



# Neighborhood Market Report



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## Saddlebrooke

Tucson, Arizona

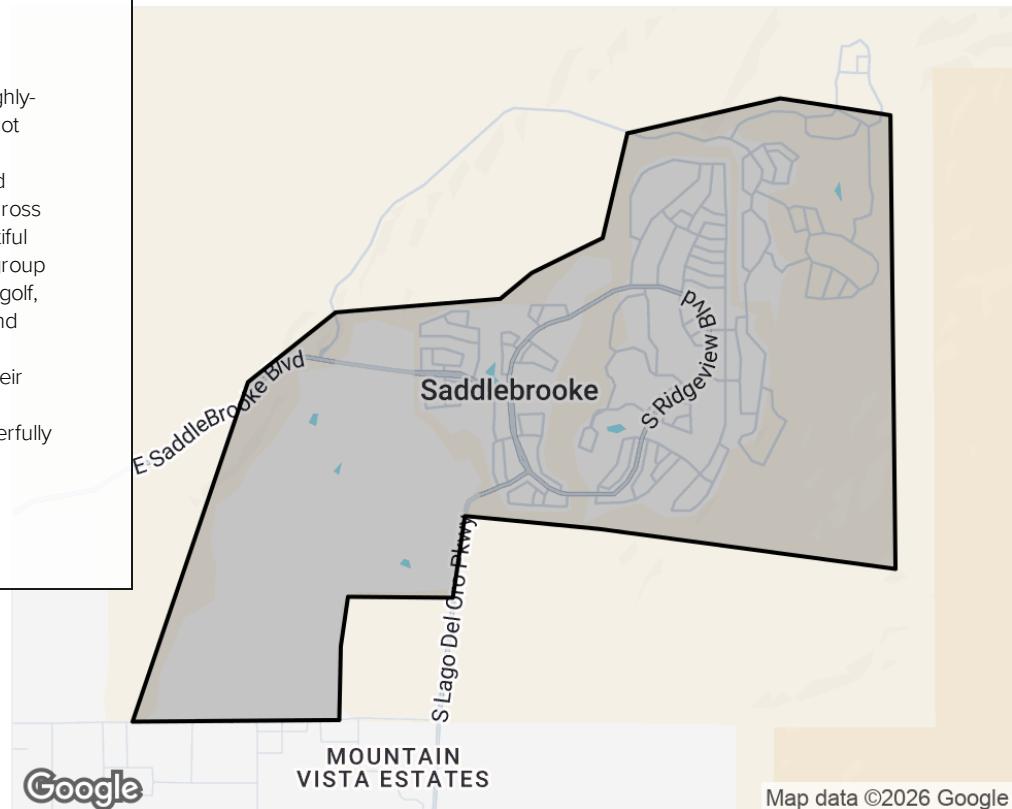
January 2026





## 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
<b>Homes Sold</b>	28	16	▲ 75%	16	▲ 75%
<b>Median Sale Price</b>	\$500,000	\$466,200	▲ 7%	\$542,500	▼ 8%
<b>Median List Price</b>	\$519,750	\$469,950	▲ 11%	\$554,000	▼ 6%
<b>Sale to List Price Ratio</b>	96%	97%	▼ 1%	97%	▼ 1%
<b>Sales Volume</b>	\$14,706,000	\$8,539,400	▲ 72%	\$9,412,940	▲ 56%
<b>Average Days on Market</b>	54 days	38 days	▲ 16 days	52 days	▲ 2 days
<b>Homes Sold Year to Date</b>	318	290	▲ 10%	304	▲ 5%
<b>For Sale at Month's End</b>	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

