LONG REALTY SMART MOVE.

Neighborhood Market Report

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Saddlebrooke Ranch

Tucson, Arizona

February 2026

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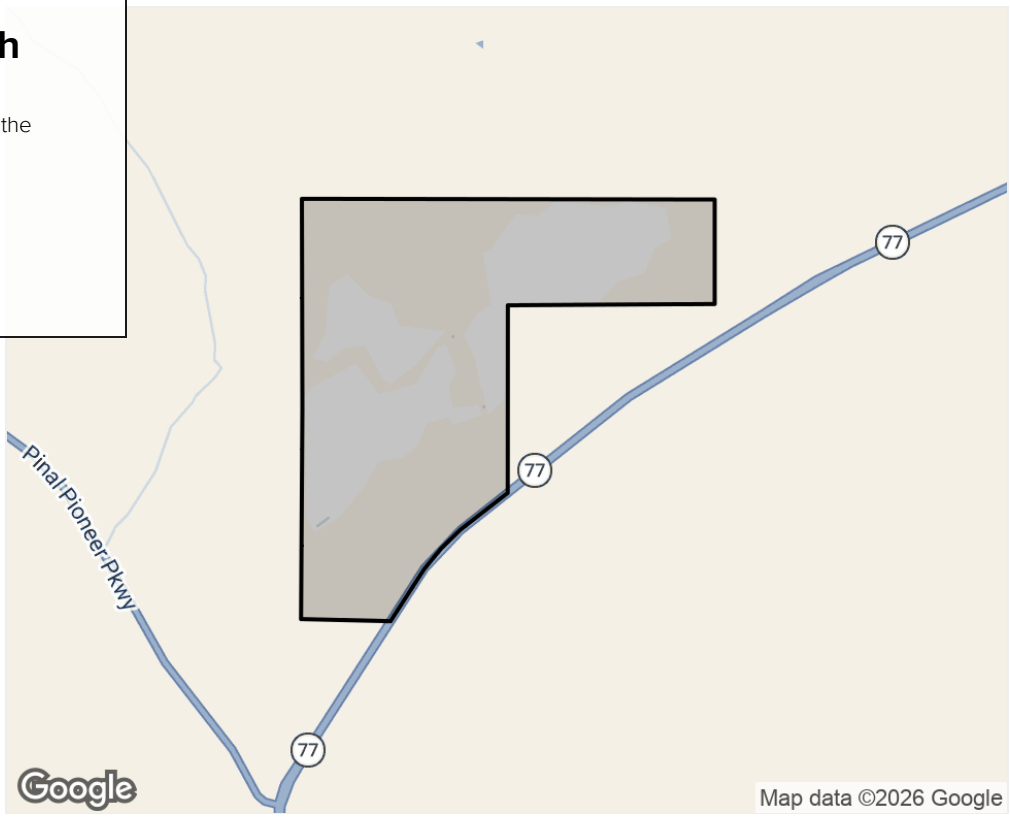
About Saddlebrooke Ranch

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.

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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 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	5	11	▼ 55%	14	▼ 64%
Median Sale Price	$620,000	$635,000	▼ 2%	$682,000	▼ 9%
Median List Price	$639,000	$649,000	▼ 2%	$689,450	▼ 7%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	$3,378,497	$8,248,000	▼ 59%	$9,569,000	▼ 65%
Average Days on Market	125 days	31 days	▲ 94 days	71 days	▲ 54 days
Homes Sold Year to Date	5	120	▼ 96%	14	▼ 64%
For Sale at Month's End	49	45	▲ 9%	48	▲ 2%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 6, 2026. 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.

