

# Residential CMA

Listings as of 02/05/25 at 6:25 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
22429713	SFR	8234 E Big Horn Trail	\$575,000	2,004	286.93	61/61	3	2(2 0)	One	Yes	2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)
22500269	SFR	8221 E Sandstone Drive	\$625,000	2,137	292.47	33/33	4	2(2 0)	One	Yes	2	0	0.48	1970	None	AC-C	Hidden Valley (1-39)
22429736	SFR	4875 N Hummingbird Lane	\$649,900	2,848	228.20	61/227	5	3(3 0)	One	Yes	0	0	0.6	1960	None	AC-C	Hidden Valley (A,B,C, 40-51)
22428399	SFR	8532 E Amethyst Lane	\$1,585,000	4,927	321.70	79/145	5	3(3 0)	Two	Yes	3	4	0.51	2007	None	AC-Z	Hidden Valley Amended

Total Listings 4

Med \$/Sqft: 289.70  
 Avg \$/Sqft: 282.32  
 Avg DOM: 58

## 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
22428402	SFR	8561 E Tourmaline Drive	\$625,000	\$623,000	2,090	298.09	Cash	12/16/2024	4/4	3	2(2 0)	One	No	2	0	0.69	1985	None	AC-C AC-Z	Solar Village (1-14)
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)
22425636	SFR	8591 E Tourmaline Drive	\$850,000	\$833,000	3,121	266.90	Cash	12/05/2024	5/11	4	3(3 0)	One	Yes	3	0	0.65	1983	None	AC-C	Solar Village (1-14)
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 5

Med \$/Sqft: 297.21  
 Avg \$/Sqft: 290.20  
 Avg DOM: 15

## 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 18

## Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	4	\$858,725	\$575,000	\$1,585,000	\$637,450	58
Closed*	5	\$763,200	\$623,000	\$960,000	\$725,000	15
Expired	3	\$773,333	\$700,000	\$895,000	\$725,000	140
Cancelled	6	\$937,983	\$625,000	\$1,625,000	\$824,500	81
<b>Total</b>	<b>18</b>	<b>\$847,100</b>	<b>\$575,000</b>	<b>\$1,625,000</b>	<b>\$737,450</b>	<b>67</b>
<b>Price Differential</b>	<b>98.93</b>					

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