**January 2026**

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

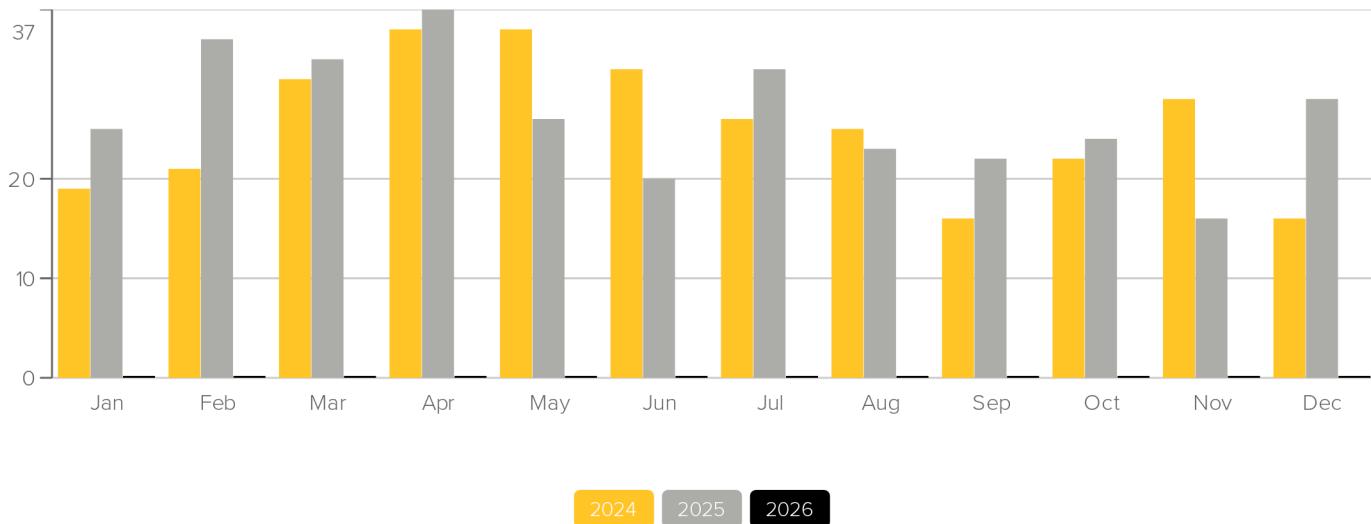
Saddlebrooke - Tucson, Arizona



Equal Housing Opportunity

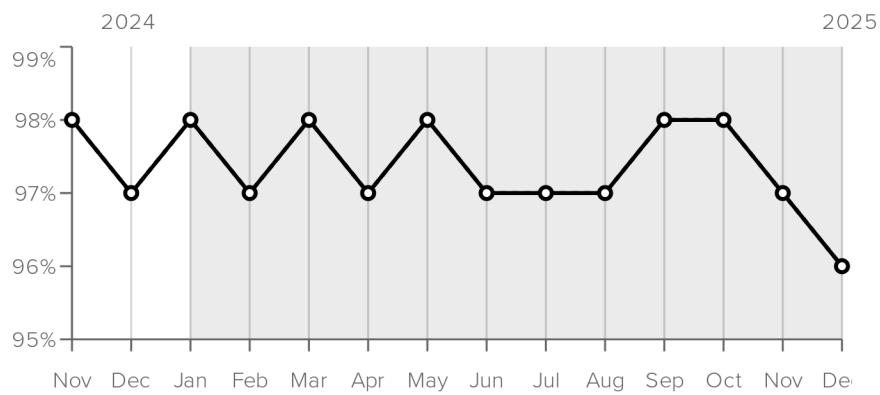


## Homes Sold



2024 2025 2026

## Sale to List Price Ratio





# 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

### 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		
<b>All Price Ranges</b>	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**

