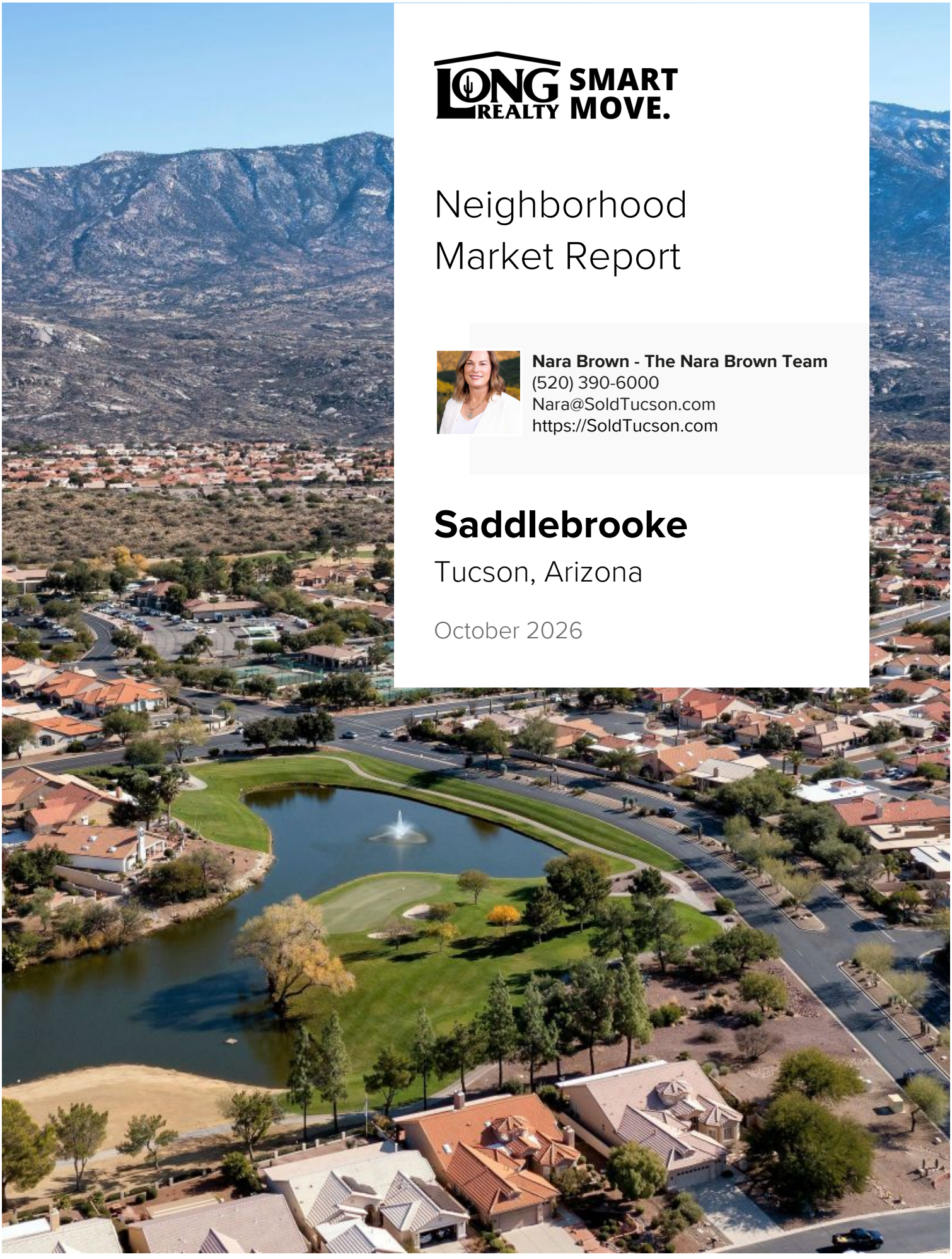


LONG REALTY SMART MOVE.

