

Residential CMA

Listings as of 09/30/25 at 5:26 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)**

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 |
|----------|------|--------------------------|-------------|-------------|-------|---------|-------|------------|----------|----|--------|-----|------|----|----|------|------|----------|-----------|------------------------------|-------------|
| 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) | |
| 22516652 | SFR | 8531 E Amethyst Lane | \$660,000 | \$600,000 | 2,721 | 220.51 | Cash | 09/25/2025 | 28/137 | 4 | 3(2 1) | One | Yes | 3 | 0 | 0.44 | 1994 | None | AC-Z | Hidden Valley (185-265) | |
| 22516630 | SFR | 8411 E Tourmaline Drive | \$625,000 | \$617,000 | 2,045 | 301.71 | VA | 08/20/2025 | 15/15 | 3 | 2(2 0) | One | Yes | 2 | 0 | 0.45 | 1980 | None | AC-C | N/A | |
| 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) | |
| 22515302 | SFR | 5125 N Siesta Drive | \$715,000 | \$715,000 | 2,570 | 278.21 | Conv | 07/09/2025 | 14/14 | 5 | 3(3 0) | One | Yes | 2 | 0 | 0.89 | 1978 | Quarters | AC-C AC-Z | Castle Rock Estates (1-47) | |
| 22517765 | SFR | 8247 E Rawhide Trail | \$830,000 | \$805,000 | 2,918 | 275.87 | Conv | 08/28/2025 | 30/119 | 5 | 3(3 0) | One | Yes | 2 | 0 | 0.4 | 1979 | None | AC-C | Hidden Valley (138-184) | |
| 22509818 | SFR | 8201 E Big Horn Trail | \$879,000 | \$829,000 | 3,685 | 224.97 | Conv | 07/15/2025 | 63/63 | 6 | 4(4 0) | One | Yes | 0 | 0 | 0.81 | 1979 | House | AC-C | Castle Rock Estates (1-47) | |
| 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) | |
| 22514014 | SFR | 8402 E Tourmaline Drive | \$1,099,999 | \$1,125,000 | 3,354 | 335.42 | Conv | 07/07/2025 | 8/8 | 5 | 4(4 0) | One | Yes | 2 | 0 | 0.53 | 1984 | None | AC-C | Hidden Valley Amended | |
| 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 13

Med \$/Sqft: 278.21
 Avg \$/Sqft: 282.67
 Avg DOM: 28

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 |
|----------|------|-------------------------|-----------|-------|---------|------------|----------|----|--------|-----|------|----|----|------|------|------|------|------------------------------|-------------|
| 22512356 | SFR | 4875 N Hummingbird Lane | \$600,000 | 2,848 | 210.67 | 08/18/2025 | 84/376 | 5 | 3(3 0) | One | Yes | 0 | 0 | 0.6 | 1960 | None | AC-C | Hidden Valley (A,B,C, 40-51) | |
| 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 3

Med \$/Sqft: 245.79
 Avg \$/Sqft: 254.39
 Avg DOM: 112

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 |
|---------------------------|--------------|------------------|------------------|--------------------|------------------|-----------|
| Closed* | 13 | \$785,462 | \$539,000 | \$1,485,000 | \$715,000 | 28 |
| Expired | 3 | \$731,667 | \$600,000 | \$895,000 | \$700,000 | 112 |
| Cancelled | 8 | \$807,350 | \$499,000 | \$1,625,000 | \$672,450 | 70 |
| Total | 24 | \$799,200 | \$499,000 | \$1,625,000 | \$697,500 | 52 |
| Price Differential | 97.17 | | | | | |

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

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