



Neighborhood Market Report



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Saddlebrooke Ranch

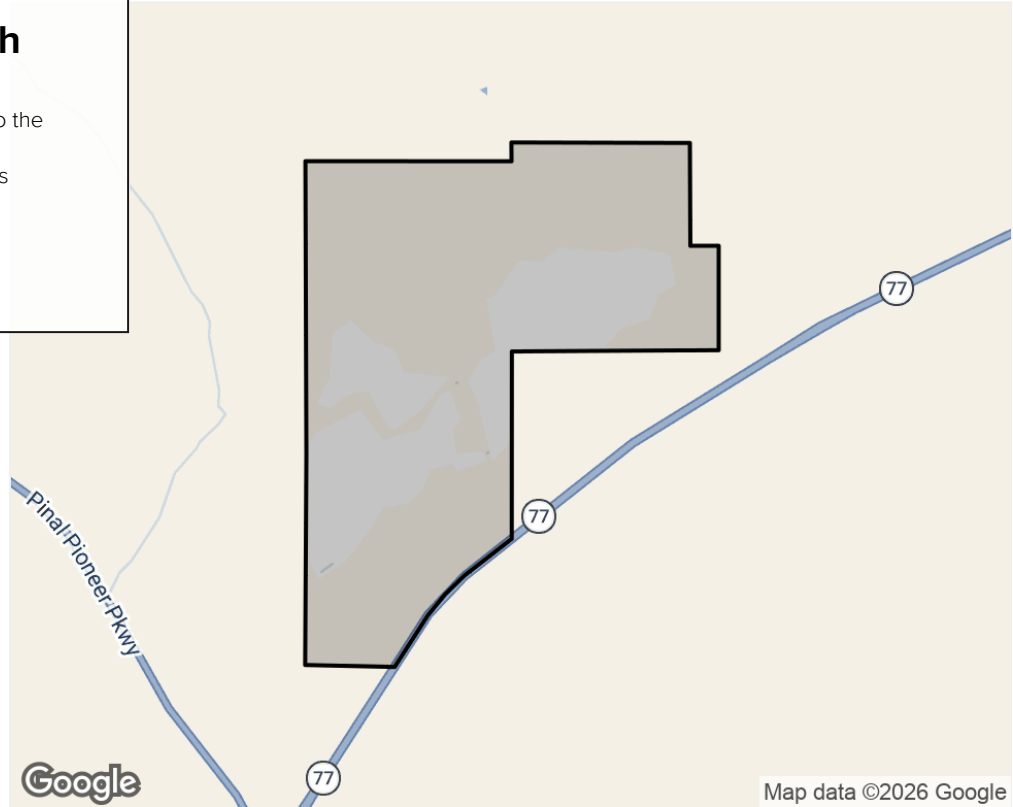
Tucson, Arizona

July 2026



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.



Scan to view the full digital market report for 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 June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	11	13	▼ 15%	8	▲ 38%
Median Sale Price	\$590,000	\$600,000	▼ 2%	\$577,500	▲ 2%
Median List Price	\$599,900	\$610,000	▼ 2%	\$581,500	▲ 3%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$6,605,800	\$8,227,800	▼ 20%	\$5,265,456	▲ 25%
Average Days on Market	86 days	67 days	▲ 19 days	62 days	▲ 24 days
Homes Sold Year to Date	62	51	▲ 22%	64	▼ 3%
For Sale at Month's End	30	29	▲ 3%	31	▼ 3%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of July 9, 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.

