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Lisa
BAYLESS



Your Neighborhood Pulse

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SUN CITY 2019 MID YEAR UPDATE...

I thought you might find it interesting to look back at single family home sales in Sun City for the 1st half of 2019 as compared to 2018. This comparison provides an overview of the Sun City housing market's current condition as compared to the same time last year. So far this year, closed sale prices of homes have ranged from \$182,500- \$585,000. Total market time, or the number of days a home took to sell, decreased from 29 to 23 days. The median price of homes in Sun City increased +1% in the 1st half of 2019 as compared to 2018. Total sales decreased -23% from 111 to 85 (inventory is very low)

The below chart summarizes this analysis.

SUN CITY HOMES	(Jan. – Jun.) 2018	(Jan. - Jun.) 2019	% Change
Median Price	\$261,000	\$262,500	+1%
Number of Sales	111	85	-23%
Day on Market	29	23	-15%

The Sun City housing market is moving in the right direction thus far in 2019! Inventory has been very low this year driving closed sales downward. The Sun City market is actually very strong as buyers are snatching up the few homes for sale quickly. Looks like 2019 is going to be a good year for the housing market.

JUST SOLD!

14442 N Alamo Canyon Drive (\$235,000) Bright & airy 2BD/2BA (1,304 sqft) corner lot home with mountain views! Meticulously landscaped grounds with Arizona Room for year round enjoyment.

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.

SUN CITY HOME SALES UPDATE...

Below is an analysis of all home sales in Sun City Oro Valley. This analysis excludes homes that have an accepted offer and are under contract. Over the past two months, eighteen (18) homes have sold, with an average selling price of \$254,463. Seven (7) homes are currently for sale, and they have an average asking price of \$334,757. These active properties have a fairly wide range of asking prices varying from \$256,000 to \$475,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$254,463
Average Sold Price / Sq. Ft.	\$177
Avg. Days on The Market	49
Lowest Sold Price	\$187,126
Highest Sold Price	\$349,900
HOMES ON THE MARKET	
Average Asking Price	\$334,757
Avg. Asking Price / Sq. Ft.	\$190
Avg. Days on The Market	42
Lowest Asking Price	\$256,000
Highest Asking Price	\$475,000

See reverse side for detailed information.

OVER

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Not intended to solicit properties currently listed

*
Information deemed reliable, but not guaranteed. MLS August 2019. Not intended to solicit a currently listed home. Listing Broker: 1) Long Realty Co. 2) Coldwell Banker 3) eXp Realty 4) Tierra Antigua 5) Keller Williams 6) HomeSmart, 7) Realty Executives 8) State Territory Realty 9) Congress 10) Berkshire Hathaway

** YOUR NEIGHBORHOOD REAL ESTATE ACTIVITY REPORT **					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/21/19					
14339 N CHOCTAW DRIVE ⁸	\$256,000		1989	1,482	\$173
14143 N FAWNBRooke DRIVE ⁵	\$300,000		1991	2,019	\$149
14418 N LOST ARROW DRIVE ⁸	\$309,000		1993	1,787	\$173
14205 N ALYSSUM WAY ²	\$330,000		1994	1,713	\$193
14301 N CHOCTAW DRIVE ⁷	\$335,300		1989	1,800	\$186
14471 N ROCK SPRINGS LANE ¹	\$338,000		1991	1,779	\$190
14290 N CHOCTAW DRIVE ⁴	\$475,000		1988	1,781	\$267
III. CLOSED (6/21/19 - 8/21/19)					
2229 E CELOSIA WAY	\$191,360	\$187,126	1993	1,293	\$145
14382 N SPANISH GARDEN LANE	\$197,500	\$191,000	1987	1,049	\$182
2383 E INDIAN TOWN WAY	\$199,000	\$199,000	1994	1,221	\$163
931 E RISING SUN DRIVE	\$225,000	\$225,000	1988	1,489	\$151
14021 N TRADE WINDS WAY	\$229,000	\$229,000	1992	1,190	\$192
923 E ROYAL OAK ROAD	\$234,900	\$230,000	1995	1,221	\$188
2313 E COREOPSIS WAY	\$239,000	\$233,000	1993	1,418	\$164
936 E WELTON DRIVE	\$240,000	\$237,500	1995	1,371	\$173
14287 N RUSTY GATE TRAIL	\$258,000	\$240,000	1987	1,598	\$150
2116 E RUELLIA DRIVE	\$250,000	\$250,000	1993	1,298	\$193
14288 N COPPERSTONE DRIVE	\$268,500	\$265,000	1987	1,598	\$166
14530 N CROWN POINT DRIVE	\$270,000	\$270,000	1987	1,750	\$154
953 E GRASS MEADOW PLACE	\$279,900	\$279,900	1995	1,221	\$229
14038 N TRADE WINDS WAY	\$282,900	\$280,000	1992	1,499	\$187
2291 E ROMERO CANYON DRIVE	\$289,000	\$285,000	1995	1,563	\$182
14215 N TRADE WINDS WAY	\$294,900	\$294,900	1990	1,499	\$197
1794 E LONE RIDER WAY	\$349,000	\$334,000	1994	2,080	\$161
974 E ROYAL RIDGE DRIVE	\$349,900	\$349,900	1990	1,750	\$200