



## Sabino Mountain Fall 2009

### *Neighborhood Sales Highlights*



#### **This year we have had 8 closed sales:**

**4207 N Sabino Mt Dr.** (3,923 sq. ft. custom home) I sold for **\$1,250,000;**

**4357 N Sabino Mt. Dr.** (3,398 sq. ft semi-custom TRS-built home) sold for **exactly 1 million;**

**4338 N Ocotillo Canyon** (2,708 sq. ft. Pepper-Viner-built home) sold for **\$418,000;**

**4348 N Ocotillo Canyon** (2,238 sq.ft. Pepper-Viner home) sold for **\$375,000;**

**The first short sale also closed escrow -**

**4028 N Sunset Cliff. Pl.** (almost 3,000 sq. ft. Monterey home)sold for **\$383,500.**

**4326 N Sunset Cliff Dr--**(2,074 sq.ft. Monterey home) sold for **\$323,500.**

**4192 N Sunset Cliff Dr--**( 2,684 sq. ft. Monterey home) sold for **\$370,000.**

**4334 N Sunset Cliff Pl** (almost 3,000 sq.ft., Monterey home) sold for **\$380,000.**

**Under Contract-4042 N Black Rock Dr** (3,631 sq.ft. semi-custom Monterey) list price **\$699,000.**



### *Present Market Conditions*

**Foothills** homes priced **\$500,000 and below** have likely achieved a price bottom. Most homes that are priced at fair market value are selling within **90 days**.

The homes priced between **\$500,000 and 1 million** are still challenged to find buyers unless they are priced **below** the market.

Homes **over 1 million** are selling, but usually when they are tremendous bargains.

**Check out and/or subscribe to my blogs:**

[TucsonLuxuryHomesBlog.com](http://TucsonLuxuryHomesBlog.com),  
[SabinoMountainBlog.com](http://SabinoMountainBlog.com).

### *Marketing During a Tough Time*

Selling your home in a "Buyers Market" challenges even the most successful real estate agents. You need a Realtor who has vast experience selling in a tough market and you also need one who knows **Sabino Mountain**. I love **Sabino Mountain** and specialize in our neighborhood.



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