30

Homes for Sale

16

Homes Under Contract

\$1,375,000

High Price

\$385,000

Low Price

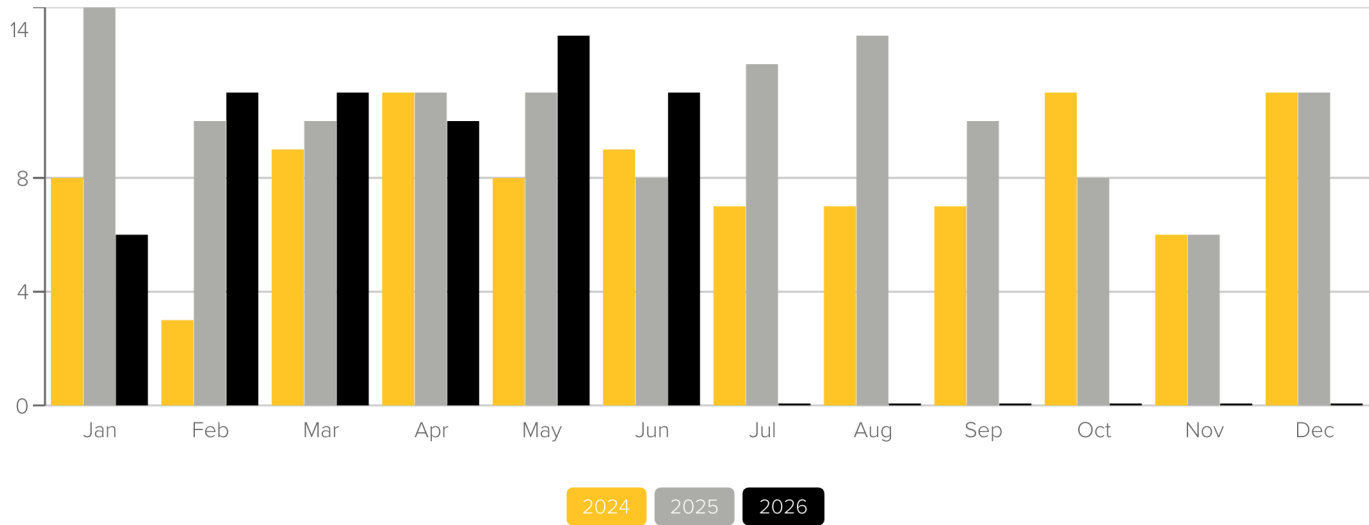
\$596,950

Median List Price

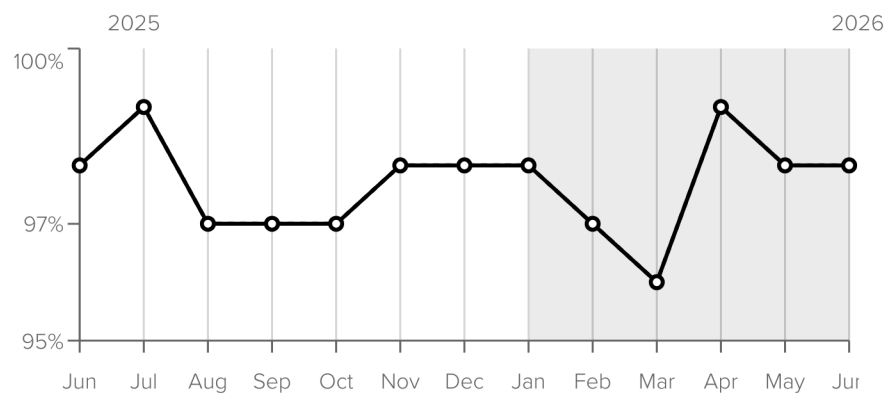
Values pulled on 7/9/2026



Homes Sold



Sale to List Price Ratio





Market Conditions



86

Average Days on Market

Balanced Market



Buyer's
Market

2.7
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

June 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.

How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

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

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 7/9/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg
All Price Ranges	30	2.7	0.9	11	10	Seller's
< \$450,000	3	3.0	0.8	1	1	● Seller's
\$450,000 - \$500,000	6	3.0	2.0	2	0	● Seller's
\$500,000 - \$550,000	5	5.0	1.7	1	0	● Balanced
\$550,000 - \$600,000	4	1.3	0.5	3	2	● Seller's
\$600,000 - \$650,000	0	0.0	0.0	2	2	● Seller's
\$650,000 - \$700,000	3	—	—	0	0	—
\$700,000 - \$750,000	0	—	0.0	0	0	—
\$750,000 - \$800,000	3	3.0	0.8	1	0	● Seller's
\$800,000 - \$850,000	3	—	—	0	0	—
\$850,000 - \$900,000	0	—	0.0	0	0	—
> \$900,000	3	3.0	1.5	1	1	● Seller's

