



Shadows @ Sabino Sept 2007

Review of 2007 Home Sales

Shadows @ Sabino has had **8** homes sales this year. The houses sold had prices ranging from **\$355,000 - \$649,000**. The most popular house plan that sold was the two-story model that has the dramatic curved staircase and is 2,451 square feet; 4 were sold with prices ranging from \$458,500 - \$470,000. **I sold the one for \$470,000**. Two houses with the larger 2,998 floorplan sold for \$515,000 and \$537,000 respectively. Only 1 of the largest homes sold (3,682 square feet) for \$635,000. The smallest home sale was a one-story home with 2,050 square feet that sold for \$355,000. To see all houses that have sold in the past few years, visit my website at www.DonnaAnderson.com.

The current market has **8** active listings at Shadows @ Sabino priced from **\$420,000** (1,884 square square feet - one story home) - **\$649,000** for the largest 3,682 square foot home. Since there is a 7 month supply of houses on the market at Shadows @ Sabino, there is a slight advantage for the buyer. Anytime there is over a 6 month supply of homes on the market, it changes from a "Balanced Market" to a "Buyer's Market". To check out homes for sale in your community, go to my website. It is especially important that you have an experienced agent who knows your neighborhood when selling your home. If you are contemplating moving, call me for an in-depth market analysis that will review the best marketing strategy.



Donna's New Blog

In an effort to give Foothills owners more real estate information, I have added a "**Tucson Luxury Homes Blog**" to my website at www.DonnaAnderson.com. My website also offers information on almost all Foothills communities including [Shadows@Sabino](#) and many other Pima County communities. You can find any homes listed for sale throughout our region. Please do not hesitate to call me for all your real estate needs. In this transitional real estate market, it is very important to have an experienced agent.

Sales Prices

Sales prices have been stable at Shadows @ Sabino, although in most Foothills communities prices seem to have dropped about 5% from the peak. Since there have already been **8** community sales this year, (there were 10 sales last year) this year should prove to have as many sales. However, since the market is more of a "Buyer's Market" than last year, it is important to price the house correctly in the beginning; to make sure the outside and inside looks crisp and inviting; and to chose an experienced agent to market your house. Be prepared for it to take a little longer to sell you house. The days on the market stats listed by Tucson Multiple Listing Service are a little misleading since many agents relist their homes for sale every 60 days. Typically it can take 2 - 4 months to sell a home that is priced right and looks great.



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