



Neighborhood Market Report



Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
<https://SoldTucson.com>

Saddlebrooke Ranch

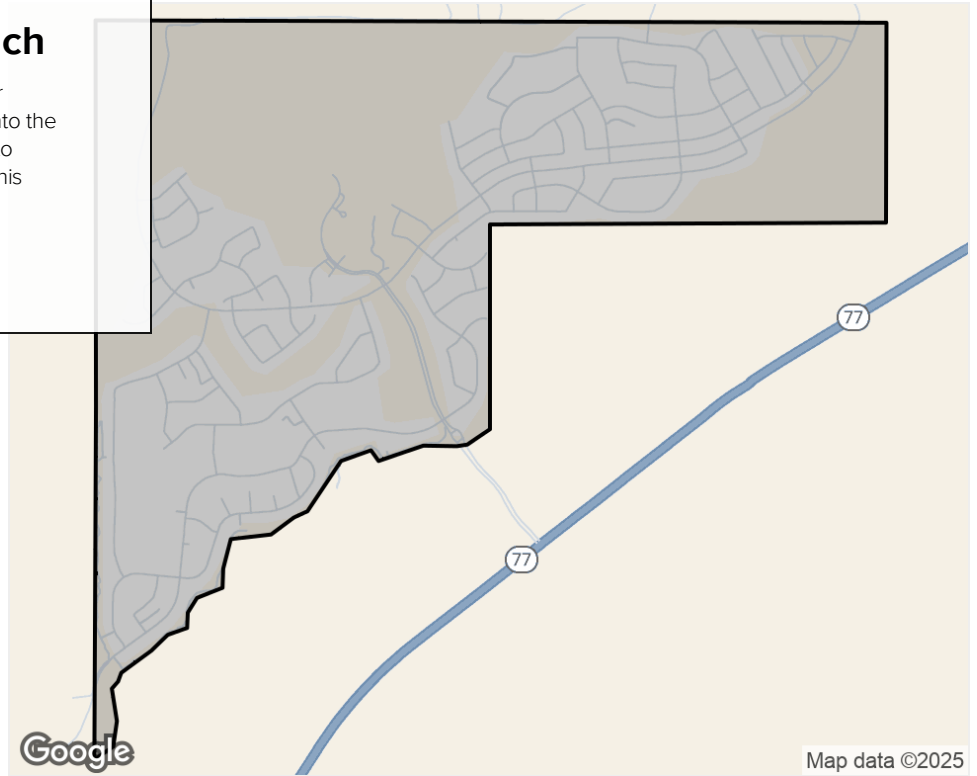
Tucson, Arizona

February 2025



About Saddlebrooke Ranch

Welcome to your personalized market report for Saddlebrooke Ranch in Tucson, Arizona. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get
the full Market
Report and to learn
more about
Saddlebrooke Ranch.





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Saddlebrooke Ranch. The data in the Sold Listings table is based on homes sold within the month of January 2025.

	Current Period Jan 2025	Last Month Dec 2024	Change From Last Month	Last Year Jan 2024	Change From Last Year
Homes Sold	14	10	▲ 40%	8	▲ 75%
Median Sale Price	\$682,000	\$519,000	▲ 31%	\$624,950	▲ 9%
Median List Price	\$689,450	\$531,000	▲ 30%	\$629,450	▲ 10%
Sale to List Price Ratio	98%	97%	▲ 1%	97%	▲ 1%
Sales Volume	\$9,569,000	\$6,132,780	▲ 56%	\$5,147,020	▲ 86%
Average Days on Market	71 days	50 days	▲ 21 days	55 days	▲ 16 days
Homes Sold Year to Date	14	94	▼ 85%	8	▲ 75%
For Sale at Month's End	48	44	▲ 9%	28	▲ 71%

