

Residential CMA

Listings as of 10/02/24 at 1:29 PM

Property type Residential; Inside the map search Polygon; Status of 'Active', 'Cancelled', 'Closed', 'Coming Soon', 'Expired', 'Pending', 'Temp Off Market', 'Signature Pending', 'Cancellation Provision', 'Pending Short Sale Approval', 'Active Contingent'; Pending Date between '12/01/2023' and '10/04/2033'; Sold Date relative 183 days back; Expiration Date between '03/01/2024' and '10/04/2033'; Temp Off Market Date between '03/01/2024' and '10/04/2033'; Cancel Date between '03/01/2024' and '10/04/2033'.

ACTIVE Properties

| MLS # | Type | Address | L-PRICE | SQFT | \$/SQFT | DOM/CDOM | BR | Bath | STO | Conv PI | GR | CP | Acre | YRBT | GH | Cool | Subdivision |
|----------|------|-------------------------|-------------|-------|---------|----------|----|--------|-----|---------|----|----|------|------|------|------|----------------------------|
| 22423726 | SFR | 8234 E Big Horn Trail | \$625,000 | 2,004 | 311.88 | 8/8 | 3 | 2(2 0) | One | Yes | 2 | 0 | 0.45 | 1979 | None | AC-C | Castle Rock Estates (1-47) |
| 22412496 | SFR | 4875 N Hummingbird Lane | \$700,000 | 2,848 | 245.79 | 116/116 | 5 | 3(3 0) | One | Yes | 2 | 0 | 0.59 | 1960 | None | AC-C | Hidden Valley (52-127) |
| 22422021 | SFR | 8247 E Rawhide Trail | \$915,000 | 2,918 | 313.57 | 26/26 | 5 | 3(3 0) | One | Yes | 2 | 0 | 0.4 | 1979 | None | AC-C | Hidden Valley (138-184) |
| 22422781 | SFR | 8532 E Amethyst Lane | \$1,625,000 | 4,927 | 329.82 | 19/19 | 5 | 3(3 0) | Two | Yes | 3 | 4 | 0.51 | 2007 | None | AC-Z | Hidden Valley Amended |

Total Listings 4

Med \$/Sqft: 312.73
 Avg \$/Sqft: 300.26
 Avg DOM: 42

ACTIVE CONTINGENT Properties

| MLS # | Type | Address | L-PRICE | SQFT | \$/SQFT | DOM/CDOM | BR | Bath | STO | Conv PI | GR | CP | Acre | YRBT | GH | Cool | Subdivision |
|----------|------|---------------------|-----------|-------|---------|----------|----|--------|-----|---------|----|----|------|------|------|-----------|-------------|
| 22424045 | SFR | 8335 E Surrey Trail | \$990,000 | 3,230 | 306.50 | 5/5 | 4 | 3(2 1) | One | Yes | 2 | 0 | 0.78 | 1964 | None | AC-C AC-Z | N/A |

Total Listings 1

Med \$/Sqft: 306.50
 Avg \$/Sqft: 306.50
 Avg DOM: 5

PENDING Properties

| MLS # | Type | Address | L-PRICE | SQFT | \$/SQFT | Pen-Date | DOM/CDOM | BR | Bath | STO | Conv PI | GR | CP | Acre | YRBT | GH | Cool | Subdivision |
|----------|------|---------------------|-----------|-------|---------|------------|----------|----|--------|-----|---------|----|----|------|------|------|------|----------------------|
| 22421873 | SFR | 5035 N Siesta Drive | \$725,000 | 2,635 | 275.14 | 09/26/2024 | 5/5 | 3 | 3(3 0) | One | Yes | 2 | 0 | 1.02 | 1968 | None | AC-C | Hidden Valley (1-39) |