Neighborhood Market Report

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

Saddlebrooke

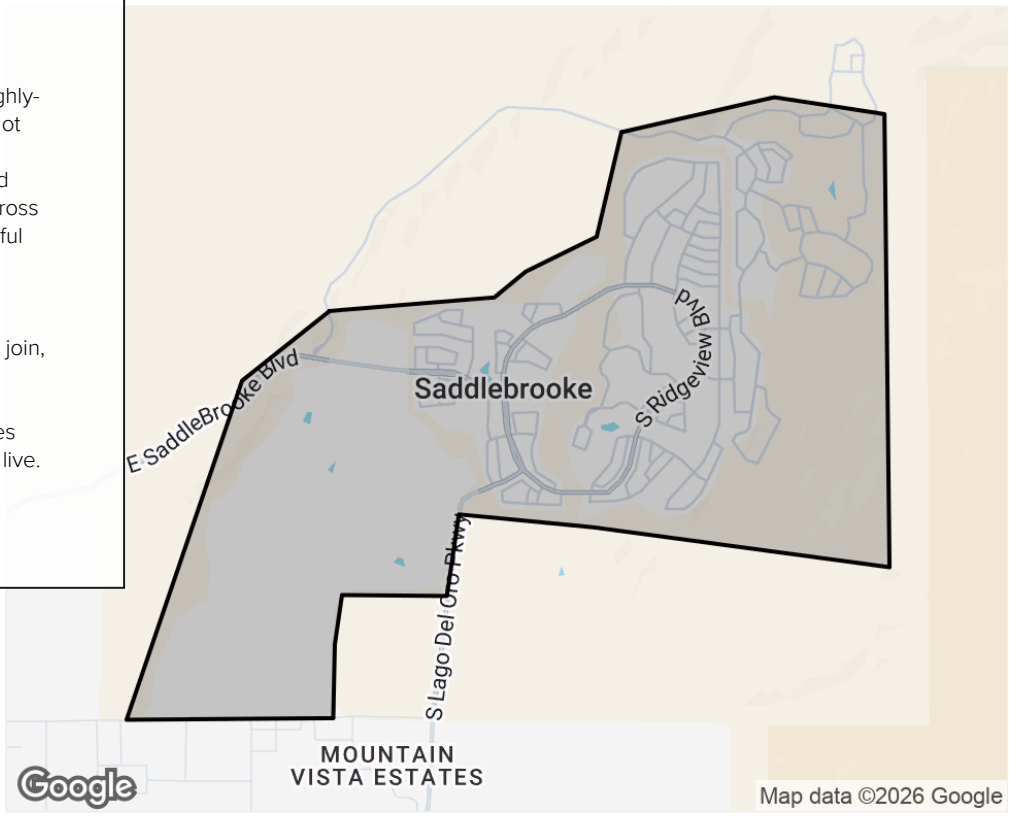
Tucson, Arizona

October 2026


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

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.



Scan to view the full digital market report for Saddlebrooke.


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

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 September 2026.

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	23	19	▲ 21%	22	▲ 5%
Median Sale Price	$450,000	$507,000	▼ 11%	$448,750	0%
Median List Price	$459,000	$520,000	▼ 12%	$460,250	0%
Sale to List Price Ratio	97%	99%	▼ 2%	98%	▼ 1%
Sales Volume	$11,334,000	$9,976,050	▲ 14%	$10,340,000	▲ 10%
Average Days on Market	49 days	33 days	▲ 16 days	83 days	▼ 34 days
Homes Sold Year to Date	281	258	▲ 9%	250	▲ 12%
For Sale at Month's End	91	67	▲ 36%	115	▼ 21%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of October 15, 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.

