



# Neighborhood Market Report

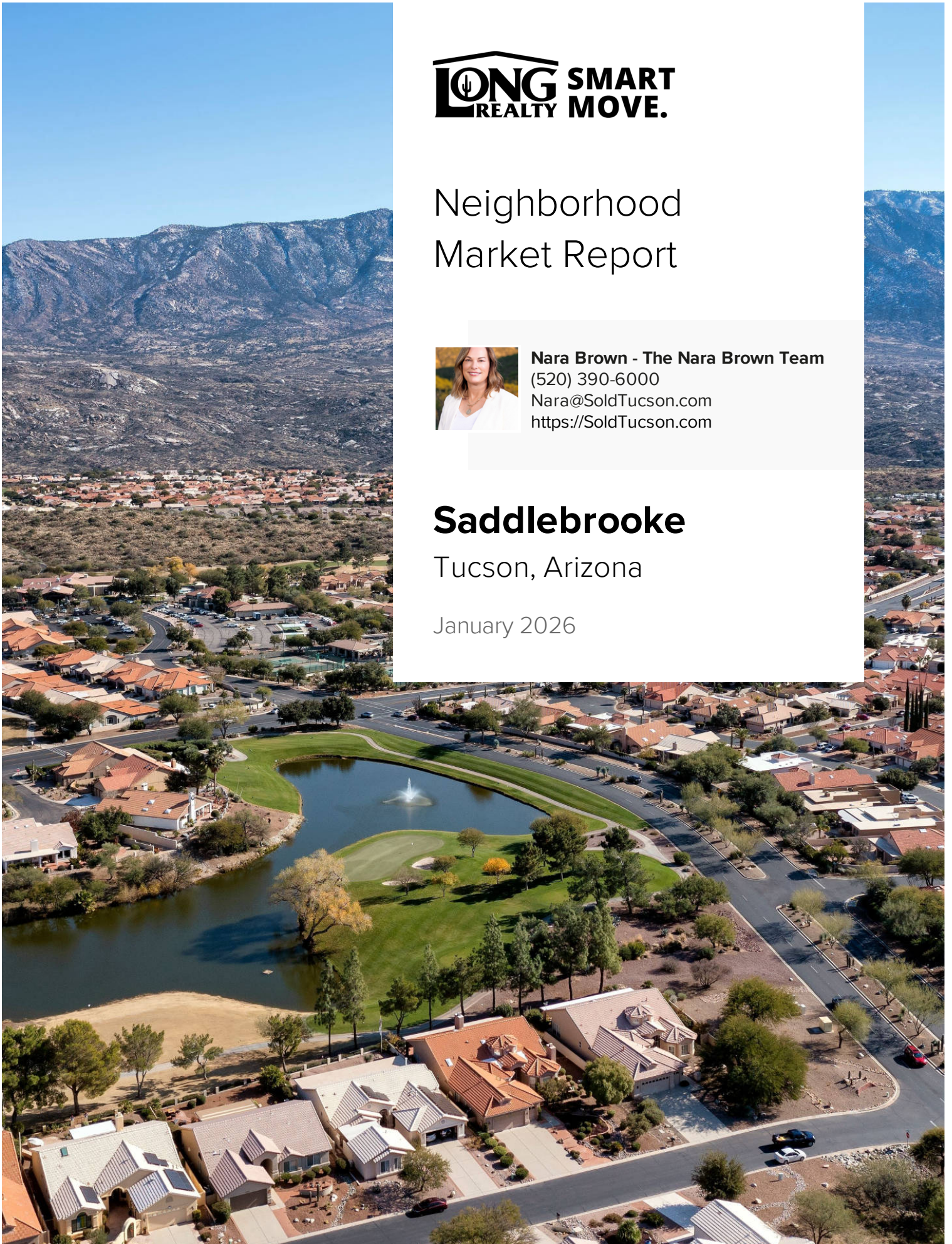


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## Saddlebrooke

Tucson, Arizona

January 2026

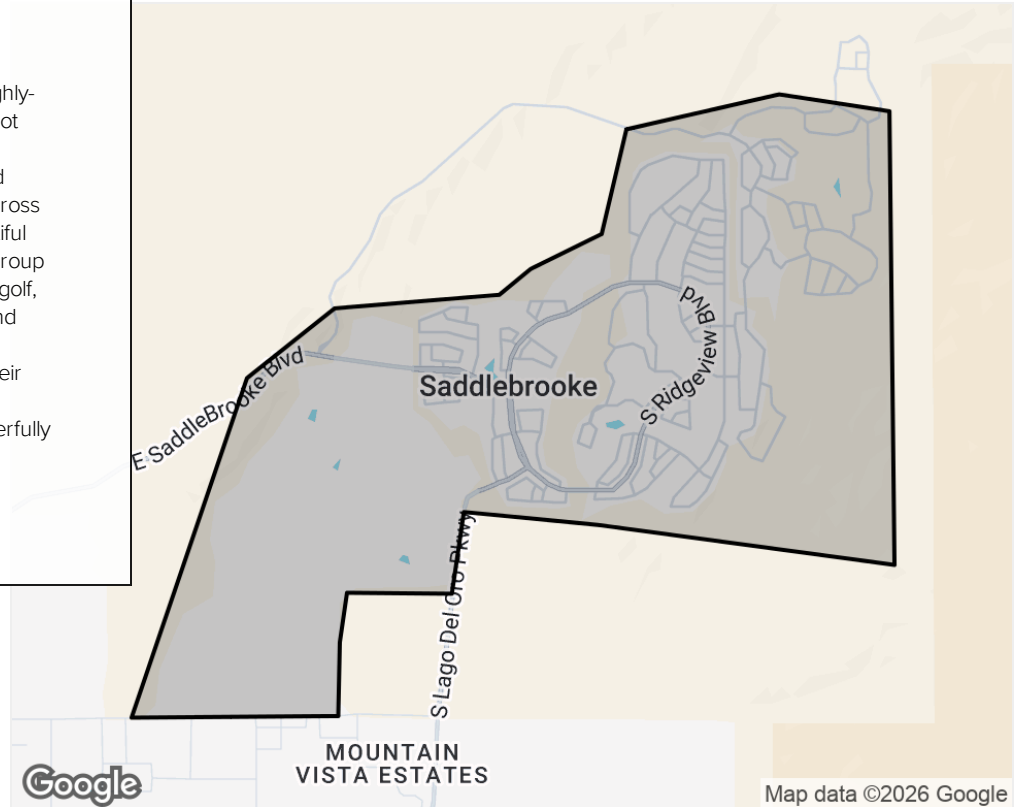






## About Saddlebrooke

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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	28	16	▲ 75%	16	▲ 75%
Median Sale Price	\$500,000	\$466,200	▲ 7%	\$542,500	▼ 8%
Median List Price	\$519,750	\$469,950	▲ 11%	\$554,000	▼ 6%
Sale to List Price Ratio	96%	97%	▼ 1%	97%	▼ 1%
Sales Volume	\$14,706,000	\$8,539,400	▲ 72%	\$9,412,940	▲ 56%
Average Days on Market	54 days	38 days	▲ 16 days	52 days	▲ 2 days
Homes Sold Year to Date	318	290	▲ 10%	304	▲ 5%
For Sale at Month's End	145	137	▲ 6%	92	▲ 58%

