



Neighborhood Market Report



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

Saddlebrooke Ranch

Tucson, Arizona

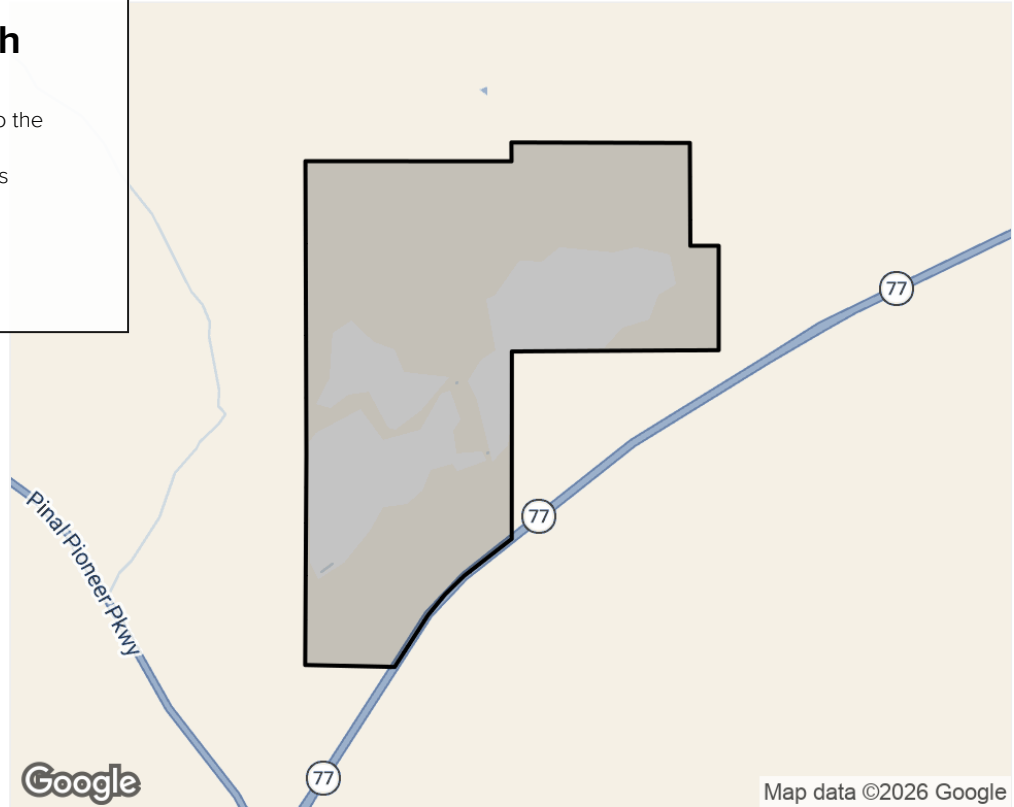
May 2026





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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	10	11	▼ 9%	11	▼ 9%
Median Sale Price	\$609,000	\$615,000	▼ 1%	\$610,000	0%
Median List Price	\$621,944	\$630,000	▼ 1%	\$638,886	▼ 3%
Sale to List Price Ratio	99%	96%	▲ 3%	97%	▲ 2%
Sales Volume	\$6,377,900	\$7,546,500	▼ 15%	\$7,242,836	▼ 12%
Average Days on Market	48 days	93 days	▼ 45 days	82 days	▼ 34 days
Homes Sold Year to Date	38	28	▲ 36%	45	▼ 16%
For Sale at Month's End	35	43	▼ 19%	50	▼ 30%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 8, 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.