50
Homes for Sale

16
Homes Under Contract

$1,375,000
High Price

$358,000
Low Price

$631,975
Median List Price

Values pulled on 2/6/2026

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

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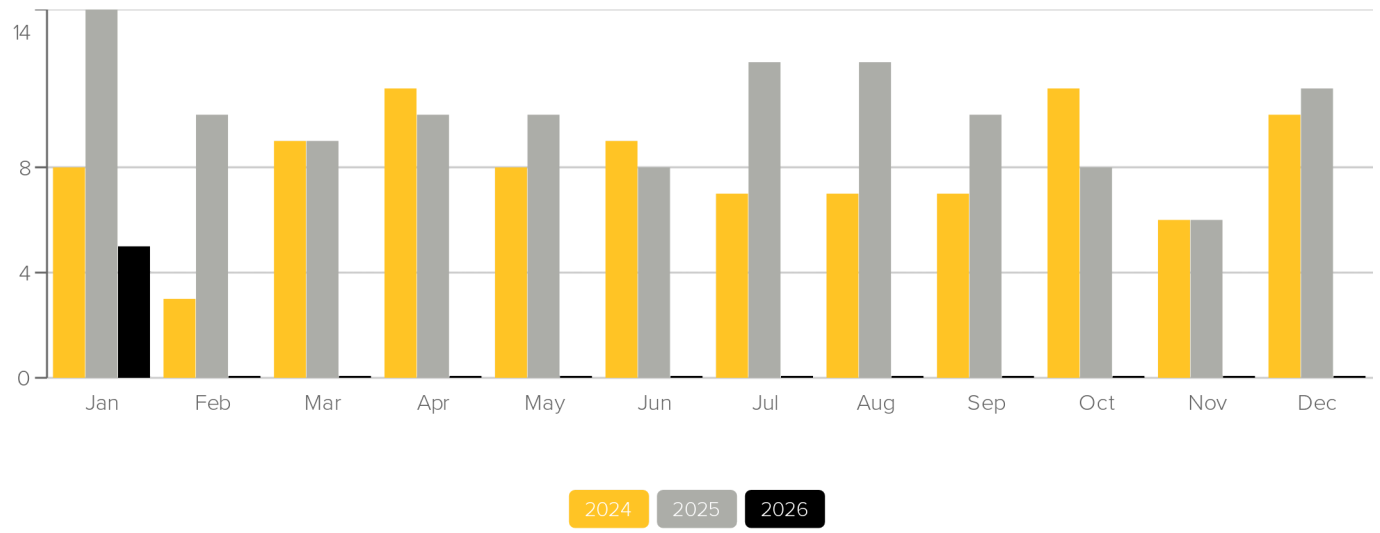
Homes Sold

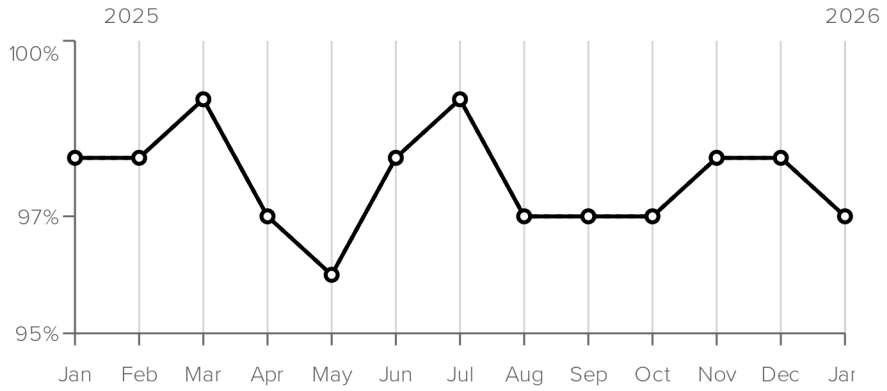


Sale to List Price Ratio

97%

Average Sale to List Price Ratio

January 2026



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Market Conditions

125
Average Days on Market

Balanced Market

Buyer's Market | **10.0 Months of Inventory** | 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 2026

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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	**More homes to choose from**	**Fewer homes to choose from**
	Could spend less than asking price	**Need to be able to close quickly**
	Price restrictions	**Could spend more than asking price**
	Rarely competing offers	**Competition from other buyers**
How it Impacts Sellers	**Takes more time to sell**	**Home sells quickly**
	Fewer offers received	**Multiple offers likely**
	Could get lower than asking price	**Could get more than asking price**
	May have to make repairs and/or concessions	**Buyers willing to overlook repairs**

