

# Residential CMA

Listings as of 11/05/25 at 5:19 PM

Property type Residential; 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.

## ACTIVE Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22522917	SFR	8250 E Rawhide Trail	\$600,000	3,658	164.02	49/49	4	3(3 0)	Two	Yes	0	0	0.69	1968	None	AC-C	Hidden Valley (138-184)	
22524214	SFR	8502 E Amethyst Lane	\$695,000	2,252	308.61	49/49	3	2(2 0)	One	Yes	2	0	0.62	1979	None	AC-C	Hidden Valley (185-265)	
22523846	SFR	8321 E Snyder Road	\$1,150,000	3,210	358.26	54/54	4	3(2 1)	One	Yes	3	0	0.85	1993	None	AC-C-AC-Z	Hidden Valley (52-127)	
<b>Total Listings 3</b>																		
<b>Med \$/Sqft: 308.61</b>																		
<b>Avg \$/Sqft: 276.96</b>																		
<b>Avg DOM: 50</b>																		

## 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
22526713	TH	7940 E Sabino Sunrise Circle	\$350,000	\$350,000	1,415	247.35	Conv	10/15/2025	/	2	2(2 0)	One	No	2	0	0.08	1984	None	AC-C	Sabino Sunrise Townhomes	
22524827	SFR	4875 N Hummingbird Lane	\$600,000	\$600,000	2,848	210.67	Conv	09/24/2025	0/0	5	3(3 0)	One	Yes	0	0	0.6	1960	None	AC-C	Hidden Valley (A,B,C, 40-51)	
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	
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)	
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	
<b>Total Listings 8</b>																					
<b>Med \$/Sqft: 261.61</b>																					
<b>Avg \$/Sqft: 261.84</b>																					
<b>Avg DOM: 19</b>																					

## 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)	
<b>Total Listings 1</b>																			
<b>Med \$/Sqft: 210.67</b>																			
<b>Avg \$/Sqft: 210.67</b>																			
<b>Avg DOM: 84</b>																			

## 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
22524823	SFR	4875 N Hummingbird Lane	\$600,000	2,848	210.67	09/24/2025	0/0	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)	
22520285	SFR	8110 E Moonstone Drive	\$725,000	2,824	256.73	10/16/2025	74/74	4	4(4 0)	Two	Yes	2	0	0.93	1961	None	AC-C	Hidden Valley (1-39)	
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)	
<b>Total Listings 5</b>																			
<b>Med \$/Sqft: 256.73</b>																			
<b>Avg \$/Sqft: 262.11</b>																			
<b>Avg DOM: 54</b>																			

Report Count 17

## Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	3	\$815,000	\$600,000	\$1,150,000	\$695,000	50
Closed*	8	\$705,125	\$350,000	\$1,125,000	\$666,000	19
Expired	1	\$600,000	\$600,000	\$600,000	\$600,000	84
Cancelled	5	\$747,000	\$600,000	\$865,000	\$725,000	54
<b>Total</b>	<b>17</b>	<b>\$737,588</b>	<b>\$350,000</b>	<b>\$1,150,000</b>	<b>\$695,000</b>	<b>39</b>
<b>Price Differential</b>	<b>97.90</b>					

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

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