



# Neighborhood Market Report

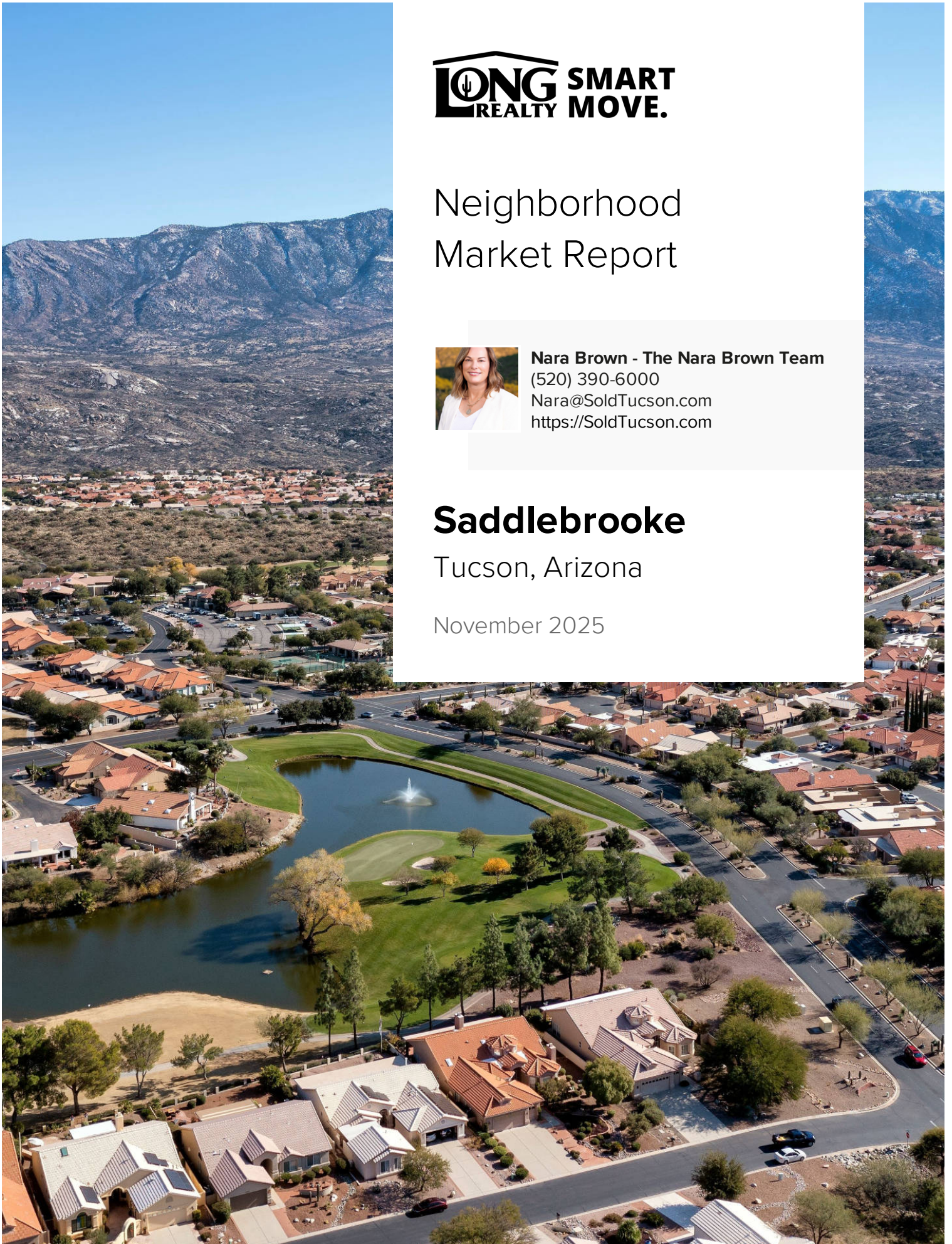


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## Saddlebrooke

Tucson, Arizona

November 2025

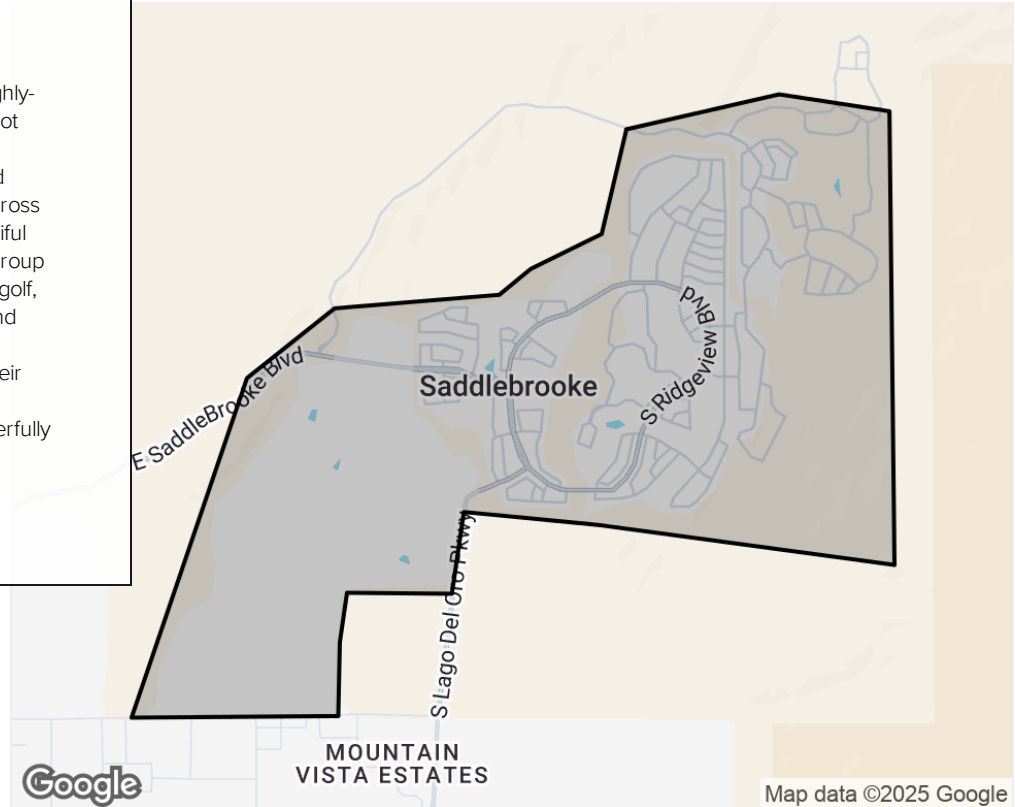






## About Saddlebrooke

Saddlebrooke, one of Southern Arizona's most highly-regarded active adult communities, is a straight shot north as Oracle Road winds beyond the limits of Tucson and into Pinal County. This master-planned community was founded in 1987, and stretches across 1,200 acres of land that contain over 5,000 beautiful homes. Saddlebrooke residents are a tightly-knit group who enjoy private, resort-style amenities including golf, Pickleball, a fitness center, two swimming pools, and more. With over 170 clubs to join, residents have a wealth of social networking opportunities to suit their individual lifestyles and preferences. Year-round temperate weather makes Saddlebrooke a wonderfully comfortable place to live.



Contact me to get  
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Report and to learn  
more about  
Saddlebrooke.





# Market Summary - All Property Types

## Recent Sales Trends

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

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	24	22	▲ 9%	22	▲ 9%
Median Sale Price	\$458,886	\$448,750	▲ 2%	\$507,000	▼ 9%
Median List Price	\$477,000	\$460,250	▲ 4%	\$499,500	▼ 5%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$12,434,822	\$10,340,000	▲ 20%	\$13,261,400	▼ 6%
Average Days on Market	85 days	83 days	▲ 2 days	64 days	▲ 21 days
Homes Sold Year to Date	275	251	▲ 10%	261	▲ 5%
For Sale at Month's End	115	99	▲ 16%	80	▲ 44%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 11, 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.

