

**491 E Vermont Dr  
Gilbert, AZ 85295**

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*So great to meet you today! Here's the report I told you I'd send over. Let me know if you have any questions.*

*Thanks!  
-Jane*



## Jane Smith

REALTOR<sup>®</sup>

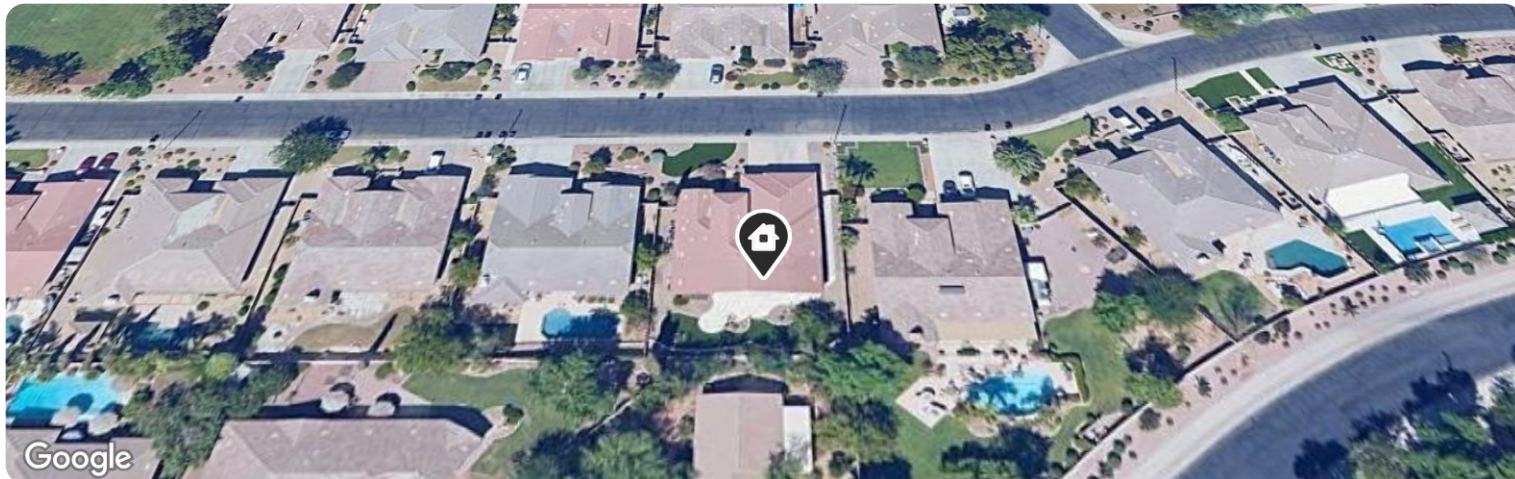
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# 491 E Vermont Dr, Gilbert, AZ 85295



**OPEN: 10/19/24 10am-2pm** Active / For Sale • New, Active: 10/10/2024

### List Price

# \$840,000

Active Date 10/10/2024 Listing ID 6769096



**3** Beds



**4** Baths



**3,696** Sq Ft



**10,000** Sq Ft

### Basic Facts

#### Type

Single Family

#### Price to Est. Value

88%

#### Days in RPR

7

#### Zoning

R-10

#### HOA Dues

\$200 | mo

#### Land Use

Single Family Residential

#### Year Built

2001

#### APN/TaxID

304-44-126

#### Price by SqFt

\$227 per sq ft

### RVM®

# \$955,830

RVM® Updated 9/25/2024

#### RVM® Estimated Range

\$927K — \$985K

#### RVM® Confidence



#### RVM® Month Change

↓ \$9,210

#### RVM® Year Change

↑ 5.72%

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491 E Vermont Dr, Gilbert, AZ 85295

## Property Information

### Open House Details

Start Date	End Date	Time Range	Type	Refreshments
10/19/2024	10/19/2024	10:00AM - 2:00PM	–	–
Remarks	Gate Code enter #2313			

### Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	–
Property Subtype	Single Family Residential	Single Family - Detached	–
Bedrooms	–	3	–
Total Baths	5	4	–
Full Baths	4	4	–
Partial Baths	1	–	–
Living Area (sq ft)	3,696	3,696	–
Building Area (sq ft)	3,696	3,696	–
Lot Size	10,000 sq ft	10,000 sq ft	–
Lot Dimensions	10000 SF	–	–
Garage	Yes	Yes	–
Garage (spaces)	3	3	–
Pool	–	None	–
Year Built	2001	2001	–
Roofing	Concrete tile	Tile	–
Heating	Yes	Electric	–
Cooling	Refrigeration	Ceiling Fans, Refrigeration	–
Fireplaces	–	None	–
Basement	–	Finished	–
Construction	Frame	Frame - Wood, Painted, Stone, Stucco	–

**491 E Vermont Dr,** Gilbert, AZ 85295

## Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Exterior Walls	Wood	–	–
Number of Units	0	–	–
Number of Stories	1	1	–

## Interior Features

### LISTING

Basement	Finished	Cooling	Ceiling Fans, Refrigeration
Fireplace	None	Floor	Tile, Wood
Heating	Electric	General	Roller Shields, Granite Counters, Double Vanity, Eat-In Kitchen, 2 Master Bathrooms, Drink Wtr Filter Sys, Kitchen Island, Breakfast Bar, Pantry, 3/4 Bath, Bidet, High Speed Internet Available, Ceiling

### PUBLIC

Number of Plumbing Fixtures	13	Total Area	3696 sq ft
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## Exterior Features

### LISTING

Construction	Painted, Frame - Wood, Stucco, Stone	Fence	Block
Roof	Tile	Spa	None
Pool	None	Parking	Direct Garage Access, Electric Door Opener
Parking Spaces	3	Sewer	Public Sewer
Water	City Water	General	Covered Patio, Other, Patio

**491 E Vermont Dr,** Gilbert, AZ 85295

## Exterior Features

### PUBLIC

Lot Size - Square Feet	10,000 sq ft	Lot Size - Acres	0.23 acres
Neighborhood Code	038	Patio	308

## Legal Description

Parcel Number	304-44-126	County	Maricopa County
Zoning	R-10	Census Tract	040138153.001008
Carrier Route	R085	Abbreviated Description	LOT:84 SEC/TWN/RNG/MER:SEC 31 TWN 1S RNG 6E JAKES RANCH AMD MCR 502-43 MAP REF:MB 50243
Current Use	Single Family Detached		

## Homeowner Association

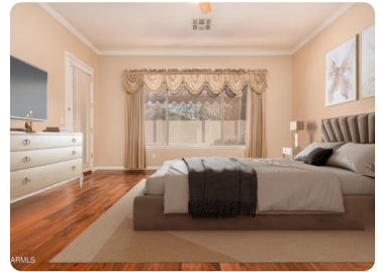
Association	Yes	Phone	480-539-1396
Dues	\$200	Payments Per Year	12
Features	Maintenance/Grounds		

## Location Details

Builder Name	Tw Lewis	Directions to Property	Head E on E Williams Field Rd. Turn right onto S Lindsay Rd. Turn right onto E Canyon Creek Dr. Turn right onto E Bridle Way. Turn left onto E Vermont Dr.
Subdivision	Jakes Ranch Amd	Location Features	Stone, Synthetic Grass, Gravel, Auto Sprinkler Rear, Auto Sprinkler Front
Community Features	Biking Trails, Pickleball, Playground, Gated Community, Tennis Court(S)	Area Description	Maricopa

# Photos

## Listing Images



# Market Trends

## Market Trends for Gilbert, AZ 85295

Single Family + Condo/Townhouse/Apt.