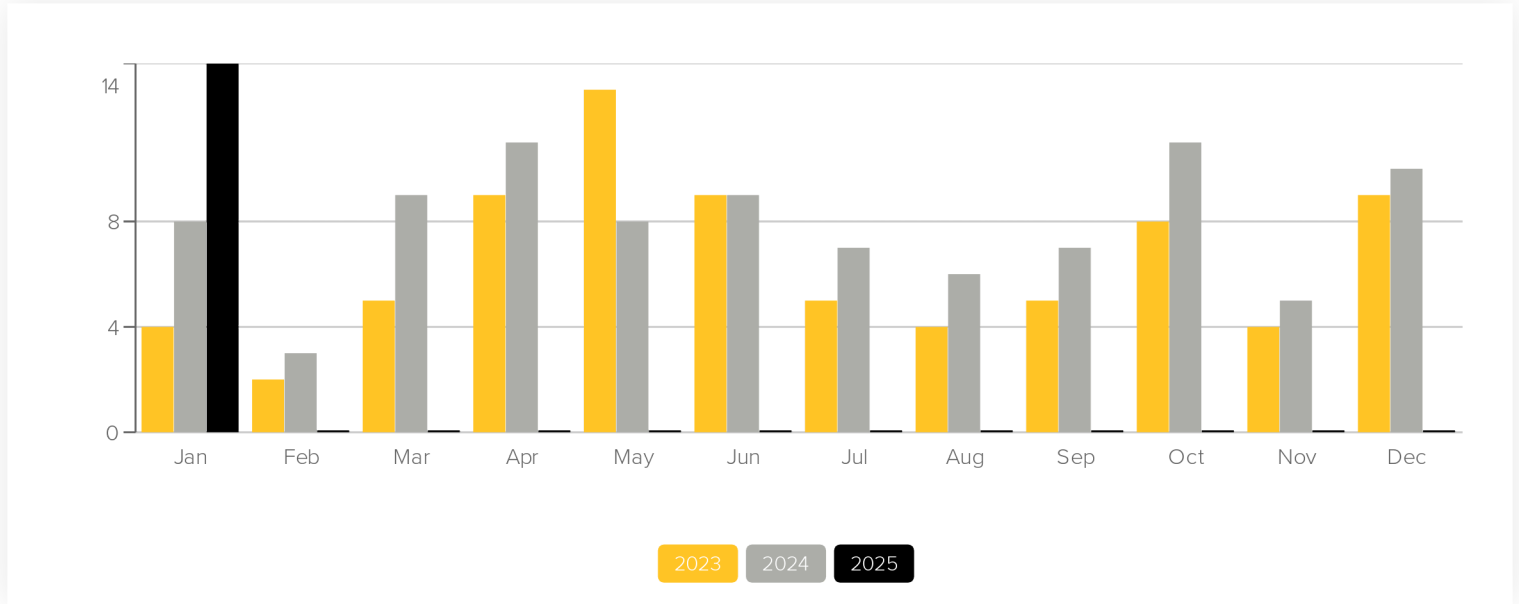
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 14, 2025. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

