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Lisa
BAYLESS



Your Neighborhood Pulse

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DOVE MOUNTAIN 2019 MID YEAR UPDATE...

I thought you might find it interesting to look back at single family home sales in Dove Mountain for the 1st half of 2019 as compared to 2018. This comparison provides an overview of the Dove Mountain 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 \$166,500-\$1,865,705. Total market time, or the number of days a home took to sell, increased from 63 to 72 days. The median price of homes in Dove Mountain increased +11% in the 1st half of 2019 as compared to 2018. Total sales increased +19% from 159 to 189. Wow! Dove Mountain sellers and buyers are doing well this year!

The below chart summarizes this analysis.

DOVE MOUNTAIN	(Jan. - Jun.) 2018	(Jan. - Jun.) 2017	% Change
Median Price	\$325,000	\$360,110	+11%
Number of Sales	159	189	+19%
Day on Market	63	72	-14%

The Dove Mountain 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 I BROUGHT THE BUYER!

12508 N Fallen Shadows Drive \$547,500 (\$210/sqft): Gorgeous 4BD/3BA (2,604sqft) upgraded home with pool, built by Insight Homes in the gated community of The Preserve at Dove Mountain. Pebble-tec saltwater pool with waterfall & spa

DOVE MOUNTAIN UPDATE...

Median price of sold homes was \$380,000 for the month of July 2019, up 20% from July 2018. Year-to-date there were 187 closings, a 3% increase from year-to-date 2018. Active inventory was 85, a 1% decrease from July 2018. Months of inventory was 2.9, down from 6.6 in July 2018. Dove Mountain had 37 new properties under contract in July 2019, up 61% from July 2018.

YOUR NEIGHBORHOOD UPDATE...

Below is an analysis of three (3) communities in Dove Mountain including: **The Preserve, Quail Crossing & Bluffs at Dove Mountain**. This analysis excludes brand new construction. Over the last three months, thirty-one (31) homes have sold, with an average selling price of \$385,774. Eighteen (18) homes are currently for sale, and they have an average asking price of \$404,338. These active properties have a fairly wide range of asking prices varying from \$299,500 to \$629,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$385,774
Average Sold Price / Sq. Ft.	\$169
Avg. Days on The Market	63
Lowest Sold Price	\$229,000
Highest Sold Price	\$547,500
HOMES ON THE MARKET	
Average Asking Price	\$404,338
Avg. Asking Price / Sq. Ft.	\$163
Avg. Days on The Market	48
Lowest Asking Price	\$299,500
Highest Asking Price	\$629,000

