

# ~ Dove Mountain Market Review Q2 2006 ~

Presented by Gary M. Bufferd, REALTOR® - July 2006  
 Windermere Distinctive Homes and Land - The Mehalic-Halle Team

Please forgive the delay in receiving this quarter's newsletter, but I've been working on a new format that will hopefully make this of greater value to you. Rather than having a separate review for each subdivision in Dove Mountain, I'll now provide a simplified version with statistics for the entire community. In addition, I'll present general information about the real estate market in Tucson and compare this to the market in Dove Mountain.

According to Paul Olson (2006 MLS President), "All indicators are showing a gentle leveling from the chaos of last year's real estate frenzy." With the highest volume of listing inventory in Tucson since 1997 (8,725 active listings in June), it's that much more important to work with an agent who'll represent your best interests at all times. In June 2006, the average sales price for residential properties in Tucson was \$273,701, but the average sales price for homes sold in Dove Mountain during Q2 2006 was \$450,668 (nearly 65% higher!). Also, more than twice as many homes in Dove Mountain sold in Q2 vs. Q1 (52 vs. 21), but the average sales price decreased by over 17%. However, with the coming of amenities and events, such as the Dove Mountain Convenience Center and Accenture Match Play Golf Championship, I'm confident that our community will continue to be a desirable place to live or own property, and a great investment in your future.

As the Dove Mountain Specialist of The Mehalic-Halle Team, I'd like to help you get top dollar for your home or custom lot. If you're considering selling or buying property in Dove Mountain or another community in NW Tucson, then please rely upon my knowledge and expertise. My business and success are based on performance (rather than promises), but you'll have my personal commitment to provide you with exceptional service that meets your needs and I'll endeavor to exceed your expectations!

## HOMES IN DOVE MOUNTAIN - Sold in Q2 '06 (Based on TAR/MLS Statistics, as of 7/26/06 - "DOM" = "Days on Market")

SUBDIVISION	HOMES SOLD	LOW PRICE	HIGH PRICE	AVERAGE PRICE	AVG \$/S.F.	AVG DOM
The Bluffs	8	\$267,300	\$641,500	\$472,588	\$213.26	28
Canyon Pass	2	\$1,587,500	\$1,925,000	\$1,756,250	\$384.34	189
Dos Lagos	0	N/A	N/A	N/A	N/A	N/A
The Gallery	4	\$822,445	\$1,000,000	\$899,390	\$360.04	69
Heritage Highlands	17	\$235,000	\$630,000	\$352,871	\$209.57	71
The Preserve	3	\$380,000	\$397,000	\$390,633	\$183.28	43
Quail Crossing	5	\$261,000	\$417,000	\$364,780	\$178.31	61
The Villages	13	\$199,900	\$339,000	\$273,031	\$177.88	38
<b>Total</b>	<b>52</b>	<b>\$199,900</b>	<b>\$1,925,000</b>	<b>\$450,668</b>	<b>\$229.62</b>	<b>58</b>

## CUSTOM LOTS IN DOVE MOUNTAIN - Sold in Q2 '06 (Based on TAR/MLS Statistics, as of 7/26/06 - "DOM" = "Days on Market")

SUBDIVISION	LOTS SOLD	LOW PRICE	HIGH PRICE	AVERAGE PRICE	AVG \$/ACRE	AVG DOM
Canyon Pass	24	\$418,000	\$684,000	\$479,875	\$267,837	51
The Gallery	1	\$495,000	\$495,000	\$495,000	\$247,500	322
<b>Total</b>	<b>25</b>	<b>\$418,000</b>	<b>\$684,000</b>	<b>\$480,480</b>	<b>\$266,933</b>	<b>62</b>



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