## Current Market

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

135

Homes for Sale

30

Homes Under Contract

\$1,549,000

High Price

\$324,000

Low Price

\$479,000

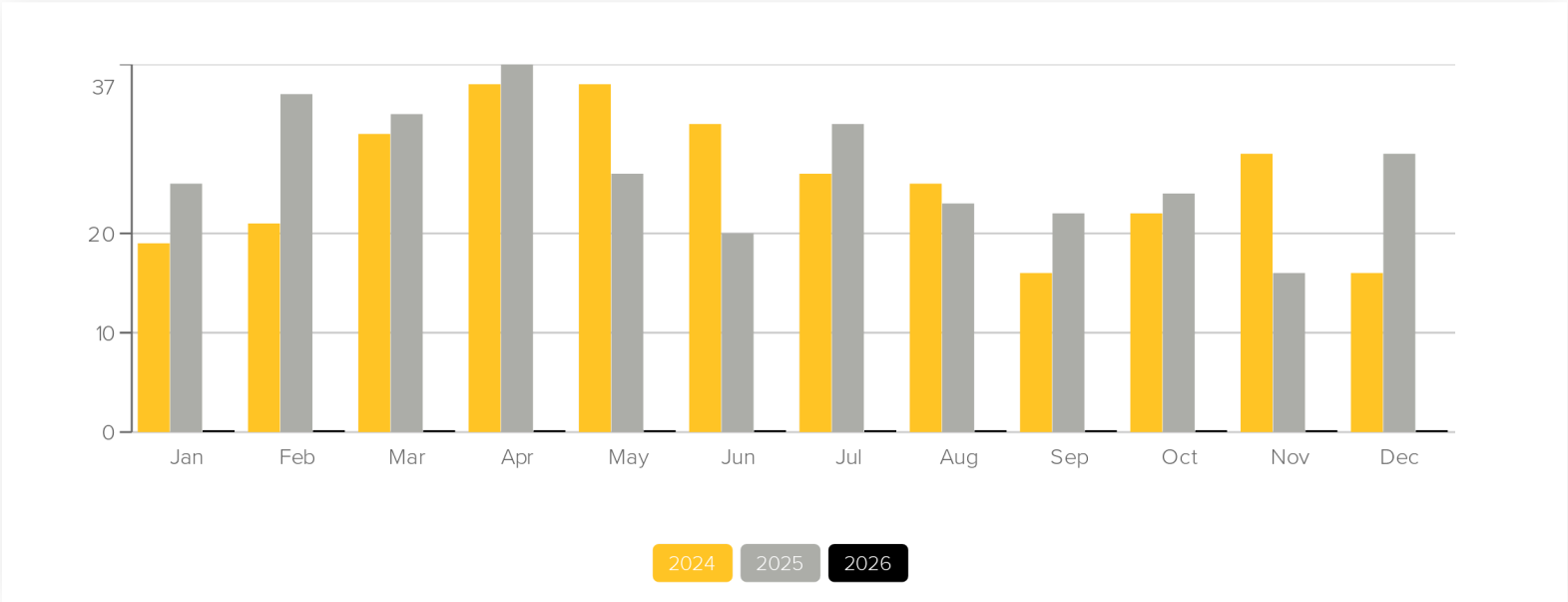
Median List Price

Values pulled on 1/8/2026

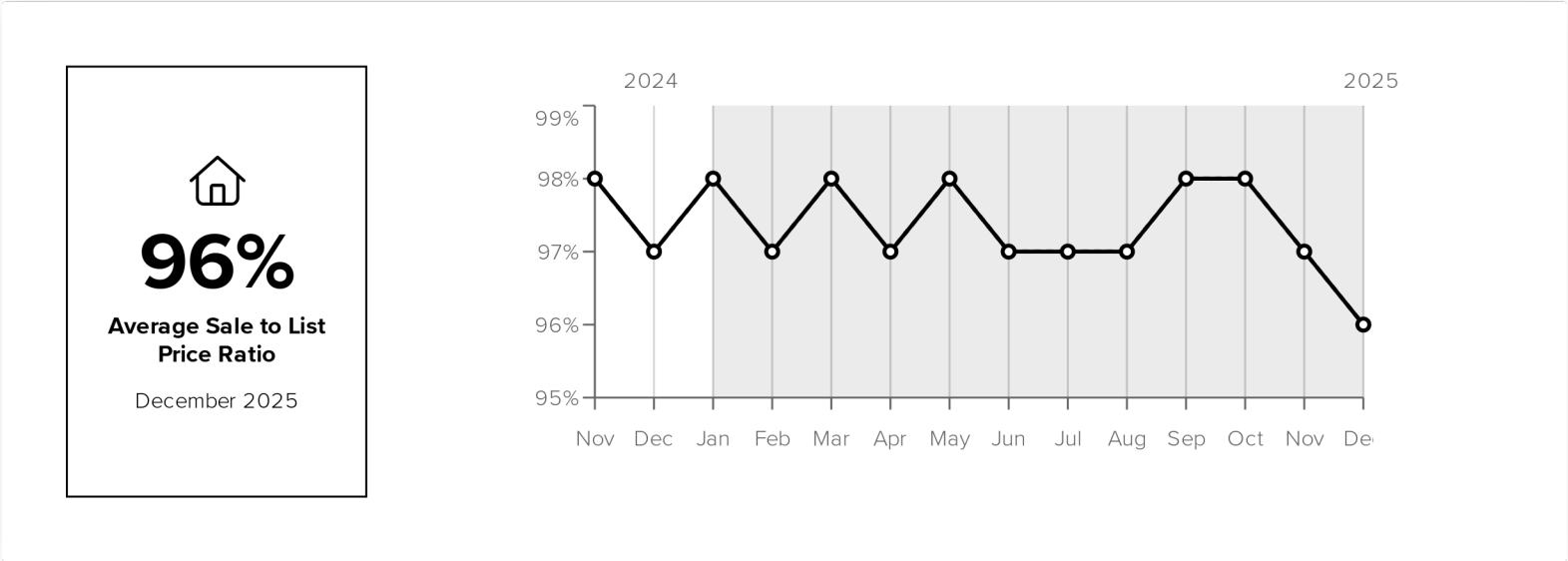




Homes Sold



Sale to List Price Ratio





# Market Conditions



**54**

**Average Days on Market**

Balanced Market



Buyer's  
Market

**4.9**  
**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**

December 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**

**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 1/8/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg	
All Price Ranges	136	4.9	2.0	28	24	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	0.0	0.0	1	0	● Seller's
\$300,000 - \$400,000	25	4.2	2.1	6	4	● Balanced
\$400,000 - \$500,000	58	9.7	2.5	6	7	● Buyer's
\$500,000 - \$600,000	27	3.4	1.7	8	5	● Seller's
\$600,000 - \$700,000	13	4.3	1.9	3	2	● Balanced
\$700,000 - \$800,000	4	2.0	0.7	2	1	● Seller's
\$800,000 - \$900,000	4	—	—	0	0	—
\$900,000 - \$1,000,000	1	1.0	1.0	1	0	● Seller's
> \$1,000,000	4	4.0	2.0	1	0	● Balanced