**September 2024**

**Market Type**

**Key Details**

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
<b>3.64</b> ↑ 1.11% MoM	<b>98%</b> ↓ 0.45% MoM	<b>49</b> ↑ 2.08% MoM	<b>\$540,000</b> ↓ 2.53% MoM

## September 2024 Median Estimated Property Value

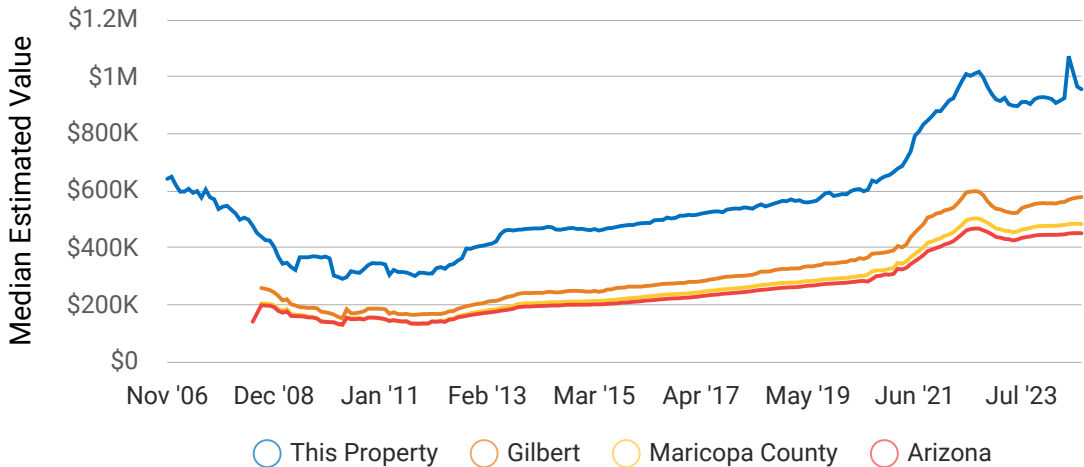
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$578,430</b>	<b>Last Month Change</b> <b>+0.3%</b>	<b>12 Month Change</b> <b>+5.4%</b>
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## Active Listings

Gilbert, AZ 85295

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$593,900**

↑ 0.7% Month over Month



## Pending Listings

Gilbert, AZ 85295

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$512,000**

↑ 4% Month over Month





491 E Vermont Dr, Gilbert, AZ 85295

# Sold Listings

Gilbert, AZ 85295

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$540,000**  
 ↓ 2.5% Month over Month



# September 2024 Months Supply of Inventory

Gilbert, AZ 85295

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

**Months Supply of Inventory**  
**3.64**

**Last Month Change**  
**+1.1%**

**12 Month Change**  
**+91.6%**



# Neighborhood

## Housing Facts & Stats

	85295	Gilbert	Maricopa County	Arizona	USA
Median Estimated Home Value	\$578K	\$594K	\$484K	\$452K	\$369K
Est. Home Value 12-Mo. Change	+5.4%	+4.3%	+3%	+2.5%	+4.6%
Median List Price	\$594K	\$625K	\$536K	\$485K	–
List Price 1-Month Change	+0.7%	-2.2%	+1.2%	+2.1%	–
List Price 12-Month Change	-1%	-1.6%	-2.5%	+1%	–
Median Home Age	16	20	31	31	43
Own	67%	75%	64%	66%	65%
Rent	33%	25%	36%	34%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	–	–	\$8.7B	\$13.56B	\$365.37B
% Change in permits <small>(for all buildings)</small>	–	–	-12%	-7%	-6%
% Change in \$ value <small>(for all buildings)</small>	–	–	-7%	-7%	-5%

## People Facts & Stats

	85295	Gilbert	Maricopa County	Arizona	USA
Population	49K	267K	4.43M	7.17M	331.1M
Population Density per Sq Mi	4.37K	3.9K	482	63	94
Pop Change since 2020	+11.3%	+0%	+4.4%	+3.9%	+1.8%
Median Age	31	35	37	38	39
Male / Female Ratio	49%	49%	50%	50%	50%