Total Listings 1

Med \$/Sqft: 275.14
 Avg \$/Sqft: 275.14
 Avg DOM: 5

CLOSED Properties

| MLS # | Type | Address | L-PRICE | S-Price | SQFT | \$/SQFT | HwSlid | Cls-Date | DOM/CDOM | BR | Bath | STO | Conv PI | GR | CP | Acre | YRBT | GH | Cool | Subdivision |
|----------|------|-------------------------|-------------|-------------|-------|---------|--------|------------|----------|----|--------|-----|---------|----|----|------|------|----------|-----------|---------------------------------|
| 22410084 | SFR | 8260 E Moonstone Drive | \$540,000 | \$540,000 | 2,290 | 235.81 | Conv | 05/17/2024 | 0/189 | 3 | 3(2 1) | One | Yes | 2 | 0 | 0.68 | 1979 | None | AC-C | Hidden Valley (1-39) |
| 22414882 | SFR | 8353 E Sandstone Drive | \$675,000 | \$675,000 | 2,152 | 313.66 | Cash | 08/30/2024 | 58/107 | 3 | 3(3 0) | One | No | 2 | 0 | 0.38 | 1970 | None | AC-C | Hidden Valley (52-127) |
| 22407154 | SFR | 8521 E Amethyst Lane | \$750,000 | \$750,000 | 2,606 | 287.80 | Oth | 06/21/2024 | 5/5 | 4 | 2(2 0) | One | Yes | 3 | 0 | 0.37 | 1994 | None | AC-C | Hidden Valley Amended |
| 22404096 | SFR | 5111 N Stonehouse Place | \$1,300,000 | \$1,300,000 | 4,087 | 318.08 | Oth | 04/03/2024 | 19/19 | 5 | 4(3 1) | One | Yes | 4 | 0 | 0.92 | 1979 | Quarters | AC-C AC-Z | Sabino Foothills Estates (1-33) |

Total Listings 4

Med \$/Sqft: 300.73
 Avg \$/Sqft: 288.84
 Avg DOM: 20

EXPIRED Properties

| MLS # | Type | Address | L-PRICE | SQFT | \$/SQFT | Exp-Dt | DOM/CDOM | BR | Bath | STO | Conv PI | GR | CP | Acre | YRBT | GH | Cool | Subdivision |
|----------|------|---------------------|-----------|-------|---------|------------|----------|----|--------|-----|---------|----|----|------|------|------|------|----------------------|
| 22402445 | SFR | 5035 N Siesta Drive | \$725,000 | 2,635 | 275.14 | 07/25/2024 | 170/254 | 3 | 3(3 0) | One | Yes | 2 | 0 | 1.02 | 1968 | None | AC-C | Hidden Valley (1-39) |

Total Listings 1

Med \$/Sqft: 275.14
 Avg \$/Sqft: 275.14
 Avg DOM: 170

CANCELLED Properties

| MLS # | Type | Address | L-PRICE | SQFT | \$/SQFT | CNCL-Date | DOM/CDOM | BR | Bath | STO | Conv PI | GR | CP | Acre | YRBT | GH | Cool | Subdivision |
|----------|------|-------------------------|-----------|-------|---------|------------|----------|----|--------|-----|---------|----|----|------|------|------|------|-------------------------|
| 22320572 | SFR | 8260 E Moonstone Drive | \$575,000 | 2,290 | 251.09 | 04/22/2024 | 189/189 | 3 | 3(2 1) | One | Yes | 2 | 0 | 0.68 | 1979 | None | AC-C | Hidden Valley (1-39) |
| 22410188 | SFR | 8353 E Sandstone Drive | \$749,900 | 2,152 | 348.47 | 06/13/2024 | 49/49 | 3 | 3(3 0) | One | No | 2 | 0 | 0.38 | 1970 | None | AC-C | Hidden Valley (52-127) |
| 22411266 | SFR | 8561 E Tourmaline Drive | \$799,000 | 2,090 | 382.30 | 08/22/2024 | 60/60 | 3 | 2(2 0) | One | No | 2 | 0 | 0.69 | 1985 | None | AC-C | Solar Village (1-14) |
| 22323802 | SFR | 8247 E Rawhide Trail | \$979,000 | 2,918 | 335.50 | 08/02/2024 | 275/343 | 5 | 3(3 0) | One | Yes | 2 | 0 | 0.4 | 1979 | None | AC-C | Hidden Valley (138-184) |

Total Listings 4

Med \$/Sqft: 341.99
 Avg \$/Sqft: 329.34
 Avg DOM: 143

Report Count 15

Summary

| Status | Total | Average Price | Low Price | High Price | Median | Avg DOM |
|---------------------------|---------------|------------------|------------------|--------------------|------------------|-----------|
| Active | 4 | \$966,250 | \$625,000 | \$1,625,000 | \$807,500 | 42 |
| Active Contingent | 1 | \$990,000 | \$990,000 | \$990,000 | \$990,000 | 5 |
| Pending | 1 | \$725,000 | \$725,000 | \$725,000 | \$725,000 | 5 |
| Closed* | 4 | \$816,250 | \$540,000 | \$1,300,000 | \$712,500 | 20 |
| Expired | 1 | \$725,000 | \$725,000 | \$725,000 | \$725,000 | 170 |
| Cancelled | 4 | \$775,725 | \$575,000 | \$979,000 | \$774,450 | 143 |
| Total | 15 | \$844,860 | \$540,000 | \$1,625,000 | \$749,900 | 66 |
| Price Differential | 100.00 | | | | | |

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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