



Neighborhood Market Report



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Saddlebrooke

Tucson, Arizona

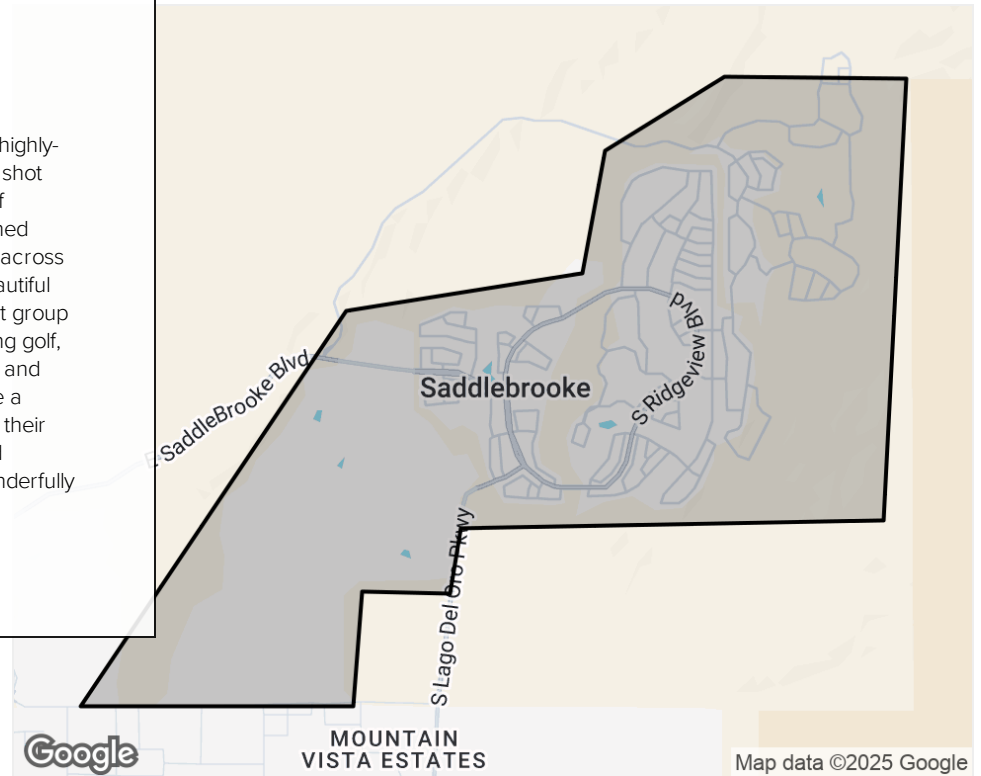
February 2025



About Saddlebrooke

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 2,000 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 the full Market 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 January 2025.

	Current Period Jan 2025	Last Month Dec 2024	Change From Last Month	Last Year Jan 2024	Change From Last Year
Homes Sold	26	16	▲ 63%	19	▲ 37%
Median Sale Price	\$487,500	\$542,500	▼ 10%	\$487,500	0%
Median List Price	\$499,500	\$554,000	▼ 10%	\$500,000	0%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$13,777,300	\$9,412,940	▲ 46%	\$9,139,500	▲ 51%
Average Days on Market	51 days	52 days	▼ 1 day	58 days	▼ 7 days
Homes Sold Year to Date	26	307	▼ 92%	19	▲ 37%
For Sale at Month's End	—	—	—	—	—

