

TRACCIA

SEPTEMBER 2025



MARKET REPORT
Active, Sold & Rental Homes

LUXURY ESTATES®
International



TRACCIA
HOME INVENTORY

ACTIVE HOMES	LIST PRICE	LP/SQFT	SQFT	BED	BATH	DOM
11262 CORSICA MIST AVE	\$755,000	\$302	2,501	4	3	13
2310 MALAGA PEAK ST	\$748,000	\$381	1,962	3	3	55
2435 CORDOBA BLUFF CT	\$650,000	\$358	1,816	3	3	8

SOLD HOMES	SALE PRICE	SP/SQFT	DOM	CLOSE DATE	SQFT	BED	BATH
11298 CORSICA MIST AVE	\$650,000	\$331	42	8/5/25	1,962	3	3

HOMES FOR RENT	LIST PRICE	SQFT	BED	BATH	DOM
11284 MERADO PEAK DR	\$3,800	2,704	3	4	5
2342 MALAGA PEAK ST #0	\$2,850	1,750	2	3	66
2303 ARAGON CANYON ST	\$2,590	1,962	3	3	23
11365 MERADO PEAK DR	\$2,450	1,750	2	3	9
2299 MALAGA PEAK ST	\$2,350	1,653	2	3	36

TRACCIA
MARKET DATA

\$650K

HIGHEST SALE PRICE

+5% FROM AUG 2024

96%

% OF LIST PRICE RECEIVED

-1% FROM AUG 2024

2

NEW INVENTORY

+0% FROM AUG 2024

3

MONTHS OF INVENTORY

-40% FROM AUG 2024

1

MONTHLY SALES

+0% FROM AUG 2024

0

UNDER CONTRACT

-1 FROM AUG 2024

TRACCIA 2025

SEPT MARKET REPORT



\$650,000

AVERAGE SALE PRICE

+5% FROM AUG 2024

42

AVERAGE DAYS ON MARKET

+162% FROM AUG 2024

14

YEAR-TO-DATE SALES

+0% FROM AUG 2024

GET YOUR LUXURY HOME SOLD WITH LEZA HEED.

PROUD HOMEOWNER IN TRACCIA

Leza Heed | Luxury REALTOR

Luxury Estates International

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SPORTSTAR RELOCATION