347,500	1959	1,692	\$205
9782 N GOLDEN SUN DRIVE	\$394,500	\$381,000	1996	2,362	\$161
601 W ATUA PLACE	\$425,000	\$409,000	1979	2,326	\$176
151 E SILVERSTONE PLACE	\$424,800	\$424,800	1996	2,400	\$177
730 W GOLF VIEW DRIVE	\$435,000	\$425,000	1972	2,752	\$154
9955 N DESERT SKY ROAD	\$489,900	\$455,000	1983	2,146	\$212
9940 N DESERT SKY PLACE	\$489,000	\$496,000	1980	2,040	\$243

*Information deemed reliable, but not guaranteed. MLS August 2019. Listing Broker: 1) Long Realty, 2) Keller Williams, 3) Coldwell Banker, 4) Russ Lyon Sothebys Int Realty, 5) Tierra Antigua, 6) ReMax, 7) HomeSmart, 8) Redfin, 9) Realty Executives, 10) OMNI Homes, 11) Northpoint Asset Management, Llc13) Exp Realty