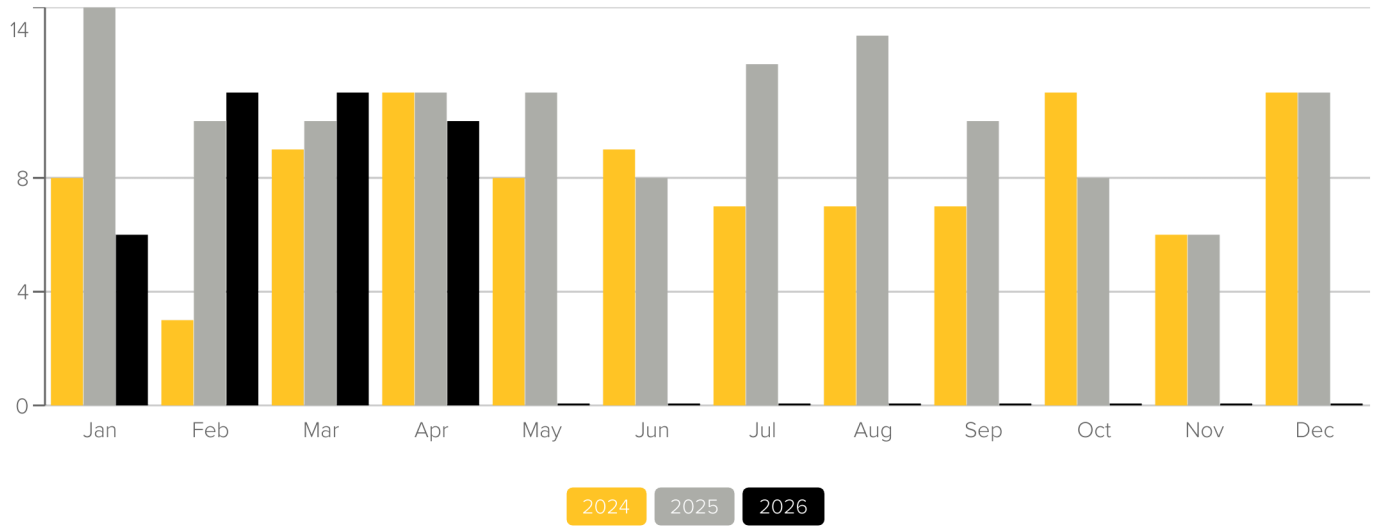
<p>35 Homes for Sale</p>	<p>18 Homes Under Contract</p>	<p>\$1,375,000 High Price</p>
<p>\$385,000 Low Price</p>	<p>\$599,900 Median List Price</p>	

Values pulled on 5/8/2026





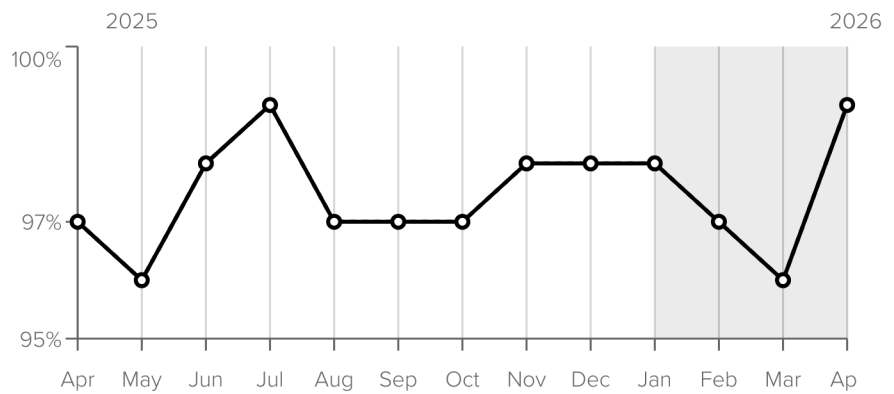
Homes Sold



Sale to List Price Ratio




99%
 Average Sale to List Price Ratio
 April 2026





Market Conditions



48
Average Days on Market




0%
Properties Sold Over Original Asking Price

April 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	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> 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 5/8/26	Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg	
All Price Ranges	35	3.2	1.1	11	9	Seller's	
< \$400,000	1	1.0	0.3	1	0	● Seller's	
\$400,000 - \$500,000	6	6.0	2.0	1	1	● Buyer's	
\$500,000 - \$600,000	13	3.3	1.4	4	1	● Seller's	
\$600,000 - \$700,000	3	3.0	0.6	1	1	● Seller's	
\$700,000 - \$800,000	4	2.0	2.0	2	0	● Seller's	
\$800,000 - \$900,000	5	2.5	1.3	2	1	● Seller's	
\$900,000 - \$1,000,000	1	—	0.2	0	1	—	
\$1,000,000 - \$1,100,000	0	—	0.0	0	0	—	
\$1,100,000 - \$1,200,000	0	—	—	0	0	—	
\$1,200,000 - \$1,300,000	1	—	—	0	0	—	
> \$1,300,000	1	—	—	0	0	—	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

