

Residential CMA

Listings as of 03/05/25 at 6:33 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 '08/06/2024' and '10/04/2033'; Sold Date relative 183 days back; Expiration Date between '08/06/2024' and '10/04/2033'; Temp Off Market Date between '08/06/2024' and '10/04/2033'; Cancel Date between '08/06/2024' 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	\$525,000	2,004	261.98	89/89	3	2(2 0)	One	Yes	2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)
22504361	SFR	5132 N Placita Solitaria	\$599,000	2,220	269.82	21/21	4	2(2 0)	One	Yes	0	2	0.57	1980	None	AC-C	Castle Rock Estates (1-47)
22505384	SFR	8221 E Sandstone Drive	\$625,000	2,137	292.47	11/61	4	2(2 0)	One	Yes	2	0	0.48	1970	None	AC-C	Hidden Valley (1-39)
22506155	SFR	4875 N Hummingbird Lane	\$649,900	2,848	228.20	3/255	5	3(3 0)	One	Yes	0	0	0.6	1960	None	AC-C	Hidden Valley (A,B,C, 40-51)
22505011	SFR	8531 E Amethyst Lane	\$750,000	2,721	275.63	14/14	4	3(2 1)	One	Yes	3	0	0.44	1994	None	AC-Z	Hidden Valley (185-265)
22428399	SFR	8532 E Amethyst Lane	\$1,585,000	4,927	321.70	107/173	5	3(3 0)	Two	Yes	3	4	0.51	2007	None	AC-Z	Hidden Valley Amended

Total Listings 6

Med \$/Sqft: 272.73
 Avg \$/Sqft: 274.97
 Avg DOM: 40

ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22504189	SFR	8300 E Ocotillo Drive	\$539,000	1,626	331.49	22/22	3	2(2 0)	One	No	2	0	0.48	1984	None	AC-C	Castle Rock Estates (1-47)

Total Listings 1

Med \$/Sqft: 331.49
 Avg \$/Sqft: 331.49
 Avg DOM: 22

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)
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 4

Med \$/Sqft: 286.17
 Avg \$/Sqft: 284.33
 Avg DOM: 4

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)
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 2

Med \$/Sqft: 276.25
 Avg \$/Sqft: 276.25
 Avg DOM: 126

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)
22500269	SFR	8221 E Sandstone Drive	\$625,000	2,137	292.47	02/22/2025	50/50	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	03/02/2025	86/252	5	3(3 0)	One	Yes	0	0	0.6	1960	None	AC-C	Hidden Valley (A,B,C, 40-51)
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)
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: 302.18
 Avg \$/Sqft: 302.84
 Avg DOM: 49

Report Count 19

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	6	\$788,983	\$525,000	\$1,585,000	\$637,450	40
Active Contingent	1	\$539,000	\$539,000	\$539,000	\$539,000	22

Closed*	4	\$785,250	\$623,000	\$960,000	\$779,000	4
Expired	2	\$797,500	\$700,000	\$895,000	\$797,500	126
Cancelled	6	\$862,317	\$625,000	\$1,625,000	\$724,450	49
Total	19	\$801,674	\$525,000	\$1,625,000	\$700,000	44
Price Differential	98.66					

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

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