

Residential CMA

Listings as of 12/04/24 at 6:50 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 '05/06/2024' and '10/04/2033'; Sold Date relative 183 days back; Expiration Date between '05/06/2024' and '10/04/2033'; Temp Off Market Date between '05/06/2024' and '10/04/2033'; Cancel 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
22428399	SFR	8532 E Amethyst Lane	\$1,585,000	4,927	321.70	16/82	5	3(3 0)	Two	Yes		3	4	0.51	2007	None	AC-Z	Hidden Valley Amended
Total Listings 1 Med \$/Sqft: 321.70 Avg \$/Sqft: 321.70 Avg DOM: 16 																		

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)
Total Listings 1 Med \$/Sqft: 272.35 Avg \$/Sqft: 272.35 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
22428402	SFR	8561 E Tourmaline Drive	\$625,000	2,090	299.04	12/02/2024	4/4	3	2(2 0)	One	No		2	0	0.69	1985	None	AC-C AC-Z	Solar Village (1-14)
Total Listings 1 Med \$/Sqft: 299.04 Avg \$/Sqft: 299.04 Avg DOM: 4 																			

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSid	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
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
Total Listings 4 Med \$/Sqft: 292.50 Avg \$/Sqft: 293.45 Avg DOM: 18 																					

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
22412496	SFR	4875 N Hummingbird Lane	\$700,000	2,848	245.79	11/20/2024	166/166	5	3(3 0)	One	Yes		2	0	0.59	1960	None	AC-C	Hidden Valley (52-127)
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)
22422021	SFR	8247 E Rawhide Trail	\$895,000	2,918	306.72	11/30/2024	86/86	5	3(3 0)	One	Yes		2	0	0.4	1979	None	AC-C	Hidden Valley (138-184)
Total Listings 3 Med \$/Sqft: 275.14 Avg \$/Sqft: 275.88 Avg DOM: 140 																			

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)
22422781	SFR	8532 E Amethyst Lane	\$1,625,000	4,927	329.82	11/18/2024	66/66	5	3(3 0)	Two	Yes		3	4	0.51	2007	None	AC-Z	Hidden Valley Amended
Total Listings 6 Med \$/Sqft: 332.66 Avg \$/Sqft: 330.05 Avg DOM: 81 																			

Report Count 16

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	1	\$1,585,000	\$1,585,000	\$1,585,000	\$1,585,000	16
Active Contingent	1	\$850,000	\$850,000	\$850,000	\$850,000	5
Pending	1	\$625,000	\$625,000	\$625,000	\$625,000	4
Closed*	4	\$777,500	\$675,000	\$960,000	\$737,500	18
Expired	3	\$773,333	\$700,000	\$895,000	\$725,000	140
Cancelled	6	\$937,983	\$625,000	\$1,625,000	\$824,500	81
Total	16	\$884,244	\$625,000	\$1,625,000	\$774,500	62
Price Differential	99.24					

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

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