

# Residential CMA

Listings as of 07/02/25 at 6:40 PM

Inside the map search Polygon; Cancel Date relative 183 days back; Expiration Date relative 183 days back; Pending Date relative 366 days back; 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 relative 366 days back. **(Selected Listings Only)**

## ACTIVE Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22516630	SFR	8411 E Tourmaline Drive	\$625,000	2,045	305.62	12/12	3	2(2 0)	One	Yes	2	0	0.45	1980	None	AC-C	N/A	
22516652	SFR	8531 E Amethyst Lane	\$660,000	2,721	242.56	13/122	4	3(2 1)	One	Yes	3	0	0.44	1994	None	AC-Z	Hidden Valley (185-265)	
22517765	SFR	8247 E Rawhide Trail	\$830,000	2,918	284.44	0/89	5	3(3 0)	One	Yes	2	0	0.4	1979	None	AC-C	Hidden Valley (138-184)	

Total Listings 3

Med \$/Sqft: 284.44  
Avg \$/Sqft: 277.54  
Avg DOM: 8

## ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22512356	SFR	4875 N Hummingbird Lane	\$600,000	2,848	210.67	61/353	5	3(3 0)	One	Yes	0	0	0.6	1960	None	AC-C	Hidden Valley (A,B,C, 40-51)	
22515302	SFR	5125 N Siesta Drive	\$715,000	2,570	278.21	14/14	5	3(3 0)	One	Yes	2	0	0.89	1978	Quarters	AC-C AC-Z	Castle Rock Estates (1-47)	
22509818	SFR	8201 E Big Horn Trail	\$879,000	3,685	238.53	63/63	6	4(4 0)	One	Yes	0	0	0.81	1979	House	AC-C	Castle Rock Estates (1-47)	

Total Listings 3

Med \$/Sqft: 238.53  
Avg \$/Sqft: 242.47  
Avg DOM: 46

## 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
22514014	SFR	8402 E Tourmaline Drive	\$1,099,999	3,354	327.97	06/18/2025	8/8	5	4(4 0)	One	Yes	2	0	0.53	1984	None	AC-C	Hidden Valley Amended	

Total Listings 1

Med \$/Sqft: 327.97  
Avg \$/Sqft: 327.97  
Avg DOM: 8

## 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
22504189	SFR	8300 E Ocotillo Drive	\$539,000	\$539,000	1,626	331.49	Conv	04/09/2025	22/22	3	2(2 0)	One	No	2	0	0.48	1984	None	AC-C	Castle Rock Estates (1-47)	
22504361	SFR	5132 N Placita Solitaria	\$595,000	\$585,000	2,220	263.51	Conv	04/25/2025	42/42	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	\$585,000	2,137	273.75	Conv	04/11/2025	17/67	4	2(2 0)	One	Yes	2	0	0.48	1970	None	AC-C	Hidden Valley (1-39)	
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)	
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)	
22507180	SFR	4922 N Hummingbird Lane	\$899,000	\$870,000	2,873	302.82	Conv	04/16/2025	7/7	4	3(2 1)	One	Yes	2	0	0.42	1965	None	AC-C	Hidden Valley (A,B,C, 40-51)	
22428399	SFR	8532 E Amethyst Lane	\$1,585,000	\$1,485,000	4,927	301.40	Conv	04/14/2025	114/180	5	3(3 0)	Two	Yes	3	4	0.51	2007	None	AC-Z	Hidden Valley Amended	

Total Listings 7

Med \$/Sqft: 298.09  
Avg \$/Sqft: 291.14  
Avg DOM: 30

## 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
22429713	SFR	8234 E Big Horn Trail	\$499,000	2,004	249.00	04/15/2025	122/122	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)	
22506155	SFR	4875 N Hummingbird Lane	\$649,900	2,848	228.20	05/01/2025	40/292	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	\$695,000	2,721	255.42	06/19/2025	109/109	4	3(2 1)	One	Yes	3	0	0.44	1994	None	AC-Z	Hidden Valley (185-265)	
22512888	SFR	8247 E Rawhide Trail	\$850,000	2,918	291.30	07/02/2025	56/89	5	3(3 0)	One	Yes	2	0	0.4	1979	None	AC-C	Hidden Valley (138-184)	
22509552	SFR	8247 E Rawhide Trail	\$865,000	2,918	296.44	05/07/2025	33/33	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 8

Med \$/Sqft:	273.36
Avg \$/Sqft:	271.36
Avg DOM:	70

Report Count 24

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	3	\$705,000	\$625,000	\$830,000	\$660,000	8
Active Contingent	3	\$731,333	\$600,000	\$879,000	\$715,000	46
Pending	1	\$1,099,999	\$1,099,999	\$1,099,999	\$1,099,999	8
Closed*	7	\$788,571	\$539,000	\$1,485,000	\$623,000	30
Expired	2	\$797,500	\$700,000	\$895,000	\$797,500	126
Cancelled	8	\$807,350	\$499,000	\$1,625,000	\$672,450	70
<b>Total</b>	<b>24</b>	<b>\$799,200</b>	<b>\$499,000</b>	<b>\$1,625,000</b>	<b>\$697,500</b>	<b>49</b>
<b>Price Differential</b>	<b>97.15</b>					

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

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