

Market Analysis For Gladden Farms Marana AZ - 2nd Quarter, May-June 2011

84 Homes in Gladden Farms are the focus of this month's market analysis for the Marana neighborhood, just minutes north of Tucson, AZ. Inventory is down from [April, when 128 homes were actively listed](#).

That's good news for the home sellers in this area, and hints at Real Estate Recovery for this area.

[21 homes are currently ACTIVE and for sale in Marana](#) (Tucson) AZ. Of those ACTIVE, 8 of the 21 are NEW CONSTRUCTION

Currently there are 8 homes ACTIVE CAPA - meaning the owners would like a better offer and are still accepting contract offers
15 homes are ACTIVE contingent with accepted contracts and are going through Escrow
6 are PENDING close of escrow, with all contingencies fulfilled
34 homes have SOLD in the past three months, showing what an attractive and great place to BUY a home Gladden Farms is.

Master-planned Gladden Farms is about 5 minutes west of I-10, off Tangerine Farms exit. The area began construction in 2005 and is a diverse area of home builders, with many floor plans and variety of styles by builders such as Hillcraft, Pulte, Miramonte, Lennar, and Richmond American. Don't forget that as a buyer, you need personal representation! Site managers work for the builder, and new construction home sites welcome buyers and their agent without prejudice!

Homes range from 2 – 5 bedrooms, and are currently available from 1251 sq feet to 3683. Both one and two story models are available. Lots range from .14 to as large as .25 of an acre, plenty of room for a backyard pool. Many have professionally landscaped front and back yards, and floor plans may include a fireplace.

Asking Prices for homes for sale CONTINUE to rise, with ACTIVE listings averaging \$80.31 a square foot, versus Jan/Feb's average of \$74.65. PENDING home sales average \$74.11, up from April's 67.91. CLOSED

SALES, however continue to drop, decreasing from \$72.36 in April to a current \$68.93 per sq. foot.

Although the market is more positive for sellers with reduced inventory, affordable prices continue to attract buyers. It is rare to find SFR homes less than 10 years old that are averaging under \$70 a sq. foot. Aggressive pricing and competitive features are essential for quick turnover in Gladden Farms, Marana, AZ.

Be sure to work with a REALTOR with knowledge of the area and a sound marketing program.