

REAL ESTATE Perspective



Sabino Mountain May 2009

Neighborhood Sales Highlights

This year we have had 5 closed sales:

4207 N Sabino Mt Dr. (3,923 sq. ft. - see photo of this house below) I sold for **\$1,250,000;**

4357 N Sabino Mt. Dr. (3,398 sq. ft) sold for **exactly 1 million;**

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

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

The first short sale also closed escrow -

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

The following 2 homes are under contract; I will not know the final sales price until they close escrow:

4326 N Sunset Cliff Dr--a 2,074 sq.ft. one-story Monterey home that is listed for **\$335,000.**

4192 N Sunset Cliff Dr--a 2,684 sq. ft. two-story Monterey home that is listed for **\$375,000.**



Present Market Conditions

Many **Foothills** homes have dropped their sales prices to **2004** levels. There are signs that the sales prices have bottomed. The number of sales has increased from last year since the lower prices have brought out greater numbers of buyers.

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Let Me Know How I Can Help You

I can help you with all your real estate needs. Many of you have noticed the low interest rates and need to find a lender for refinancing. If you need a market analysis to ascertain if this is the right time to sell, I can accommodate you. To view homes for sale, I am a phone call away. Don't forget to check-out my **website:**
DonnaAnderson.com



Donna C. Anderson

520-615-2598

Long Realty-Foothills

Donna@DonnaAnderson.com

www.DonnaAnderson.com