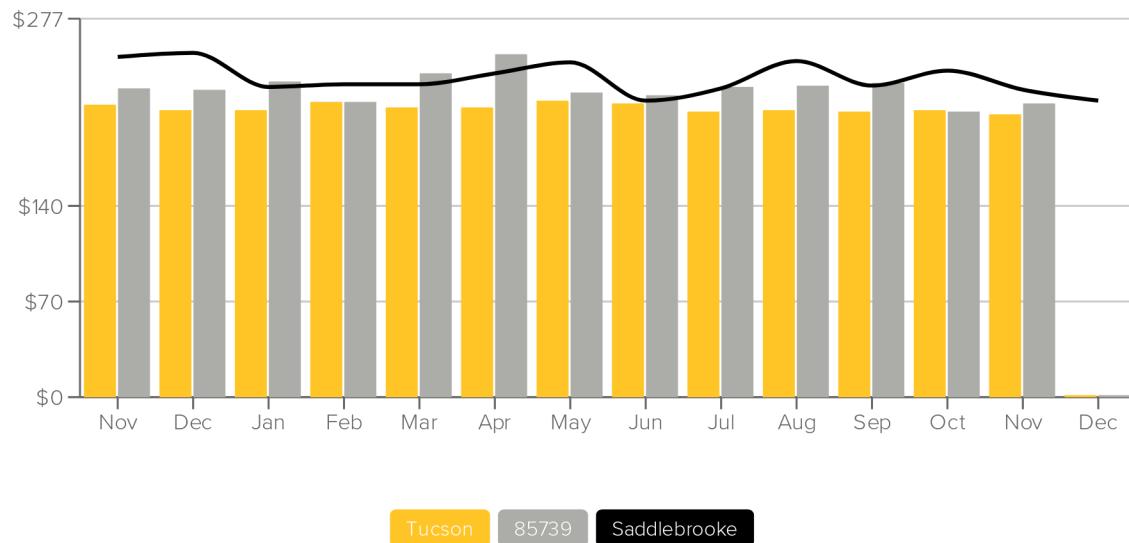
More than 6 months of inventory



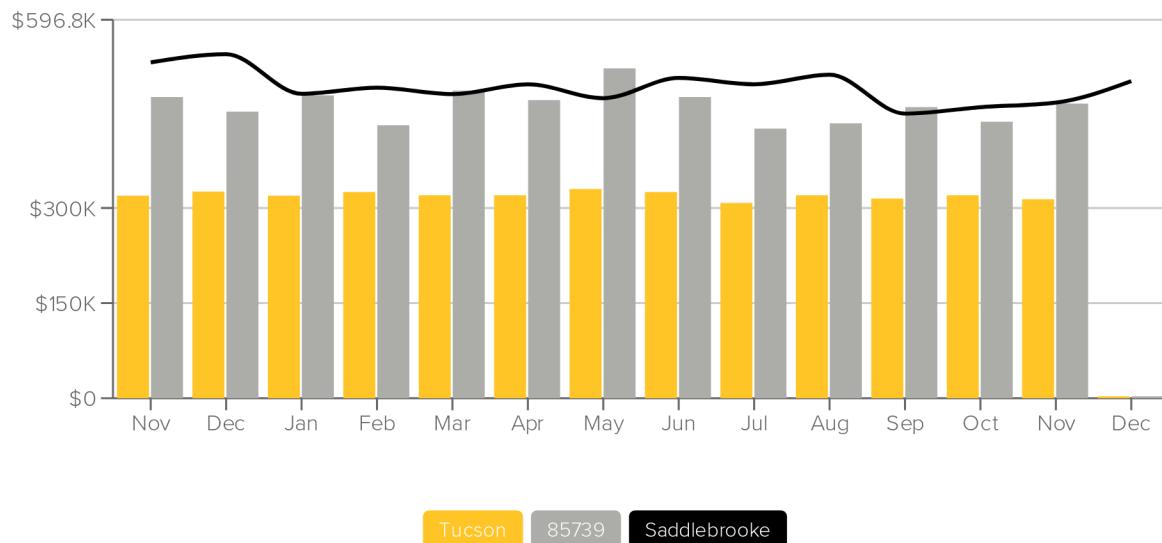
# Compare Saddlebrooke to Zip Code and City

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.

