

Market Statistics: October through December 2011

My last market report for Gladden Farms was posted in September, so today we'll take a look at what's been happening the past three months, October through December.



Currently there are 69 homes on MLS, (Tucson Area Realtors multiple listing service) listed as ACTIVE, ACTIVE CONTINGENT, (under contract) ACTIVE CAPA, (wanting a BETTER contract) PENDING, (all contingencies are met and it's smooth sailing to closing day) and SOLD. This is down from Septembers number of 124 total on MLS.

- 19 of the 69 are ACTIVE homes for sale Tucson (Marana) (average price per sq. foot \$80.87)
- 4 are ACTIVE CAPA (Avg. price sqft \$69.63)
- 15 are ACTIVE CONTINGENT (Avg. price sqft \$69.09)
- 6 are PENDING (sqft. \$77.48) and,
- 25 are SOLD! (avg. sqft \$72.65) This is really good news because it shows that the market is moving in Gladden Farms and inventory is thinning out. (Good for sellers, buyers better move quickly!)

Also of note, the average sqft price of homes sold of \$72.65 is up from last quarter's average of \$69.70. It boils down to a difference of almost \$6000 more for the same 2000 sq. foot home in gross return.

Of the 19 homes ACTIVE, 10 are new construction. Richmond American, Lennar, and Pulte are busy building new homes in Gladden Farms, Marana, AZ.

Average days on the market are 41 for ACTIVE, 62 from CLOSED.

Gladden Farms, Marana, AZ is an immaculate, well-maintained community with pride-of-ownership reflected in the landscaping, parks, walkways and common areas. The homes have tile roofs, frame stucco construction, and professionally landscaped front yards. Homes are aged from 2005 to the present, as new construction homes are available throughout Gladden Farms.

Enjoy the Ora Mae Harn park nearby, with community pool, or the Gladden Farms Community Park with Baseball and soccer fields. The Marana Town and Municipal Buildings, Rodeo Grounds, Heritage River Park and Farmer's Market, Pima County Library, and newly completed Marana Health Care Center are all within 2 miles.

Call a Marana neighbor if you'd like more information on selling your home in Gladden Farms, or homes for sale Marana and Tucson.

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