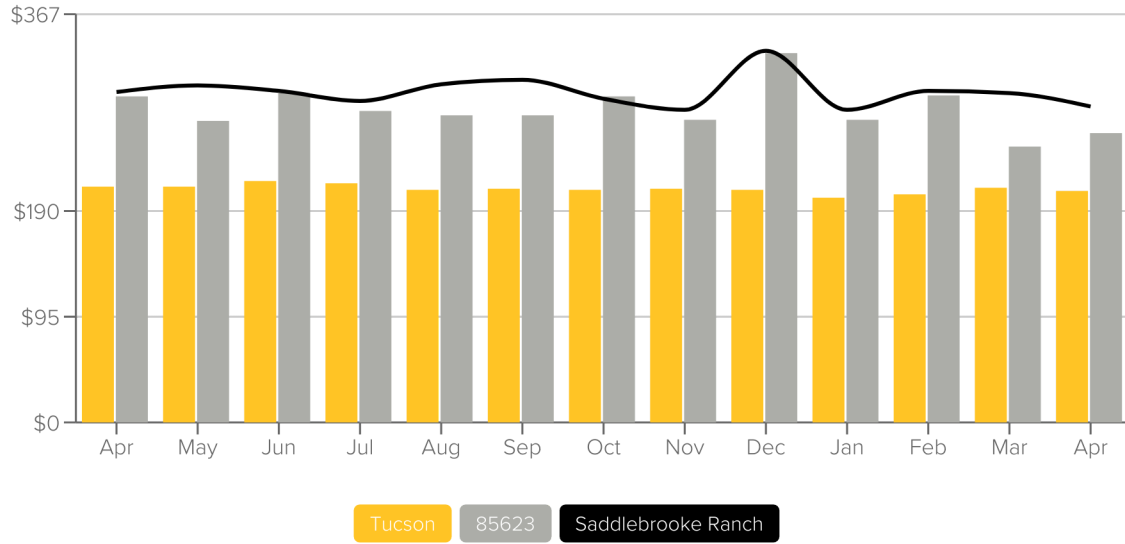
More than 6 months of inventory



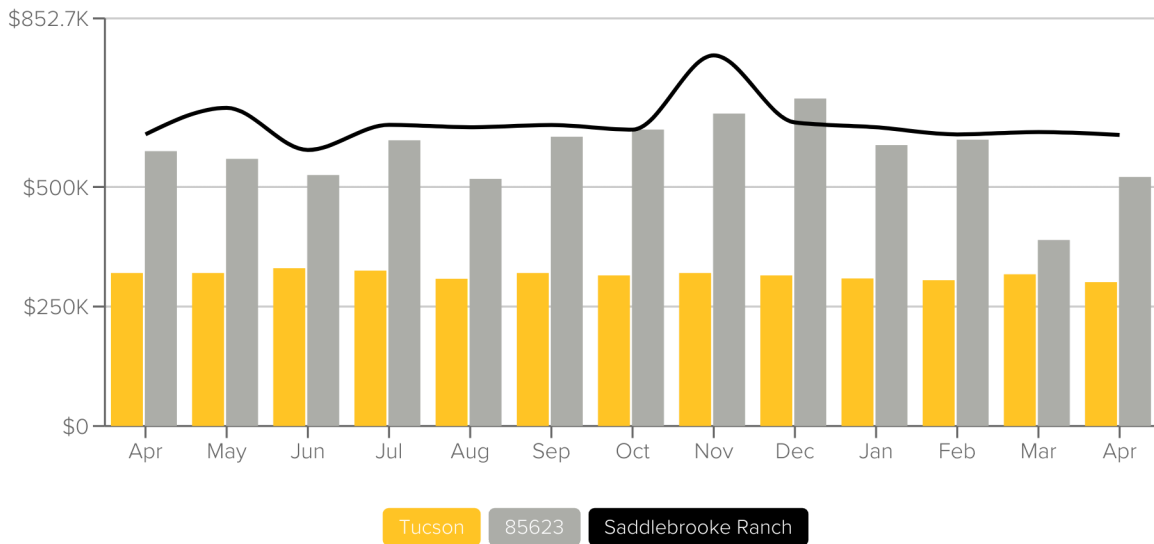
Compare Saddlebrooke Ranch to Zip Code and City

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 April 2026.