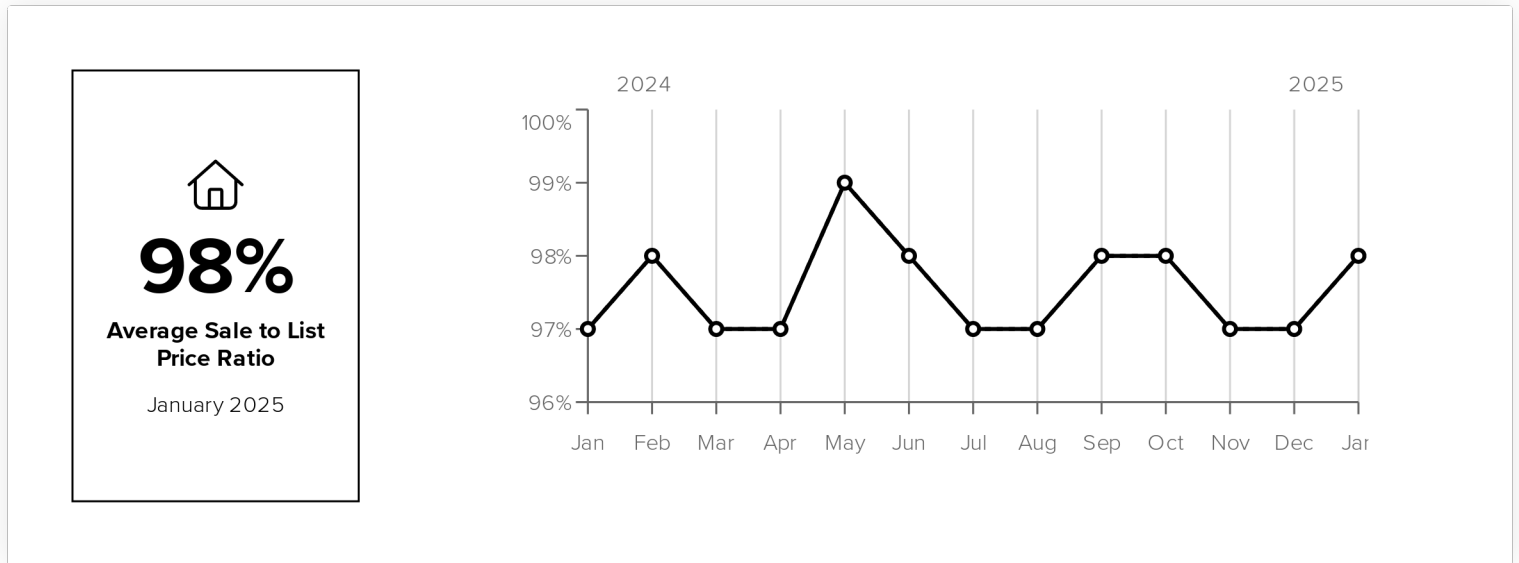
<p>60 Homes for Sale</p>	<p>11 Homes Under Contract</p>	<p>\$1,435,000 High Price</p>
<p>\$350,000 Low Price</p>	<p>\$649,000 Median List Price</p>	



Homes Sold




Sale to List Price Ratio






Market Conditions



71

Average Days on Market


Balanced Market



4.3
Months
of
Inventory

Buyer's Market Seller's Market

Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



0%

Properties Sold Over Original Asking Price

January 2025

Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market
More people selling homes than buying

- More homes to choose from**
- More negotiating power**
- Could spend less than asking price**
- Price restrictions**
- Rarely competing offers**

Seller's Market
More people buying homes than selling

- Fewer homes to choose from**
- Less negotiating power**
- Need to be able to close quickly**
- Could spend more than asking price**
- Competition from other buyers**

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell**
- Fewer offers received**
- Could get lower than asking price**
- May have to make repairs and/or concessions**

Seller's Market
More people buying homes than selling

- Home sells quickly**
- Multiple offers likely**
- Could get more than asking price**
- Buyers willing to overlook repairs**





Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
		As of 2/14/25	Current Period Jan 2025	3 Month Trend	Current Period Jan 2025	
All Price Ranges	60	4.3	2.1	14	9	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	—	0	0	—
\$300,000 - \$400,000	2	2.0	0.7	1	0	● Seller's
\$400,000 - \$500,000	7	3.5	1.8	2	1	● Seller's
\$500,000 - \$600,000	12	12.0	1.7	1	2	● Buyer's
\$600,000 - \$700,000	15	3.8	2.5	4	2	● Seller's
\$700,000 - \$800,000	5	5.0	2.5	1	1	● Balanced
\$800,000 - \$900,000	7	3.5	3.5	2	0	● Seller's
\$900,000 - \$1,000,000	5	1.7	1.3	3	0	● Seller's
> \$1,000,000	7	—	7.0	0	0	—

