

# Gladden Farms, Marana, AZ - 4th Quarter Market Statistics - Homes for Sale

Here's a look back on the last quarter of 2010 and a market report for activity in Gladden Farms, Marana, AZ

It involves the months October 2010 through December 2010.

86 homes are listed on the Tucson Area MLS

38 homes are ACTIVE listings and for sale

Of those ACTIVE listings, 6 are NEW CONSTRUCTION

3 homes are ACTIVE Capa and hoping to receive a better offer

9 homes are ACTIVE Contingent and have accepted contracts

12 are PENDING and just awaiting close of escrow with all contingencies fulfilled

24 homes have SOLD in the past three months

There are many builders in Gladden Farms, Marana, AZ including Miramonte, Lennar, Richmond American, Hillcraft, and Pulte. Most homes were built in 2005 or later, so it is an area of newer homes.

Square footage is available for all needs. Homes are one and two story, and range in size from 1251 with three bedrooms, to 3683 with five bedrooms

Lots sizes range from .14 to .25 acres for the ACTIVE homes on the MLS

Active listings average \$77.15 a sq. foot, still going down from \$85.68 in fall, significantly lower than \$89.51 beginning of July

Active capa average: \$73.67, down from \$86.52

Active contingent: \$73.65, down from \$80.24

Pending: \$70.21, down from \$78.94

Closed: \$76.91, down from \$83.85

So to summarize, in the past 6 months, average home values have dropped from \$179,520 to \$153,820 for the same 2000 sq. foot home, a difference of almost \$26,000

If you are buying a home, or considering buying a home, this is a great opportunity for buyers. The community is very attractive, well kept, and plans for development continue to be made. Recently, PULTE Homes have purchased all vacant lots in the community with plans to build. Fry's Superstore and Walgreens have plans to move into the area.

HOA fees average approximately \$64 monthly.

Community amenities include many activities for families, children, active adults and retirees with parks and fitness trails, putting green, greenbelts, basketball, horseshoes, common area

landscaping, theme trees, and various area events. There are acres of paved walking/biking/skating paths that surround the community.

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