141

Homes for Sale

20

Homes Under Contract

\$1,699,000

High Price

\$328,000

Low Price

\$499,500

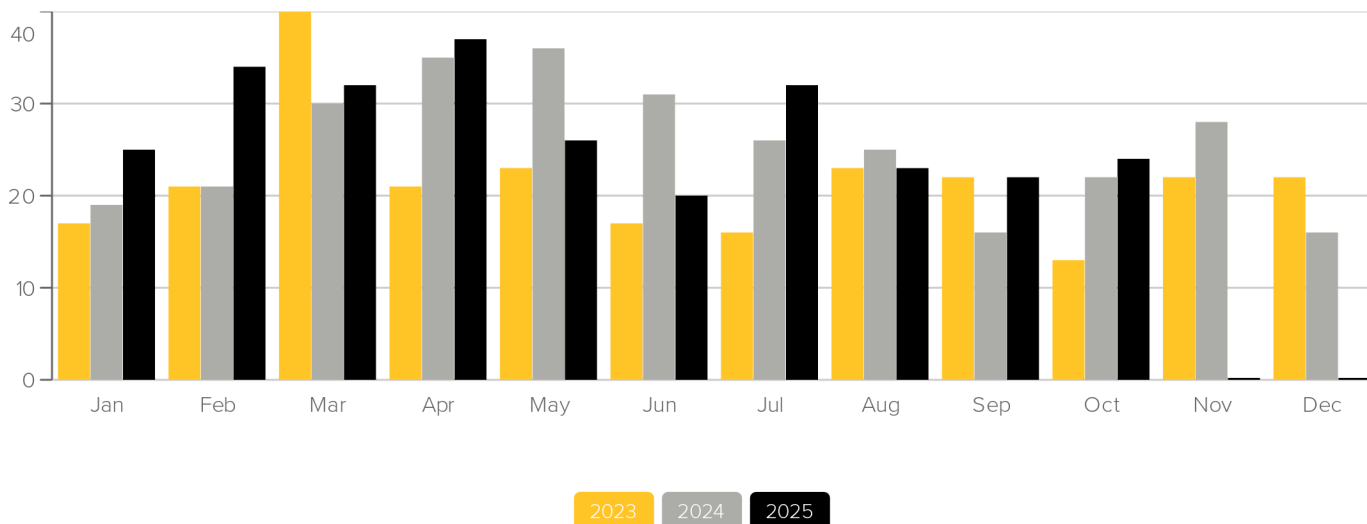
Median List Price

Values pulled on 11/11/2025





# Homes Sold

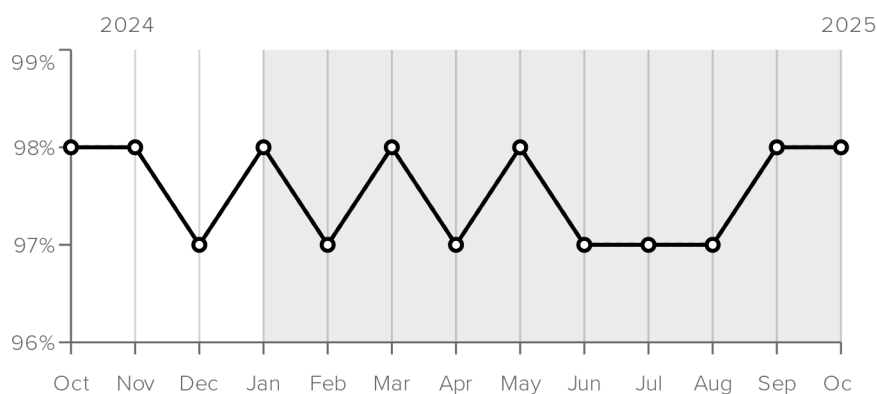


# Sale to List Price Ratio

**98%**

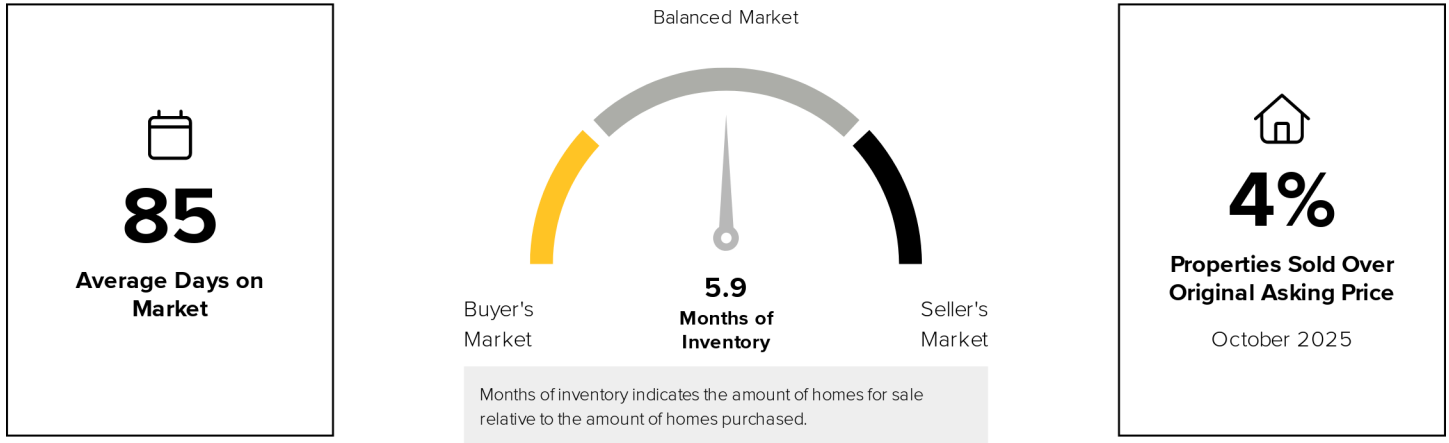
**Average Sale to List Price Ratio**

October 2025





# Market Conditions



## 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	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: 0.8em;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">More homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend less than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Price restrictions</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Rarely competing offers</div> </div>	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: 0.8em;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Need to be able to close quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Competition from other buyers</div> </div>
	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: 0.8em;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Takes more time to sell</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer offers received</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get lower than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">May have to make repairs and/or concessions</div> </div>	<div style="border: 1px solid #ccc; padding: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: 0.8em;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Home sells quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Multiple offers likely</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Buyers willing to overlook repairs</div> </div>



## 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 11/11/25	Current Period Oct 2025	3 Month Trend	Current Period Oct 2025	6 Month Avg
All Price Ranges	141	5.9	2.0	24	25	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	0.0	0	0	—
\$300,000 - \$400,000	23	5.8	1.5	4	4	● Balanced
\$400,000 - \$500,000	50	5.0	2.3	10	8	● Balanced
\$500,000 - \$600,000	37	9.3	2.3	4	5	● Buyer's
\$600,000 - \$700,000	13	4.3	1.4	3	2	● Balanced
\$700,000 - \$800,000	5	1.7	1.3	3	2	● Seller's
\$800,000 - \$900,000	4	—	—	0	0	—
\$900,000 - \$1,000,000	3	—	3.0	0	0	—
> \$1,000,000	6	—	6.0	0	0	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

