

Residential CMA

Listings as of 03/04/26 at 6:39 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
22600180	SFR	8243 E Rawhide Trail	\$450,000	3,077	146.25	43/43	2	3(2 1)	One	No		2	0	0.75	1970	None	AC-C	Hidden Valley (138-184)
22605855	TH	3270 N Sabino Vista Circle	\$499,000	1,967	253.69	0/0	2	2(2 0)	One	No		2	0	0.1	1972	None	AC-C	Sabino Vista Townhouses (1-53)
22603935	SFR	8234 E Big Horn Trail	\$599,000	2,004	298.90	20/103	3	2(2 0)	One	Yes		2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)
22523846	SFR	8321 E Snyder Road	\$1,050,000	3,210	327.10	173/173	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: 276.29
Avg \$/Sqft: 256.49
Avg DOM: 59

ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22602184	SFR	8502 E Amethyst Lane	\$675,000	2,252	299.73	40/147	3	2(2 0)	One	Yes		2	0	0.61	1979	None	AC-C	Hidden Valley (185-265)

Total Listings 1

Med \$/Sqft: 299.73
Avg \$/Sqft: 299.73
Avg DOM: 40

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)
22601513	SFR	8125 E Moonstone Drive	\$875,000	\$871,000	2,335	373.02	Cash	02/27/2026	3/3	3	3(2 1)	One	Yes		0	2	1	1960	None	AC-C	N/A

Total Listings 4

Med \$/Sqft: 233.93
Avg \$/Sqft: 262.89
Avg DOM: 7

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
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 1

Med \$/Sqft: 164.02
Avg \$/Sqft: 164.02
Avg DOM: 78

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
22530188	TH	3270 N Sabino Vista Circle	\$479,000	1,967	243.52	03/04/2026	24/24	2	2(2 0)	One	No		2	0	0.1	1972	None	AC-C	Sabino Vista Townhouses (1-53)
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 5

Med \$/Sqft: 256.73
Avg \$/Sqft: 262.80
Avg DOM: 57

Report Count 15

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	4	\$649,500	\$450,000	\$1,050,000	\$549,000	59
Active Contingent	1	\$675,000	\$675,000	\$675,000	\$675,000	40
Closed*	4	\$605,250	\$350,000	\$871,000	\$600,000	7
Expired	1	\$600,000	\$600,000	\$600,000	\$600,000	78
Cancelled	5	\$617,600	\$479,000	\$725,000	\$600,000	57

Total	15	\$629,733	\$350,000	\$1,050,000	\$600,000	44
Price Differential	97.61					

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

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