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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 2/6/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg	
All Price Ranges	50	10.0	2.3	5	9	Buyer's
< $100,000	0	—	—	0	0	—
$100,000 - $200,000	0	—	—	0	0	—
$200,000 - $300,000	0	—	—	0	0	—
$300,000 - $400,000	3	—	—	0	0	—
$400,000 - $500,000	10	10.0	2.0	1	2	Buyer's
$500,000 - $600,000	10	10.0	10.0	1	0	Buyer's
$600,000 - $700,000	8	8.0	2.0	1	2	Buyer's
$700,000 - $800,000	6	—	2.0	0	0	—
$800,000 - $900,000	3	3.0	1.0	1	1	Seller's
$900,000 - $1,000,000	8	8.0	4.0	1	0	Buyer's
> $1,000,000	2	—	0.5	0	1	—

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

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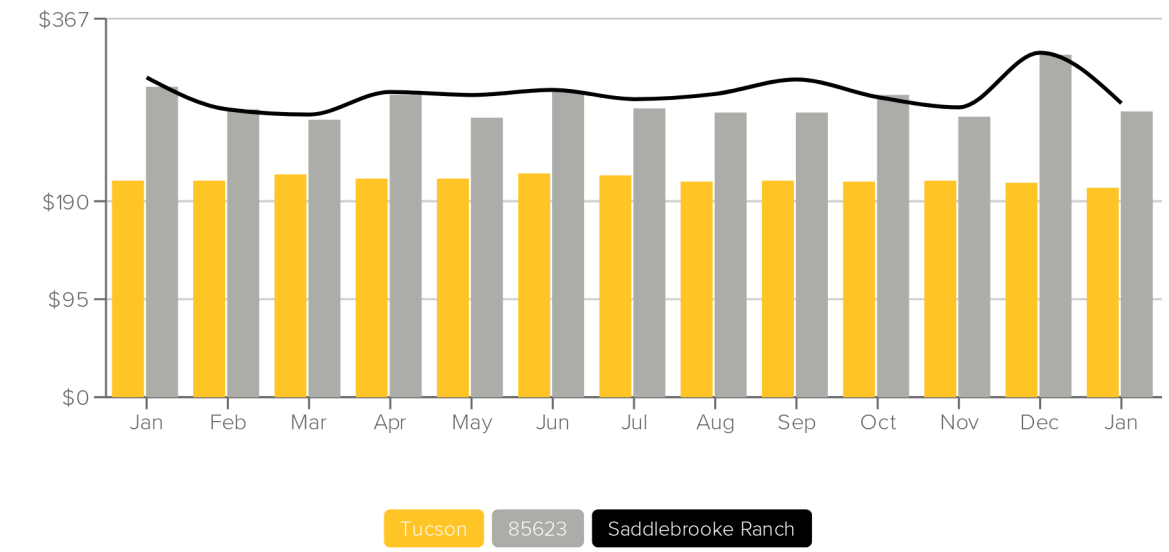
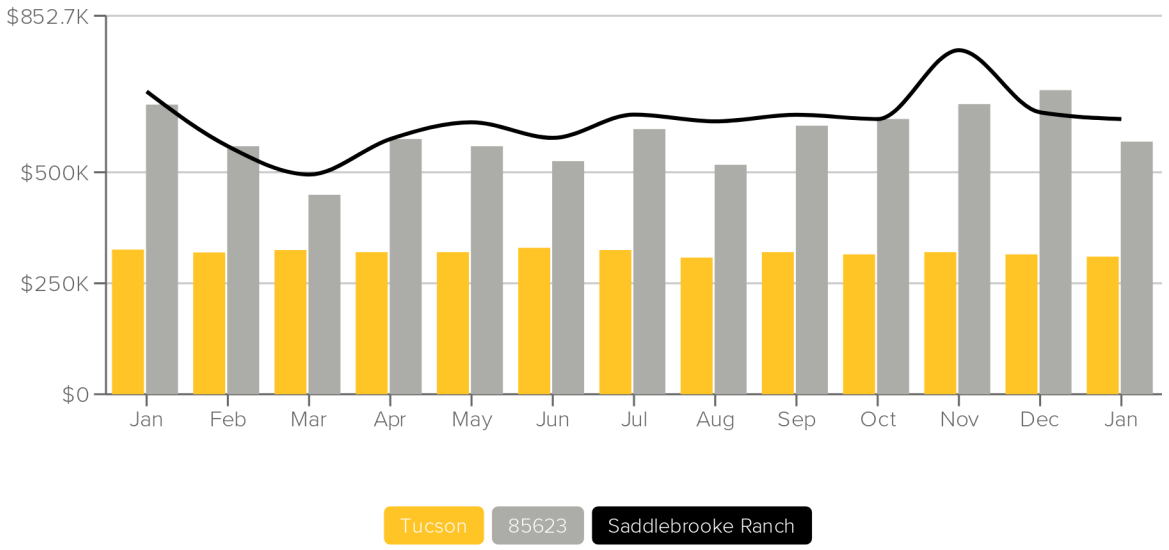
Compare Saddlebrooke Ranch to Zip Code and City