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

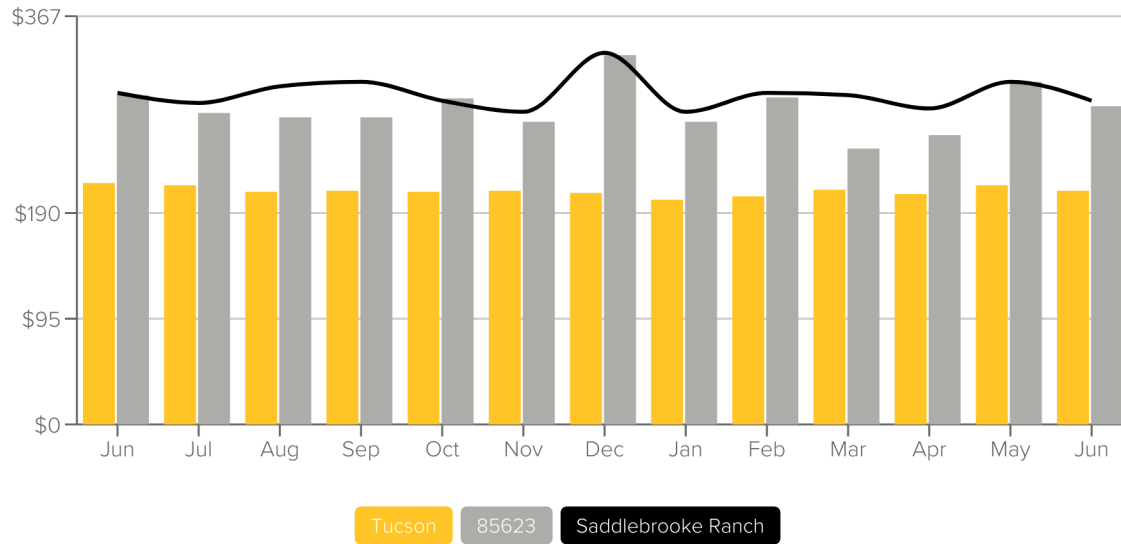
More than 6 months of inventory



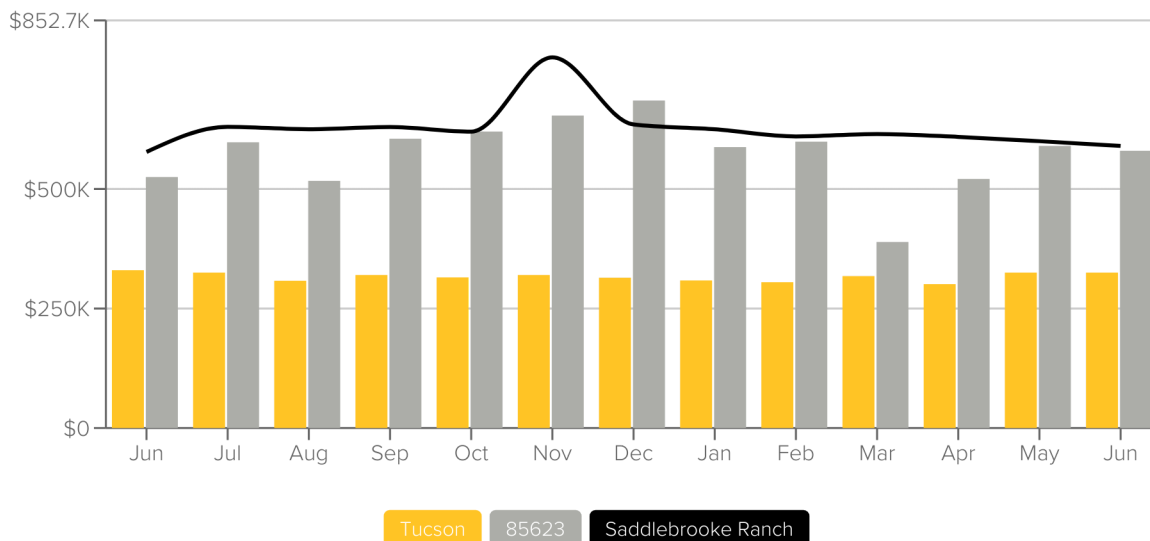
Compare Saddlebrooke Ranch to Zip Code and City

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 June 2026.