Seller's Market
 Less than 4 months of inventory

Balanced Market
 Between 4-6 months of inventory

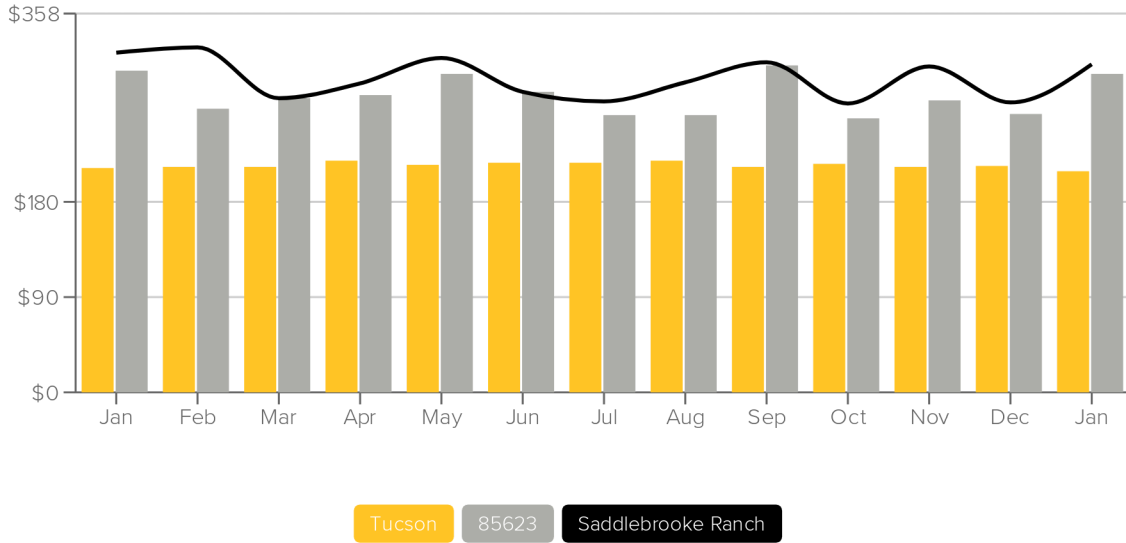
Buyer's Market
 More than 6 months of inventory



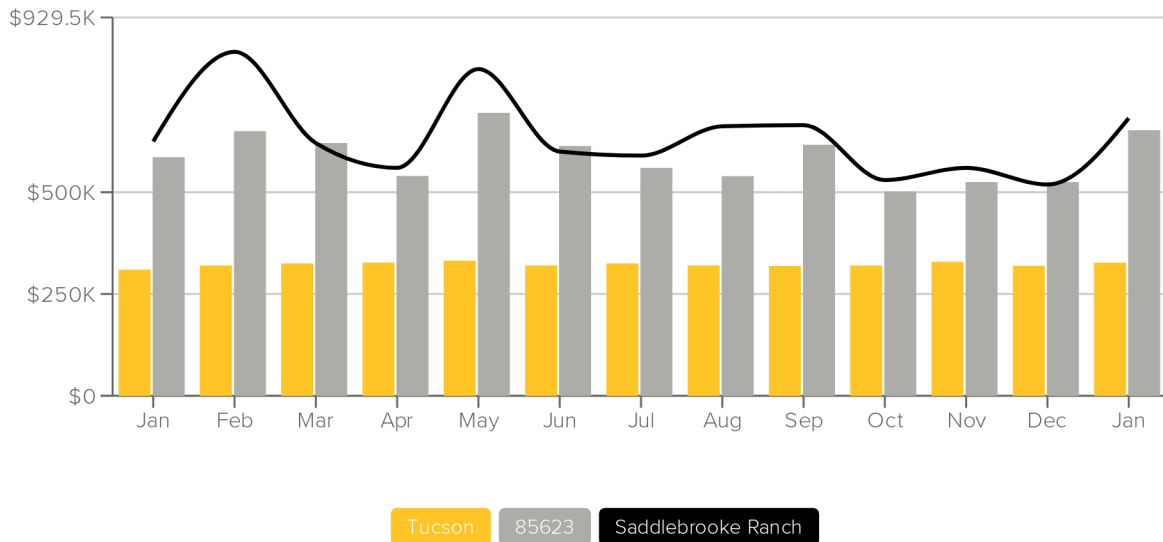
Compare Saddlebrooke Ranch to Zip Code and City

The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

Average Price per Square Foot



Median Sale Price





Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Saddlebrooke Ranch. The values are based on closed transactions in January 2025.

