



Your Neighborhood Pulse

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SADDLEBROOKE RANCH MID YEAR UPDATE...

I thought you might find it interesting to look back at single family home sales in Saddlebrooke Ranch for the 1st half (January – June) of 2018 as compared to 2017. This comparison provides an overview of Saddlebrooke Ranch’s housing market’s current condition compared to the same time last year. The median price of homes in Saddlebrooke Ranch increased +3% in the 1st half of 2018 as compared to 2017. Total sales increased +6% from 17 to 18. Days on market increased from 77 to 101. The Saddlebrooke Ranch housing market is moving in the right direction!

The below chart summarizes this analysis.

Saddlebrooke Ranch	(Jan. – Jun.) 2018	(Jan. - Jun.) 2017	% Change
Median Price	\$428,118	\$414,994	+3%
Number of Sales	18	17	+6%
Day on Market	101	77	+31%

I'm Not Just A Real



2018 Youth of the Year

I'm also the Board President of the Boys & Girls Clubs of Tucson (BGCT) & support numerous local non- profits. It was my privilege present the BGCT 2018 Youth of the Year award to Jackson Bahati.

He spent 14 years in a refugee camp & legally immigrated to the U.S. BGCT has provided him with a full college scholarship.

BGCT serves over 7,000 kids!

SADDLEBROOKE UPDATE...

In the Saddlebrooke area, the median price of sold homes was \$347,000 for the month of May 2018, a 3% decrease from May 2017. Active inventory was 86 for the month of May 2018, a 12% decrease from May 2017. Months of inventory was 3.1, down from 3.3 in May 2017. The Saddlebrooke area had 35 new properties under contract in May 2018, down 5% from May 2017.

SADDLEBROOKE RANCH HOME SALES

Below is an analysis of all home sales in Saddlebrooke Ranch. Over the past six months, eighteen (18) homes have sold, with an average selling price of \$428,118. Eight (8) homes are currently for sale, and they have an average asking price of \$519,585. These active properties have a fairly wide range of asking prices varying from \$399,000 to \$640,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$428,118
Average Sold Price / Sq. Ft.	\$202
Avg. Cumulative Days on Market	101
Lowest Sold Price	\$290,000
Highest Sold Price	\$625,000
HOMES ON THE MARKET	
Average Asking Price	\$519,585
Avg. Asking Price / Sq. Ft.	\$225
Avg. Days on The Market	100
Lowest Asking Price	\$399,000
Highest Asking Price	\$640,000

See reverse side for details on the above homes



* Not intended to solicit a property currently listed home



SADDLEBROOKE RANCH REAL ESTATE RECENT ACTIVITY REPORT **

STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 7/07/18					
60620 E ARROYO VISTA DRIVE ¹	\$399,000		2014	1,730	\$231
60736 E ARROYO VISTA DRIVE ⁹	\$420,000		2016	1,869	\$225
31915 S MISTY BASIN ROAD ¹¹	\$479,678		2011	2,639	\$182
32053 S BIGHORN DRIVE ¹	\$519,000		2012	2,938	\$177
32078 S FLAT ROCK DRIVE ⁸	\$525,000		2014	2,245	\$234
31907 S BIGHORN DRIVE ¹	\$587,000		2012	2,230	\$263
60013 E ANKOLE DRIVE ⁸	\$587,000		2013	2,363	\$248
31865 S FLAT ROCK DRIVE ¹	\$640,000		2017	2,645	\$242
31907 S BIGHORN DRIVE ¹	\$587,000		2012	2,230	\$263
60013 E ANKOLE DRIVE ⁸	\$587,000		2013	2,363	\$248
31865 S FLAT ROCK DRIVE ¹	\$640,000		2017	2,645	\$242
II. UNDER CONTRACT					
32240 S SERVAL DRIVE ⁹	\$427,000		2012	1,906	\$224
32185 S HANCOCK DRIVE ¹	\$439,000		2013	2,072	\$212
60749 E ARROYO VISTA DRIVE ¹	\$444,000		2011	2,093	\$212
32366 S EGRET TRAIL ¹⁰	\$480,130		2017	2,045	\$235
31932 S BIGHORN DRIVE ¹	\$568,800		2013	2,819	\$202
60211 E ANKOLE DRIVE ¹	\$748,500		2013	2,921	\$256
III. SOLD (1/07/18 - 7/07/18)					
61140 E FLINT DRIVE	\$305,000	\$290,000	2017	1,776	\$163
32481 S SANDPIPER PLACE	\$299,000	\$297,000	2014	1,480	\$201
32375 S DESERT PUFFISH DRIVE	\$349,000	\$339,000	2012	1,862	\$182
32475 S ADDAX PLACE	\$354,000	\$344,000	2014	1,869	\$184
61393 E HAPPY JACK TRAIL	\$369,000	\$359,000	2015	1,928	\$186
60520 E ARROYO VISTA DRIVE	\$379,900	\$372,500	2013	2,002	\$186
32449 S PLOVER PLACE	\$398,900	\$385,000	2014	1,906	\$202
60308 E ARROYO GRANDE DRIVE	\$429,000	\$395,000	2009	2,072	\$191
60638 E ARROYO VISTA DRIVE	\$429,000	\$415,000	2012	1,880	\$221
31671 S GULCH PASS ROAD	\$435,000	\$430,000	2011	2,072	\$208
60944 E ANGORA PLACE	\$451,857	\$446,629	2017	2,404	\$186
60326 E ARROYO GRANDE DRIVE	\$499,000	\$475,000	2010	2,555	\$186
60531 E ARROYO GRANDE DRIVE	\$475,000	\$475,000	2008	2,072	\$229
32775 S CATTLE TRAIL	\$529,000	\$503,000	2016	2,101	\$239
32069 S BIGHORN DRIVE	\$529,900	\$505,000	2011	2,297	\$220
59961 E AMUR LANE	\$525,000	\$515,000	2009	2,297	\$224
32408 S EGRET TRAIL	\$550,000	\$535,000	2014	2,242	\$239
32186 S HANCOCK DRIVE	\$649,000	\$625,000	2011	3,178	\$197

*Information deemed reliable, but not guaranteed. MLS July 2018. Not intended to solicit a currently listed home. 1) Long Realty, 2) Sotheby's, 3) Saddlebrooke Realty, 4) Coldwell Banker, 5) Tierra Antigua, 6) Homesmart, 7) Keller Williams, 8) Re/Max, 9) Oracle Land & Homes, 10) Saddlebrooke Development, 11) Exp Realty 12) Century 21