107
Homes for Sale

22
Homes Under Contract

$1,780,000
High Price

$260,000
Low Price

$499,000
Median List Price

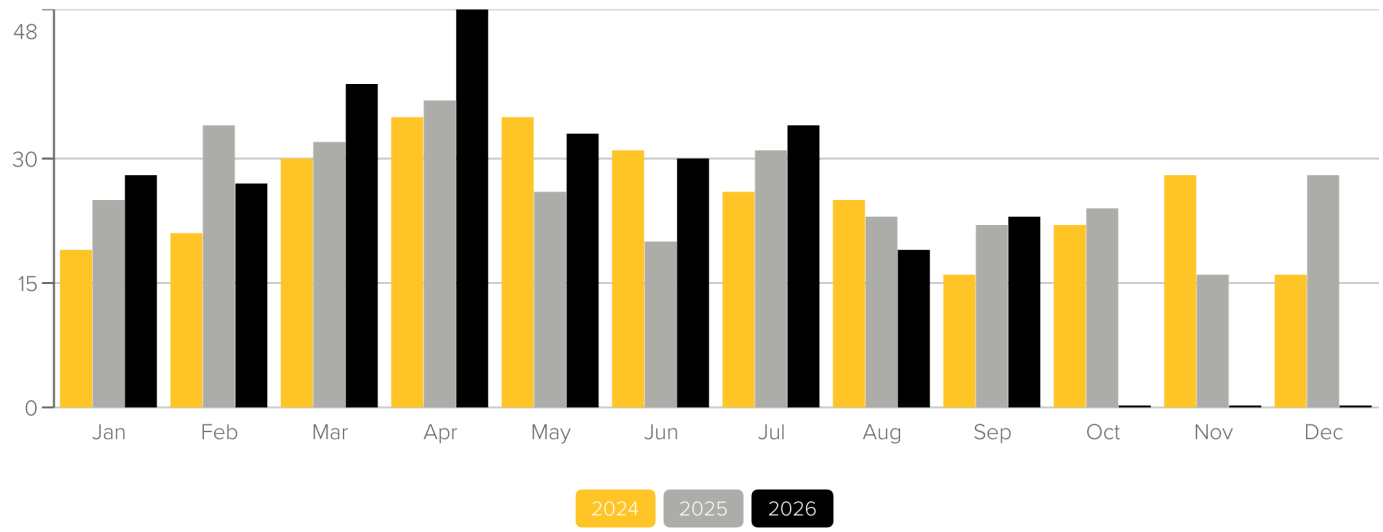
Values pulled on 10/15/2026

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

Equal Housing Opportunity


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

Homes Sold

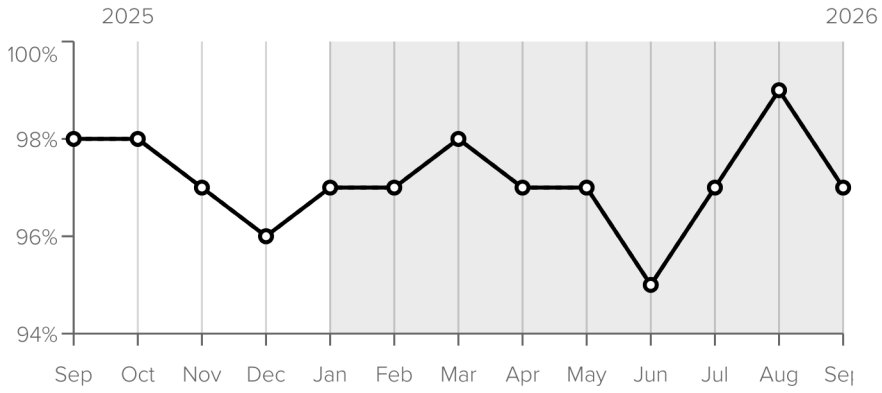


Sale to List Price Ratio

97%

Average Sale to List Price Ratio

September 2026



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

Equal Housing Opportunity


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

Market Conditions

49
Average Days on Market

Balanced Market



Buyer's Market | **4.1 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
September 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	Seller's Market
More people selling homes than buying	More people buying homes than selling
More homes to choose from	**Fewer homes to choose from**
Could spend less than asking price	**Need to be able to close quickly**
Price restrictions	**Could spend more than asking price**
Rarely competing offers	**Competition from other buyers**

How it Impacts Sellers

Buyer's Market	Seller's Market
More people selling homes than buying	More people buying homes than selling
Takes more time to sell	**Home sells quickly**
Fewer offers received	**Multiple offers likely**
Could get lower than asking price	**Could get more than asking price**
May have to make repairs and/or concessions	**Buyers willing to overlook repairs**

