

Market Analysis For Gladden Farms, Marana AZ

April 2011 (Last Report Jan/Feb 2011)

128 Homes in April vs January/February 110 homes actively listed
31 homes ACTIVE and for sale in Marana (Tucson) AZ
6 ACTIVE of the 31 are NEW CONSTRUCTION

10 vs. 4 currently ACTIVE CAPA - meaning the owners would like a better offer and are still accepting contract offers
20 homes are ACTIVE contingent with accepted contracts and are going through Escrow
7 are PENDING close of escrow, with all contingencies fulfilled
60 homes SOLD - past six months.

It's a diverse area of homebuilders, with lots of floor plans and variety of styles by builders such as Richmond American, Hillcraft, Pulte, Miramonte, and Lennar. All homes are 2005 and newer. New home subdivisions are currently under construction.

2 - 5 bedroom homes, from 1538 sq feet to 2764
1 and 2 story
Lots range from .14 to .22 of an acre.

ACTIVE listings averaging \$79.57 a square foot, versus Jan/Feb's average of \$74.65. Last summer's average LIST PRICE \$89.51 July 2010.

Active Capa \$70.77 per sq. foot.

Active contingent \$71.09,

Pending \$67.91

CLOSED SALES continue to drop, decreasing from \$73.12, down to a current average of \$72.36 per sq. foot. This means your average 2000 sq. foot home can be found for around \$144,720

If you are looking for investment or great buying opportunities, consider Gladden Farms in Marana, AZ. The HOA helps to maintain impeccable streets, greenbelts, and living areas, in an area of newer homes. Plans are in place for community shopping, schools, parks and recreation.

Heritage River Park, Ora Mae Harn park with pool, or the Gladden Farms Community Park are all within walking distance. Also nearby is the Marana Town Hall, Rodeo Grounds, almost completed Health Care Center, Pima County Library, restaurants, and more.