

Residential CMA

Listings as of 07/01/26 at 4:55 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
22611540	SFR	8234 E Big Horn Trail	\$549,999	2,004	274.45	47/47	3	2(2 0)	One	Yes		2	0	0.44	1979	None	AC-C	Castle Rock Estates (1-47)
22615661	SFR	4949 N Moonstone Drive	\$750,000	2,800	267.86	9/9	3	3(3 0)	One	Yes		2	0	0.67	1968	None	AC-C	Hidden Valley (1-39)

Total Listings 2

Med \$/Sqft: 271.15
Avg \$/Sqft: 271.15
Avg DOM: 28

ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
22613143	SFR	4972 N Siesta Drive	\$495,000	1,552	318.94	27/27	3	2(2 0)	One	No		0	2	0.8	1992	None	AC-C	Hidden Valley (138-184)
22614975	SFR	8442 E Tourmaline Drive	\$839,000	2,386	351.63	3/3	3	3(2 1)	One	Yes		2	0	0.36	1979	None	AC-C	Hidden Valley Amended

Total Listings 2

Med \$/Sqft: 335.28
Avg \$/Sqft: 335.28
Avg DOM: 15

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
22600180	SFR	8243 E Rawhide Trail	\$450,000	\$375,000	3,077	121.87	Cash	04/20/2026	52/52	2	3(2 1)	One	No		2	0	0.75	1970	None	AC-C	Hidden Valley (138-184)
22608064	SFR	5181 N Stonehouse Place	\$649,000	\$608,000	2,457	247.46	Conv	06/24/2026	53/53	4	3(3 0)	One	Yes		2	0	0.83	1979	House	AC-C	Sabino Foothills Estates (1-33)
22602184	SFR	8502 E Amethyst Lane	\$675,000	\$630,100	2,252	279.80	Cash	03/27/2026	40/147	3	2(2 0)	One	Yes		2	0	0.61	1979	None	AC-C	Hidden Valley (185-265)
22611906	SFR	8180 E Rawhide Trail	\$839,900	\$839,900	2,720	308.79	Conv	06/22/2026	6/6	5	3(3 0)	One	Yes		2	0	0.58	1970	None	AC-C	Hidden Valley (138-184)
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
22523846	SFR	8321 E Snyder Road	\$1,050,000	\$950,000	3,210	295.95	Cash	05/01/2026	184/184	4	3(2 1)	One	Yes		3	0	0.85	1993	None	AC-C AC-Z	Hidden Valley (52-127)

Total Listings 6

Med \$/Sqft: 287.88
Avg \$/Sqft: 271.15
Avg DOM: 56

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)
22603935	SFR	8234 E Big Horn Trail	\$599,000	2,004	298.90	03/30/2026	46/129	3	2(2 0)	One	Yes		2	0	0.45	1979	None	AC-C	Castle Rock Estates (1-47)
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)

Total Listings 3

Med \$/Sqft: 298.90
Avg \$/Sqft: 300.66
Avg DOM: 78

Report Count 13

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	2	\$650,000	\$549,999	\$750,000	\$650,000	28
Active Contingent	2	\$667,000	\$495,000	\$839,000	\$667,000	15
Closed*	6	\$712,333	\$375,000	\$950,000	\$735,000	56
Cancelled	3	\$627,667	\$599,000	\$685,000	\$599,000	78
Total	13	\$696,608	\$450,000	\$1,050,000	\$630,100	50
Price Differential	93.40					

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

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