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

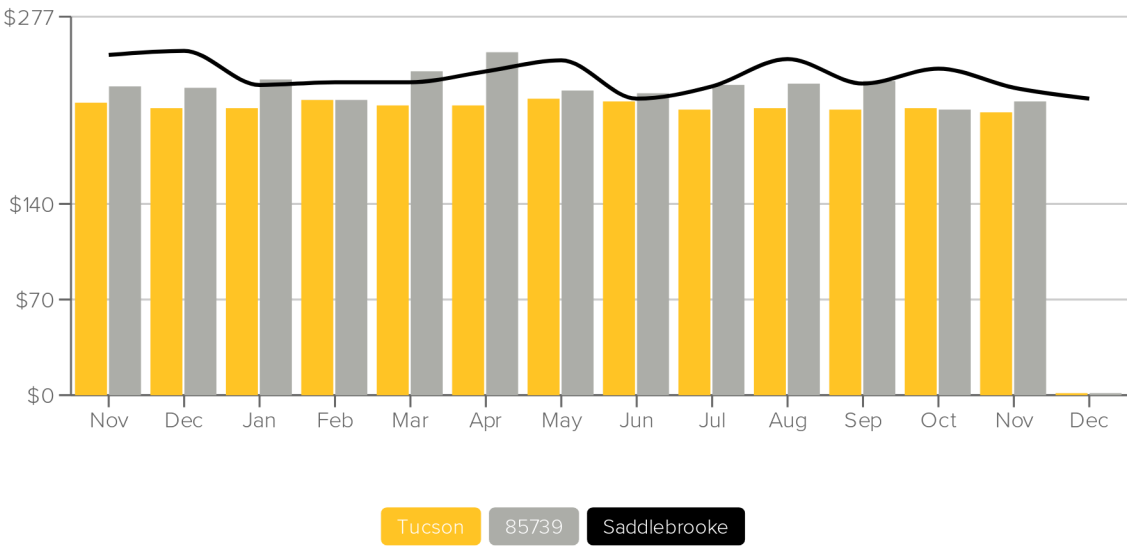




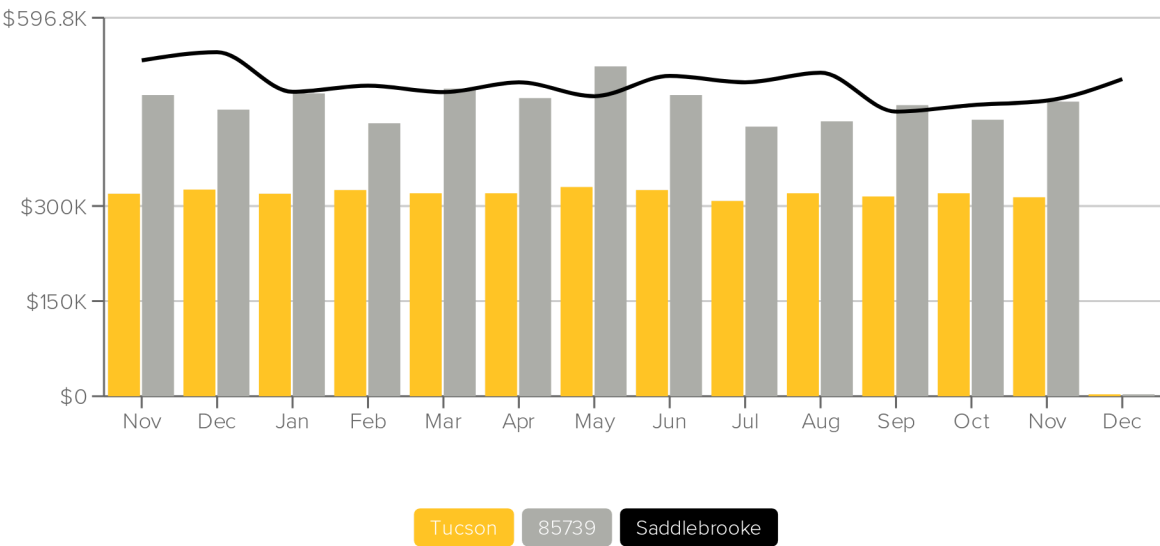
# Compare Saddlebrooke to Zip Code and City

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 December 2025.