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

Equal Housing Opportunity


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

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 10/15/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg	
All Price Ranges	107	4.1	1.4	26	32	Balanced
< $250,000	0	—	0.0	0	0	—
$250,000 - $300,000	3	3.0	0.8	1	1	● Seller's
$300,000 - $350,000	5	—	1.3	0	2	—
$350,000 - $400,000	11	2.8	1.8	4	2	● Seller's
$400,000 - $450,000	22	3.1	1.6	7	5	● Seller's
$450,000 - $500,000	14	4.7	1.0	3	5	● Balanced
$500,000 - $600,000	19	3.2	0.9	6	7	● Seller's
$600,000 - $750,000	12	4.0	1.2	3	4	● Balanced
$750,000 - $1,000,000	13	6.5	2.6	2	1	● Buyer's
$1,000,000 - $2,000,000	8	—	8.0	0	0	—
> $2,000,000	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

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

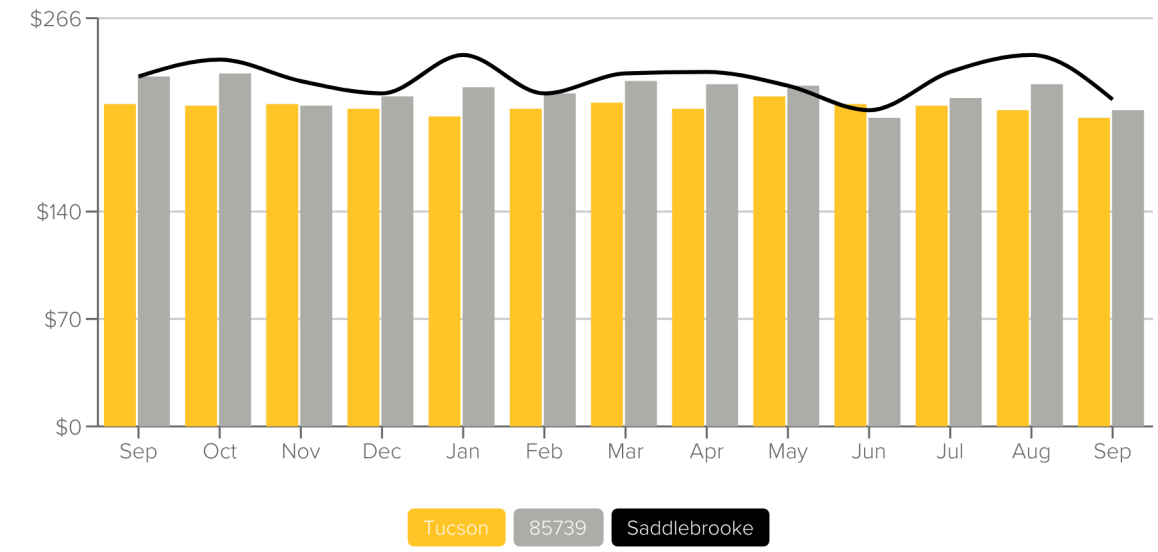
Equal Housing Opportunity


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

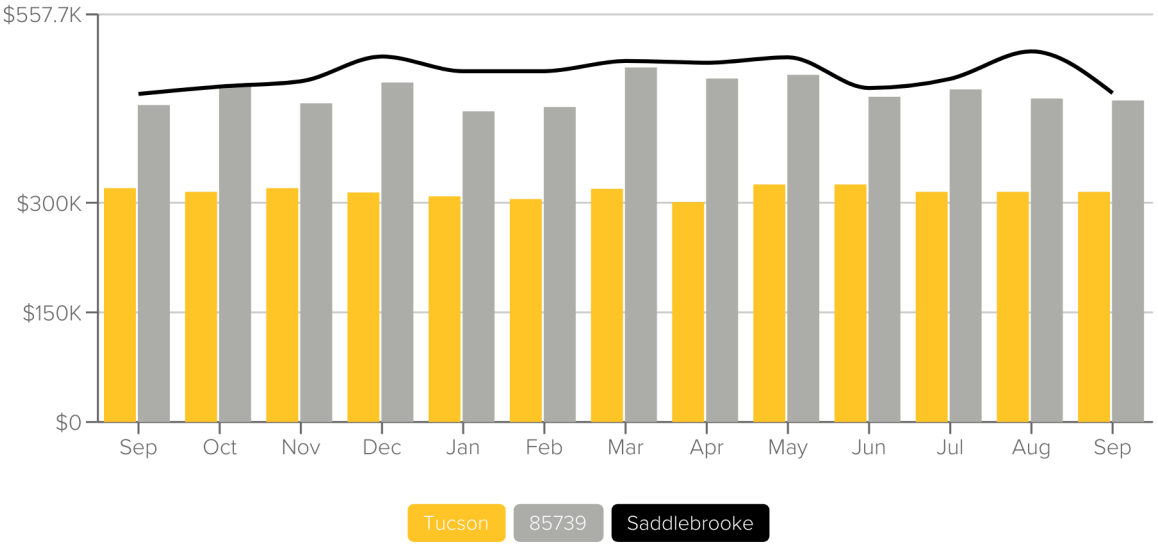
Compare Saddlebrooke to Zip Code and City

