

Residential CMA

Listings as of 12/03/25 at 6:32 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 relative 366 days back; Sold Date relative 183 days back; Expiration Date relative 183 days back; Temp Off Market Date relative 366 days back; Cancel Date relative 183 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
22530188	TH	3270 N Sabino Vista Circle	\$479,000	1,967	243.52	12/12	2	2(2 0)	One	No	2	0	0.1	1972	None	AC-C	Sabino Vista Townshouses (1-53)	
22529190	SFR	8234 E Big Horn Trail	\$599,000	2,004	298.90	21/21	3	2(2 0)	One	Yes	2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)	
22522917	SFR	8250 E Rawhide Trail	\$600,000	3,658	164.02	77/77	4	3(3 0)	Two	Yes	0	0	0.69	1968	None	AC-C	Hidden Valley (138-184)	
22523846	SFR	8321 E Snyder Road	\$1,150,000	3,210	358.26	82/82	4	3(2 1)	One	Yes	3	0	0.85	1993	None	AC-C AC-Z	Hidden Valley (52-127)	

Total Listings	4																					
																				Med \$/Sqft:	271.21	
																					Avg \$/Sqft:	266.18
																					Avg DOM:	48

ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22524214	SFR	8502 E Amethyst Lane	\$685,000	2,252	304.17	72/72	3	2(2 0)	One	Yes	2	0	0.62	1979	None	AC-C	Hidden Valley (185-265)	

Total Listings	1																					
																					Med \$/Sqft:	304.17
																					Avg \$/Sqft:	304.17
																					Avg DOM:	72

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSlid	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	

Total Listings	8																					
																					Med \$/Sqft:	261.61
																					Avg \$/Sqft:	261.84
																					Avg DOM:	19

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)	

Total Listings	1																					
																					Med \$/Sqft:	210.67
																					Avg \$/Sqft:	210.67
																					Avg DOM:	84

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)	

Total Listings	4																					
																					Med \$/Sqft:	256.07
																					Avg \$/Sqft:	253.53
																					Avg DOM:	59

Report Count 18

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	4	\$707,000	\$479,000	\$1,150,000	\$599,500	48
Active Contingent	1	\$685,000	\$685,000	\$685,000	\$685,000	72
Closed*	8	\$705,125	\$350,000	\$1,125,000	\$666,000	19
Expired	1	\$600,000	\$600,000	\$600,000	\$600,000	84

Cancelled	4	\$717,500	\$600,000	\$850,000	\$710,000	59
Total	18	\$707,889	\$350,000	\$1,150,000	\$651,000	41
Price Differential	97.90					

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

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and [FBS](#). Prepared by Felix H Gafner, Broker,e-Pro on Wednesday, December 03, 2025 6:32 PM.