



TOP 1% OF ALL LONG REALTY REALTORS®

Long Realty | 520.668.8293 | LisaB@LongRealty.com

Lisa
BAYLESS



Your Neighborhood Pulse

Issue 23, Zone 2 (August 2018)

HOW LONG TO SELL MY HOUSE?

When I meet with a potential seller, I am always asked how long I think it will take to sell their home. While I don't have a crystal ball, the most useful gauge in evaluating market time is a review of the Months of Inventory (MOI) for the area. MOI is the current inventory, or homes for sale, divided by the number of sales per month. MOI measures the time it takes to eliminate existing inventory at the current rate of sales in a given price range. **Basically, this is the closest that statistical data can get in helping homeowners understand how long it takes for the average home, in their price range, to receive an accepted offer.**

The chart below examines MOI over a 3 month time period.

Oro Valley Price	Homes For Sale	Last 3 Months Closed Sales	Last 3 Months Trend of MOI	Overall Market Conditions
\$200,000 - \$224,999	8	15	1.6	Seller
\$225,000 - \$249,999	17	26	2.0	Seller
\$250,000 - \$274,999	17	32	1.7	Seller
\$275,000 - \$299,999	23	29	2.0	Seller
\$300,000 - \$349,000	35	38	2.2	Seller
\$350,000 - \$399,999	29	33	3.1	Seller
\$400,000 - \$499,999	24	31	2.3	Seller
\$500,000 - \$599,999	22	16	3.5	Seller
\$600,000 - \$699,999	20	13	4.8	Slightly Seller
\$700,000 - \$799,999	12	8	4.4	Slightly Seller
\$800,000 - \$899,999	15	1	48.0	Buyer
\$900,000 - \$999,999	13	3	13.7	Buyer
\$1,000,000 & over	29	3	31.0	Buyer

COMMUNITY GIVING UPDATE



Presenting a \$1,000 check to the Oro Valley Police Dept. Retired Canine Fund at the recent Council meeting. Want to donate? Go to: orovalleyoptimist.com/k-9-retirement-fund/

ORO VALLEY HOME SALES UPDATE...

In Oro Valley, the median price of sold homes was \$329,000 for the month of July 2018, up 17% from July 2017. Year-to-date there were 558 closings, a 3% decrease from year-to-date 2017. Active inventory was 263, a 1% increase from July 2017. Months of inventory was 3.8, up from 3.2 in July 2017. Oro Valley had 80 new properties under contract in July 2018, down 2% from July 2017.

YOUR NEIGHBORHOOD HOME SALES...

Below is an analysis of all home sales in Rancho Vistoso Neighborhood 10 & Somerset Canyon; the community your home is located in. These subdivisions are located north of Moore between La Canada and Rancho Vistoso Blvd. Over the past three months, fifteen (15) homes have sold, with an average selling price of \$305,067. Twelve (12) homes are currently for sale, and they have an average asking price of \$325,558. These active properties have a fairly wide range of asking prices varying from \$229,000 to \$415,000.

HOMES THAT HAVE SOLD	
Average Sold Price	\$305,067
Average Sold Price / Sq. Ft.	\$126
Avg. Days on The Market	52
Lowest Sold Price	\$237,000
Highest Sold Price	\$418,000
HOMES ON THE MARKET	
Average Asking Price	\$325,558
Avg. Asking Price / Sq. Ft.	\$135
Avg. Days on The Market	49
Lowest Asking Price	\$229,000
Highest Asking Price	\$415,000

See reverse side for detailed information.