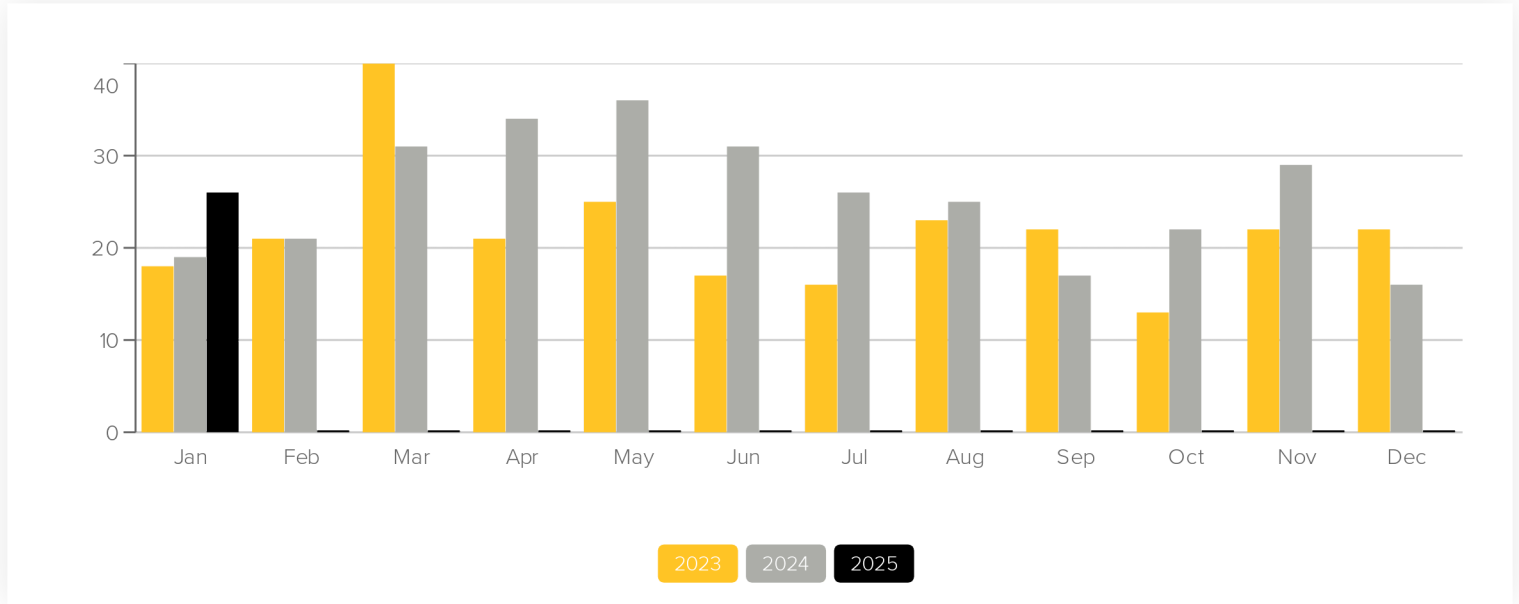
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 7, 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.

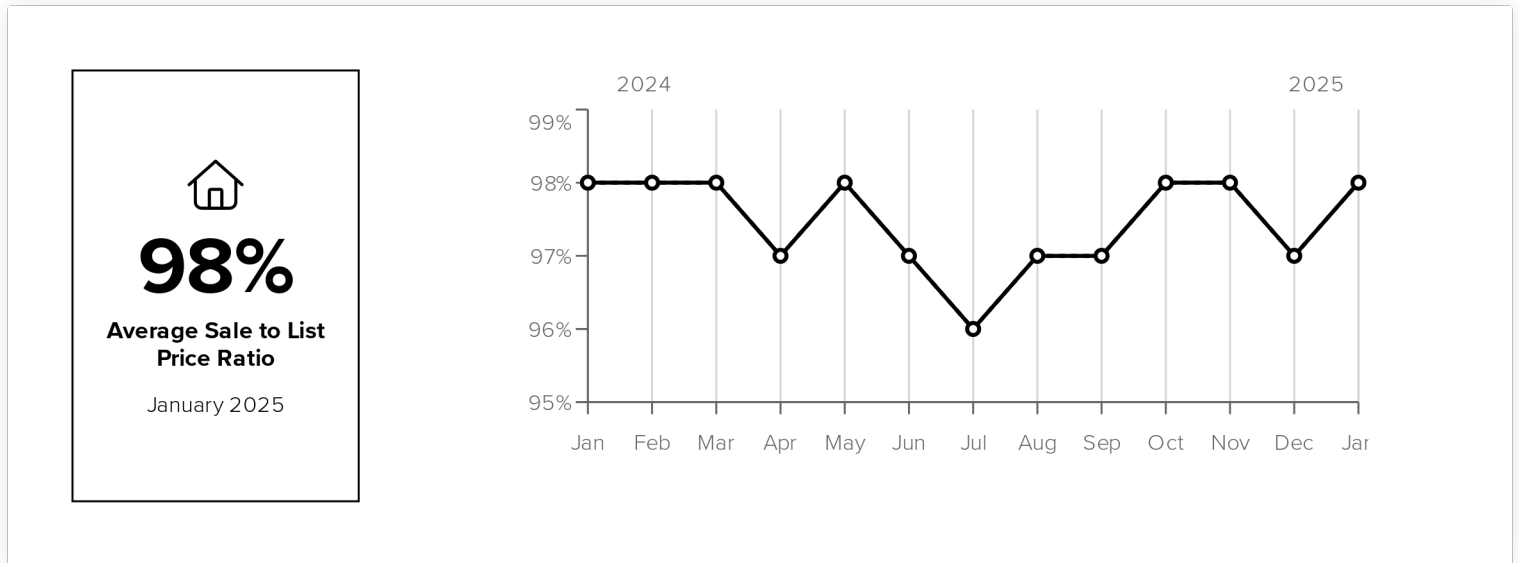
114 Homes for Sale	51 Homes Under Contract	\$1,699,000 High Price
\$315,000 Low Price	\$522,000 Median List Price	



