

# Residential CMA

Listings as of 11/07/24 at 7:58 AM

Property type Residential; Inside the map search Polygon; Cancel Date between '05/06/2024' and '10/04/2033'; Expiration Date between '05/06/2024' and '10/04/2033'; Pending Date between '05/06/2024' and '10/04/2033'; Sold Date relative 183 days back; Status of 'Active', 'Cancelled', 'Closed', 'Coming Soon', 'Expired', 'Pending', 'Temp Off Market', 'Signature Pending', 'Cancellation Provision', 'Pending Short Sale Approval', 'Active Contingent'; Temp Off Market Date between '05/06/2024' 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
22412496	SFR	4875 N Hummingbird Lane	\$700,000	2,848	245.79	152/152	5	3(3 0)	One	Yes		2	0	0.59	1960	None	AC-C	Hidden Valley (52-127)
22422021	SFR	8247 E Rawhide Trail	\$895,000	2,918	306.72	62/62	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	55/55	5	3(3 0)	Two	Yes		3	4	0.51	2007	None	AC-Z	Hidden Valley Amended

<b>Total Listings</b>	<b>3</b>																					
																				<b>Med \$/Sqft:</b>	<b>306.72</b>	
																					<b>Avg \$/Sqft:</b>	<b>294.11</b>
																					<b>Avg DOM:</b>	<b>89</b>

## ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22425636	SFR	8591 E Tourmaline Drive	\$850,000	3,121	272.35	5/11	4	3(3 0)	One	Yes		3	0	0.65	1983	None	AC-C	Solar Village (1-14)

<b>Total Listings</b>	<b>1</b>																					
																					<b>Med \$/Sqft:</b>	<b>272.35</b>
																					<b>Avg \$/Sqft:</b>	<b>272.35</b>
																					<b>Avg DOM:</b>	<b>5</b>

## CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSld	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)
22421873	SFR	5035 N Siesta Drive	\$725,000	\$725,000	2,635	275.14	Cash	10/11/2024	5/5	3	3(3 0)	One	Yes		2	0	1.02	1968	None	AC-C	Hidden Valley (1-39)
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
22424045	SFR	8335 E Surrey Trail	\$990,000	\$960,000	3,230	297.21	Cash	11/01/2024	5/5	4	3(2 1)	One	Yes		2	0	0.78	1964	None	AC-C AC-Z	N/A

<b>Total Listings</b>	<b>5</b>																					
																					<b>Med \$/Sqft:</b>	<b>287.80</b>
																					<b>Avg \$/Sqft:</b>	<b>281.92</b>
																					<b>Avg DOM:</b>	<b>14</b>

## 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)

<b>Total Listings</b>	<b>1</b>																					
																					<b>Med \$/Sqft:</b>	<b>275.14</b>
																					<b>Avg \$/Sqft:</b>	<b>275.14</b>
																					<b>Avg DOM:</b>	<b>170</b>

## 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
22423726	SFR	8234 E Big Horn Trail	\$625,000	2,004	311.88	10/25/2024	31/31	3	2(2 0)	One	Yes		2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)
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)
22425620	SFR	8591 E Tourmaline Drive	\$850,000	3,121	272.35	10/16/2024	6/6	4	3(3 0)	One	Yes		3	0	0.65	1983	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)

<b>Total Listings</b>	<b>5</b>																					
																					<b>Med \$/Sqft:</b>	<b>335.50</b>
																					<b>Avg \$/Sqft:</b>	<b>330.10</b>
																					<b>Avg DOM:</b>	<b>84</b>

Report Count 15

## Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	3	\$1,073,333	\$700,000	\$1,625,000	\$895,000	89
Active Contingent	1	\$850,000	\$850,000	\$850,000	\$850,000	5
Closed*	5	\$730,000	\$540,000	\$960,000	\$725,000	14
Expired	1	\$725,000	\$725,000	\$725,000	\$725,000	170

Cancelled	5	\$800,580	\$625,000	\$979,000	\$799,000	84
<b>Total</b>	<b>15</b>	<b>\$831,860</b>	<b>\$540,000</b>	<b>\$1,625,000</b>	<b>\$750,000</b>	<b>62</b>
<b>Price Differential</b>	<b>99.39</b>					

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

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and [FBS](#). Prepared by Felix H Gafner, Broker, e-Pro on Thursday, November 07, 2024 7:59 AM.