

Residential CMA

Listings as of 02/04/26 at 6:21 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
22600180	SFR	8243 E Rawhide Trail	\$450,000	3,077	146.25	29/29	2	3(2 1)	One	No	2	0	0.75	1970	None	AC-C	Hidden Valley (138-184)
22602184	SFR	8502 E Amethyst Lane	\$685,000	2,252	304.17	12/119	3	2(2 0)	One	Yes	2	0	0.61	1979	None	AC-C	Hidden Valley (185-265)
22523846	SFR	8321 E Snyder Road	\$1,150,000	3,210	358.26	145/145	4	3(2 1)	One	Yes	3	0	0.85	1993	None	AC-C AC-Z	Hidden Valley (52-127)

Total Listings 3

Med \$/Sqft: 304.17
 Avg \$/Sqft: 269.56
 Avg DOM: 62

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
22601513	SFR	8125 E Moonstone Drive	\$875,000	2,335	374.73	01/28/2026	3/3	3	3(2 1)	One	Yes	0	2	1	1960	None	AC-C	N/A

Total Listings 1

Med \$/Sqft: 374.73
 Avg \$/Sqft: 374.73
 Avg DOM: 3

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
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)

Total Listings 5

Med \$/Sqft: 247.35
 Avg \$/Sqft: 251.22
 Avg DOM: 14

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)
22522917	SFR	8250 E Rawhide Trail	\$600,000	3,658	164.02	12/03/2025	78/78	4	3(3 0)	Two	Yes	0	0	0.69	1968	None	AC-C	Hidden Valley (138-184)

Total Listings 2

Med \$/Sqft: 187.34
 Avg \$/Sqft: 187.34
 Avg DOM: 81

TEMP OFF MARKET Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	TOM-Dt	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	01/05/2026	24/24	2	2(2 0)	One	No	2	0	0.1	1972	None	AC-C	Sabino Vista Townhouses (1-53)

Total Listings 1

Med \$/Sqft: 243.52
 Avg \$/Sqft: 243.52
 Avg DOM: 24

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
22529190	SFR	8234 E Big Horn Trail	\$599,000	2,004	298.90	02/03/2026	83/83	3	2(2 0)	One	Yes	2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)
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)
22524214	SFR	8502 E Amethyst Lane	\$685,000	2,252	304.17	01/21/2026	107/107	3	2(2 0)	One	Yes	2	0	0.62	1979	None	AC-C	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)

Total Listings 4

Med \$/Sqft: 277.81
 Avg \$/Sqft: 267.62
 Avg DOM: 66

Report Count 16

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	3	\$761,667	\$450,000	\$1,150,000	\$685,000	62
Pending	1	\$875,000	\$875,000	\$875,000	\$875,000	3
Closed*	5	\$594,400	\$350,000	\$805,000	\$600,000	14
Expired	2	\$600,000	\$600,000	\$600,000	\$600,000	81
Temp Off Market	1	\$479,000	\$479,000	\$479,000	\$479,000	24
Cancelled	4	\$652,250	\$599,000	\$725,000	\$642,500	66
Total	16	\$657,062	\$350,000	\$1,150,000	\$600,000	44
Price Differential	97.32					

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

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