Homes Sold



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
- More negotiating power
- 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
- Less negotiating power
- 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 2/7/25	Current Period Jan 2025	3 Month Trend	Current Period Jan 2025	
All Price Ranges	113	4.3	1.6	26	23	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	—	0	0	—
\$300,000 - \$400,000	22	4.4	2.4	5	3	● Balanced
\$400,000 - \$500,000	33	3.7	1.6	9	5	● Seller's
\$500,000 - \$600,000	27	6.8	1.7	4	5	● Buyer's
\$600,000 - \$700,000	11	3.7	1.1	3	2	● Seller's
\$700,000 - \$800,000	2	0.5	0.2	4	2	● Seller's
\$800,000 - \$900,000	4	4.0	1.3	1	0	● Balanced
\$900,000 - \$1,000,000	2	—	2.0	0	0	—
> \$1,000,000	12	—	4.0	0	1	—

Seller's Market
 Less than 4 months of inventory

Balanced Market
 Between 4-6 months of inventory

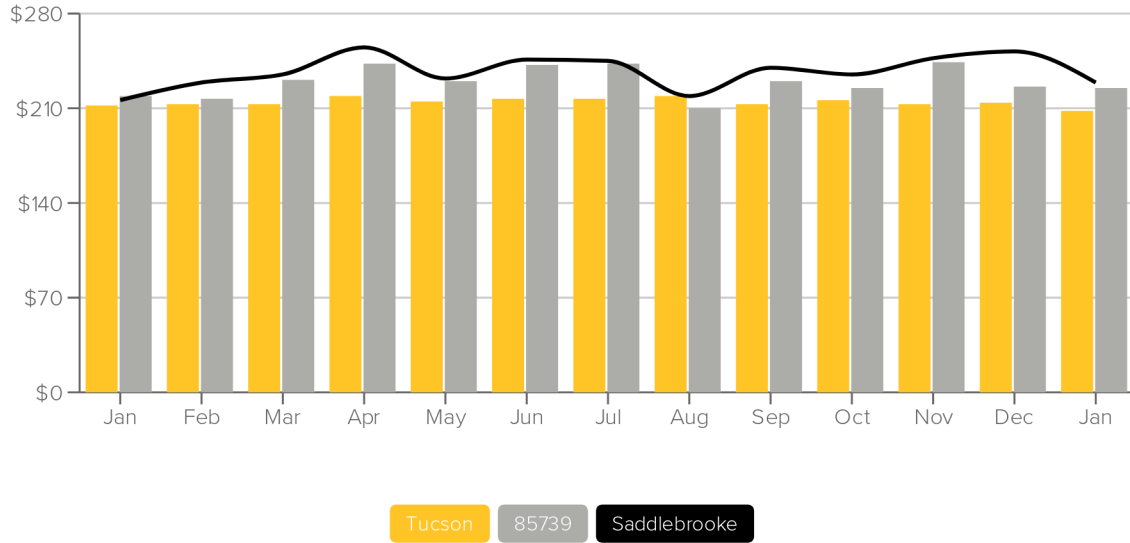
Buyer's Market
 More than 6 months of inventory



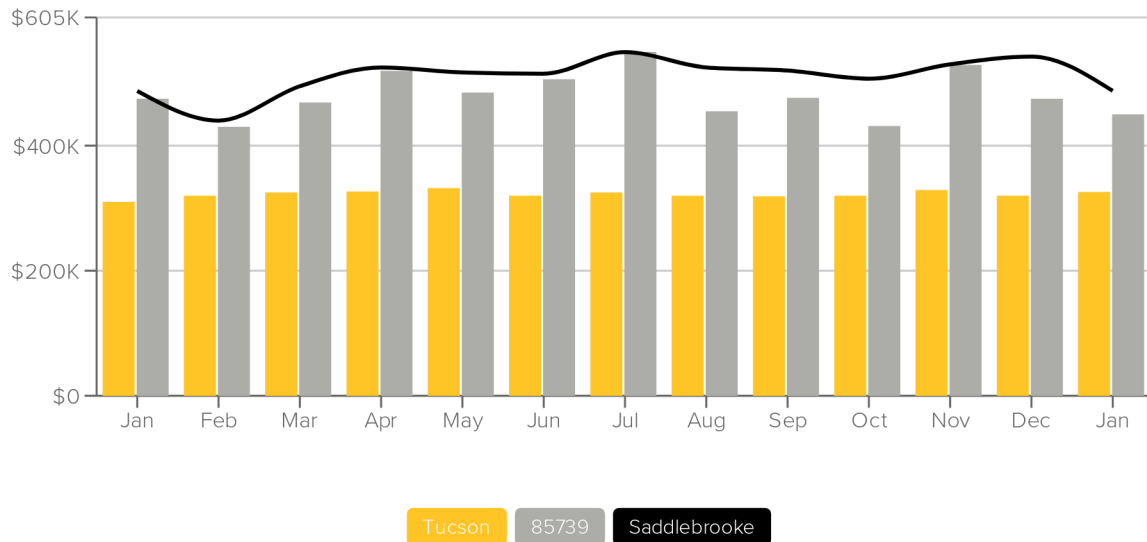
Compare Saddlebrooke to Zip Code and City

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 January 2025.