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



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

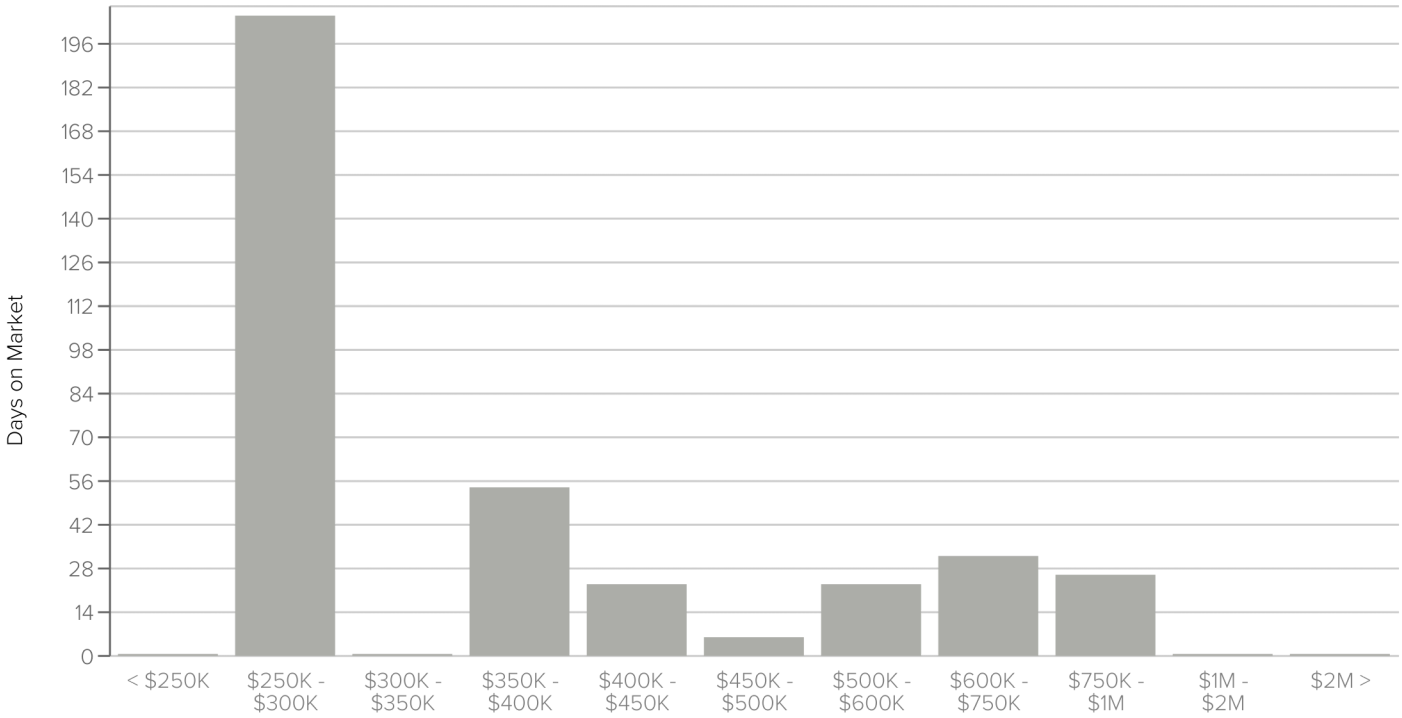
Equal Housing Opportunity


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

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 September 2026.



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

Equal Housing Opportunity