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



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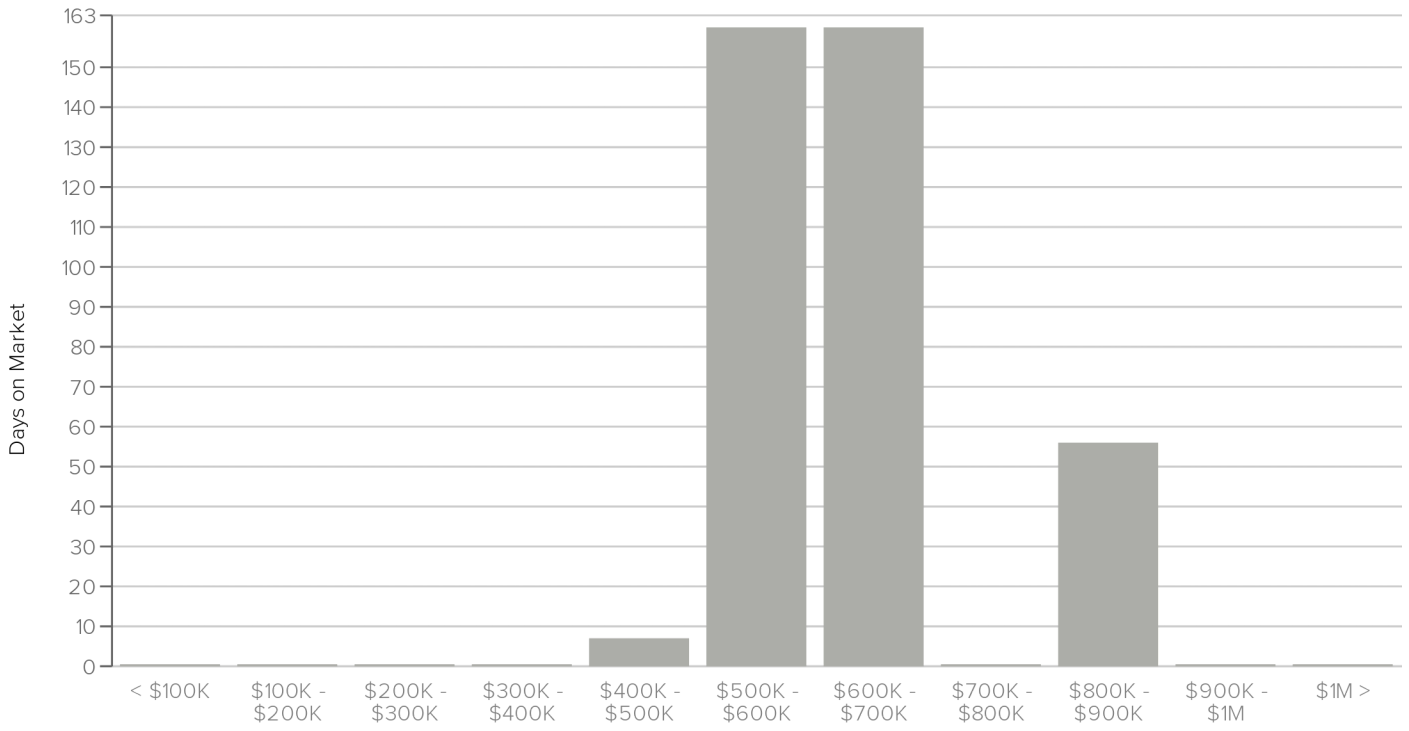
Statistics

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 2026.



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