



Shadows @ Sabino January 2007

2006 Real Estate Neighborhood Sales Highlights

Although there were gloomy forecasts about the prices going down in Tucson, this proved not to be the case at **Shadows @ Sabino**. Although only **10** homes sold in 2006, versus **15** homes sold in 2005, the average price went up to **\$511,680** from \$454,327 in 2005. The average cost per square foot also went up to **\$185.41** in 2006, compared to \$179.16 in 2005. The average sales price to list price in 2006 was **96.42%** versus 99.63% in 2005, however. Average days on the market was longer in 2006, going up from 16 days in 2005 to **60 days** in 2006.

The Tucson market continues to be the best in the Foothills area. If you are contemplating on selling your house, please call me so I can give you a comprehensive market analysis and review my market strategy for selling your home in a "Buyer's Market". During this slower market, it is especially important to have an experienced agent represent you. **My website** has a special area devoted to **Shadows @ Sabino**; having a high volume internet presence is a must in today's real estate market.



2006 Shadows @ Sabino Sales

*7781 E Beautiful Pl 1521 sq ft \$325,000**
4711 N Tomnitz Pl 2050 sq ft \$415,000**
*7747 E Black Crt 2050 sq ft \$435,000**
4533 N Scenic Mt 2451 sq ft \$440,000
7761 E Beautiful Pl 2451 sq ft \$454,800
*4540 N Scenic Mt 2998 sq ft \$535,000
7730 E Black Crest 3682 sq ft \$588,000
*4550 N Scenic Mt 3682 sq ft \$625,000
*7815 E Sam Hill Pl 3682 sq ft \$640,000
4784 N Coop Can 3682 sq ft \$659,000

* indicates there is a pool

**indicates it is a one-story home

It should be noted that in 2005 **7781 E Beautiful Place** sold for **\$275,000**, and almost a year later in 2006 it sold again for **\$325,000**. Also **7761 E Beautiful Place** sold for **\$307,000** in 2004, and in less than 2 years, it had sold again for **\$454,800**.

These figures are provided by *Tucson Multiple Listing Service* and can also be found on my website at: www.DonnaAnderson.com. This information is deemed reliable, but it is not guaranteed.

Donna's 2007 Real Estate Projection

I really expect **Shadows @ Sabino** to continue to appreciate a few percent in 2007. It will continue to be a "Buyers Market", but will not harm those Sellers who bought a home at least a few years ago. I have come to this conclusion by analyzing the economic factors in Tucson. No major employer is lowering its number of employees and unemployment is very low. Interest rates are likely to remain less than 7%. Also Tucson Foothills will always be a highly sought after area because of its rare beauty and pure air, along with the vast cultural attractions, great climate, vast golf and recreational opportunities.

To find out more information on **Shadows of Sabino sales** and other vast information, go to my website at www.DonnaAnderson.com



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