See reverse side for detailed information

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OVER

Not intended to solicit properties currently listed properties

THE PRESERVE, QUAIL CROSSING & BLUFFS AT DOVE MOUNTAIN MARKET ACTIVITY REPORT **					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLAR / SQ FT
I. ACTIVE AS OF 8/11/19					
4852 W SAGUARO POINT PLACE ¹	\$299,500		1999	1,803	\$166
12145 N MEDITATION DRIVE	\$305,000		2014	2,050	\$149
5273 W WILD BURRO SPRING DRIVE	\$309,900		2004	2,156	\$144
12179 N MEDITATION DRIVE	\$314,777		2014	2,050	\$154
12929 N MESOZOIC DRIVE	\$320,000		2005	2,198	\$146
12660 N SUNRISE SHADOW DRIVE ¹⁵	\$324,900		2012	1,955	\$166
4906 W NEW SHADOW WAY	\$335,000		2005	2,086	\$161
12705 N NEW REFLECTION DRIVE	\$335,000		2006	2,165	\$155
12683 N NEW REFLECTION DRIVE ¹	\$349,999		2006	1,964	\$178
5301 W NEW SHADOW WAY	\$379,000		2004	2,338	\$162
12861 N HIGH HAWK DRIVE	\$395,000		2000	2,627	\$150
13154 N HIGH HAWK DRIVE	\$413,000		2004	2,537	\$163
4733 CACTUS BLUFF DRIVE	\$445,000		2004	2,760	\$161
12636 N SUNRISE SHADOW DRIVE	\$475,000		2013	2,958	\$161
12284 N MEDITATION DRIVE	\$499,000		2013	2,404	\$208
12481 N FALLEN SHADOWS DRIVE ³	\$549,000		2007	3,382	\$162
5237 W NEW SHADOW WAY	\$600,000		2005	3,290	\$182
12502 N FALLEN SHADOWS DRIVE	\$629,000		2010	3,703	\$170
II. UNDER CONTRACT					
12871 N SUZIO MOUNTAINS ROAD	\$189,000		2011	1,297	\$146
5237 W WILD BURRO SPRING DRIVE	\$259,900		2004	1,928	\$135
12884 N FRESNAL CANYON ROAD	\$270,000		2000	2,156	\$125
11996 N GOLDEN MIRROR DRIVE	\$295,000		2012	1,850	\$159
5145 W BASS BUTTE LANE	\$317,000		2004	2,198	\$144
12106 N MEDITATION DRIVE	\$324,900		2014	1,846	\$176
12966 N CACTUS BLUFF PLACE ¹⁰	\$350,000		2005	2,293	\$153
4713 W CHOLLA BLUFF DRIVE	\$354,000		2002	2,537	\$140
13202 N PIER MOUNTAIN ROAD	\$355,000		2000	1,803	\$197
12717 N GENTLE RAIN DRIVE ⁷	\$369,900		2008	2,355	\$157
12301 N GOLDEN MIRROR DRIVE	\$519,000		2007	2,760	\$188
12260 N SUNRISE SHADOW DRIVE	\$586,000		2012	2,729	\$215
III. SOLD (5/11/19 - 8/11/19)					
5577 W PANTHER BUTTE STREET	\$235,000	\$229,000	1998	1,495	\$153
12845 N SUZIO COURT	\$259,900	\$255,000	2004	1,929	\$132
12633 N GENTLE RAIN DRIVE	\$265,000	\$259,000	2005	1,687	\$154
12118 N MEDITATION DRIVE	\$264,000	\$260,000	2014	1,700	\$153
12591 N GENTLE RAIN DRIVE	\$259,990	\$260,000	2005	1,687	\$154
11993 N GOLDEN MIRROR DRIVE	\$310,000	\$303,000	2011	1,943	\$156
12962 N OCOTILLO POINT PLACE	\$325,000	\$312,500	2004	2,760	\$113
13195 N PIER MOUNTAIN ROAD	\$325,000	\$320,000	2000	1,803	\$177
11987 N GOLDEN MIRROR DRIVE	\$329,900	\$322,000	2012	2,088	\$154
13053 N PIER MOUNTAIN ROAD	\$326,500	\$326,500	1999	1,803	\$181
12054 N GOLDEN MIRROR DRIVE	\$327,000	\$327,000	2013	1,728	\$189
12747 N NEW REFLECTION DRIVE	\$334,000	\$332,000	2006	2,165	\$153
4701 W SUNRISE SHADOW COURT	\$340,000	\$333,500	2012	2,365	\$141
12619 N NEW REFLECTION DRIVE	\$344,000	\$335,000	2005	2,353	\$142
5124 W NEW SHADOW WAY	\$345,000	\$335,000	2005	2,338	\$143
12604 N NEW REFLECTION DRIVE	\$349,000	\$349,000	2006	2,565	\$136
12414 N SUNRISE SHADOW DRIVE	\$400,000	\$395,000	2011	2,036	\$194
12976 N OCOTILLO BLUFF PLACE	\$410,000	\$400,000	2005	2,408	\$166
13037 N HIGH HAWK DRIVE	\$425,000	\$409,000	2002	2,333	\$175
12370 N GOLDEN MIRROR DRIVE	\$445,000	\$430,000	2007	2,760	\$156
12638 N FALLEN SHADOWS DRIVE	\$450,000	\$450,000	2013	1,933	\$233
12939 N OCOTILLO BLUFF PLACE	\$499,900	\$460,000	2004	2,454	\$187
4947 W ROCKY POINT PLACE	\$469,000	\$462,000	2004	2,572	\$180
12355 N FALLEN SHADOWS DRIVE	\$489,950	\$475,000	2006	2,796	\$170
12481 N GOLDEN MIRROR DRIVE	\$500,000	\$485,000	2012	3,089	\$157
12854 N HIGH HAWK DRIVE	\$495,000	\$489,000	2001	2,535	\$193
12343 N FALLEN SHADOWS DRIVE	\$529,000	\$510,000	2006	2,680	\$190
12465 N FALLEN SHADOWS DRIVE	\$530,000	\$520,000	2006	3,382	\$154
12438 N FALLEN SHADOWS DRIVE	\$549,000	\$533,000	2006	2,680	\$199
12573 N FALLEN SHADOWS DRIVE	\$540,000	\$535,000	2014	2,204	\$243
12508 N FALLEN SHADOWS DRIVE	\$560,000	\$547,500	2008	2,604	\$210

*Information deemed reliable, but not guaranteed. MLS August 2018. Not intended to solicit a currently listed home. Listing Broker: 1) Long Realty, 2) TLC Realty, 3) Tierra Antigua, 4) Coldwell Banker, 5) RE/Max, 6) Keller Williams, 7) Andy Courtney Properties, 8) My Home Group Real Estate, 9) HomeSmart, 10) Realty Exec., 11) OMNI Homes, 12) Cross Over Realty, 13) EXP, 14) EMS Realty, 15) Engel & Volkers, 16) Top Priority Realty, 17) Bott-n-Sold Realty