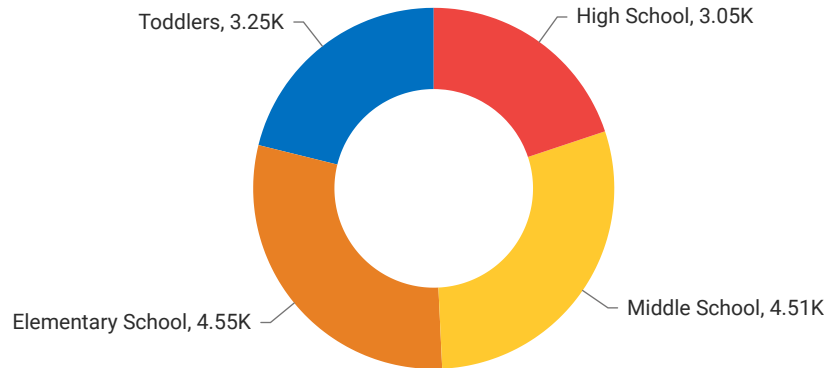
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## Population of Children by Age Group in 85295

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



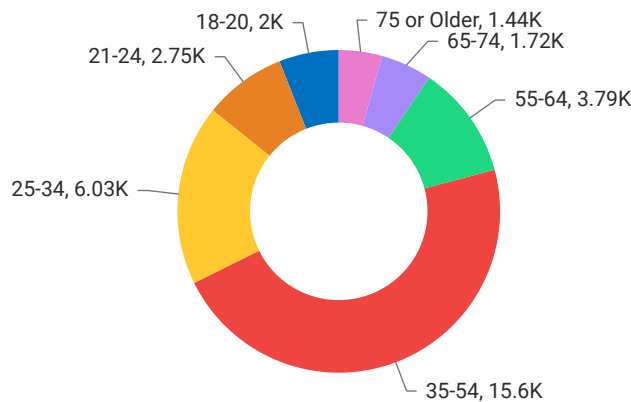
● 21.15% Toddlers  
 ● 29.6% Elementary School  
 ● 29.37% Middle School  
 ● 19.88% High School

## Population of Adults by Age Group in 85295

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 5.99% 18-20  
 ● 8.25% 21-24  
 ● 18.1% 25-34  
 ● 46.82% 35-54  
 ● 11.37% 55-64  
● 5.15% 65-74  
● 4.32% 75 or Older

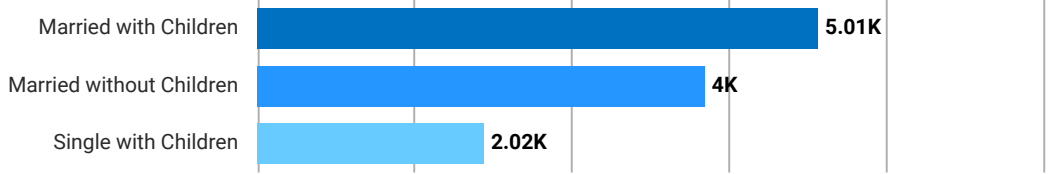
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## Households With Children in 85295

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

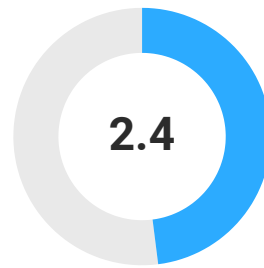
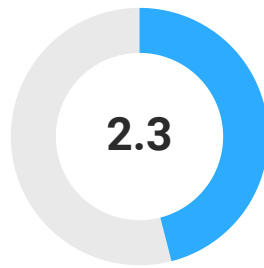
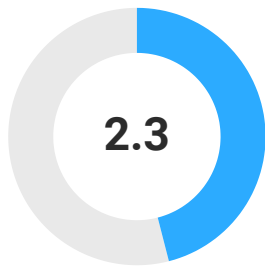


## Walkability Scores (out of 5)

### Overall Score

### Amenity Score

### Leisure Score



This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly

## About RPR

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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