This newsletter is not intended to solicit properties currently listed

OVER

RANCHO VISTOSO NEIGHBORHOOD 10 & SOMMERSET CANYON					
STREET ADDRESS	LIST PRICE	SALES PRICE	YEAR BUILT	SQUARE FEET	DOLLARS / SQ FT
I. ACTIVE AS OF 8/12/18					
755 W BOUGAINVILLEA DRIVE 3	\$229,000		2002	1,560	\$147
13047 N DESERT OLIVE DRIVE 1	\$264,900		2004	2,011	\$132
12849 N SALT CEDAR DRIVE 6	\$284,000		2004	2,750	\$103
13525 N VISTOSO RESERVE PLACE 15	\$290,000		2015	1,800	\$161
13626 N VISTOSO RESERVE PLACE 2	\$295,000		2016	1,800	\$164
996 W LEATHERLEAF DRIVE 3	\$309,000		2002	2,612	\$118
13194 N DEERGRASS DRIVE 9	\$314,900		2002	2,635	\$120
1009 W LEATHERLEAF DRIVE 1	\$350,000		2002	2,750	\$127
1243 W VERSILIA DRIVE 4	\$360,000		2006	2,795	\$129
1245 W KEUHNE COURT 1	\$395,000		2006	3,261	\$121
13282 N REGULATION DRIVE 1	\$399,900		2003	3,294	\$121
13310 N WOOSNAM WAY 11	\$415,000		2006	2,340	\$177
II. ACTIVE CONTINGENT (UNDER CONTRACT)					
12841 N SALT CEDAR DRIVE 4	\$249,000		2004	1,928	\$129
1264 W MOLINETTO DRIVE 2	\$249,000		2011	1,610	\$155
13015 N WESTMINSTER DRIVE 7	\$249,900		2007	1,922	\$130
12820 WESTMINSTER DRIVE 19	\$260,000		2014	1,942	\$134
1171 W DOOLAN DRIVE 13	\$277,900		2006	1,887	\$147
13048 N CATBIRD DRIVE 16	\$279,900		2004	2,167	\$129
410 W KLINGER CANYON DRIVE 14	\$284,000		2002	2,100	\$135
1101 W GARDEN GROVE DRIVE 1	\$290,000		2014	1,942	\$149
13302 N WOOSNAM WAY 3	\$349,900		2006	1,968	\$178
12841 N MYSTIC VIEW PLACE 1	\$475,000		2002	3,002	\$158
III. SOLD (5/12/18 - 8/12/18)					
12905 N WESTMINSTER DRIVE	\$239,900	\$237,000	2007	1,633	\$145
12863 N TARZANA DRIVE	\$239,900	\$239,900	2008	1,633	\$146
973 W CORK OAK PLACE	\$249,900	\$245,000	2003	1,928	\$127
12996 N DESERT OLIVE DRIVE	\$259,000	\$257,500	2004	2,301	\$112
13213 N DEERGRASS DRIVE	\$279,000	\$275,000	2002	2,609	\$105
13126 N TANNER ROBERT DRIVE	\$294,900	\$277,000	2001	2,784	\$100
1210 W RODRIGUEZ ROAD	\$289,900	\$287,000	2006	2,127	\$135
12936 N CARLSBAD PLACE	\$299,000	\$295,000	2010	2,601	\$113
12920 N YELLOW ORCHID DRIVE	\$319,900	\$312,500	2002	2,784	\$112
12971 N DESERT OLIVE DRIVE	\$315,000	\$315,000	2003	2,609	\$121
13552 N PIEMONTE WAY	\$334,000	\$334,000	2006	2,631	\$127
13039 N BELLBIRD DRIVE	\$339,000	\$349,000	2004	2,655	\$131
254 W KLINGER CANYON DRIVE	\$370,000	\$360,000	2000	3,540	\$102
392 W SACATON CANYON DRIVE	\$369,900	\$375,000	2001	2,832	\$132
13311 N REGULATION DRIVE	\$429,999	\$418,000	2006	2,412	\$173

*Information deemed reliable, but not guaranteed. MLS August 2018. Not intended to solicit a currently listed home. Listing Broker: 1) Long Realty, 2) Coldwell Banker 3) ReMax 4) Tierra Antigua 5) Keller Williams, 6) HomeSmart, 7) Realty Executives, 8) Vistoso Properties, 9) Sotheby's, 10) Foothills, 11) Vacasa Arizona 12) Lennar Properties, 13) Realpros Real Estate 14) Rincon Ventures 15) EXP Realty 16) Redfin 19) Tucson Realty Solutions