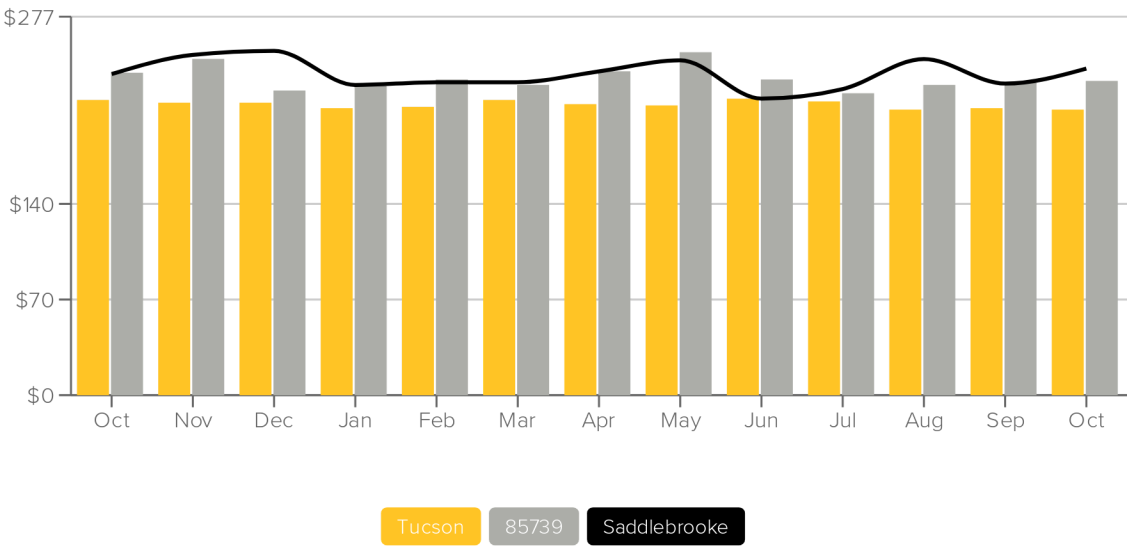
More than 6 months of inventory



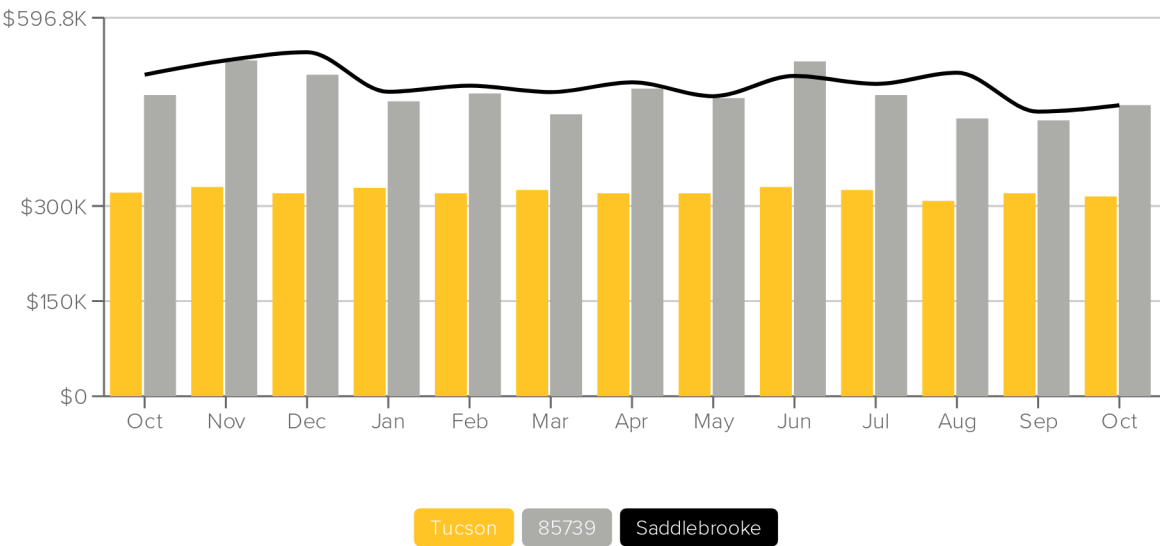
# Compare Saddlebrooke to Zip Code and City

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. The values are based on closed transactions in October 2025.

