

Gladden Farms, Marana, AZ – 3rd QTR

Market Statistics - Homes for Sale

This is a market capsule of homes on the market for 3rd quarter, July – September 2010

109 homes are listed on MLS

59 active homes for sale in Gladden Farms, Marana AZ (available)

11 of those active listings are new construction by Richmond American and Lennar

3 have Active Capa contracts on them, willing to accept a better offer

14 have accepted contracts (Active Contingent)

7 are pending close of escrow

Builders in Gladden Farms, Marana, AZ include Lennar, Miramonte, Hillcraft, Richmond American and Pulte. Most of the homes were built starting in 2005 or later, so the homes are newer

The smallest home comes in at 1265 sq. feet and homes size upwards to a whopping 4,045 with five bedrooms.

Lots come in all sizes as well. The 109 listings on MLS range from .14 to .27 acres. Only 3 of the Active listings have pools at this time. Many of the lots are roomy enough to add one, however!

Active listings average \$85.68, down from \$89.51 beginning of July

Active capa average: \$86.52

Active contingent: \$80.24

Pending: \$78.94

Closed: \$83.85 down from \$89.76

This is definitely a great area to purchase a lot of home for a low price. The community is attractive, and well maintained.

Neighborhood characteristics include 1 and 2 story homes, frame stucco

2 and 3 car attached garages, contemporary elevation

Tile roofs

Block fences with some wrought iron along green belts

Low care front yards, initially landscaped by the builders including drip system

HOA fees average approximately \$64 monthly

Gas available in many neighborhoods.

Community amenities include parks, putting green, fitness trails, greenbelts, basketball, horseshoes, common area landscaping, theme trees, area events,

Nearby is the community park, Heritage River Park, Ora Moe Harn City park with pool, Marana Town Hall, Pima County Library, Rodeo Grounds, and more!