



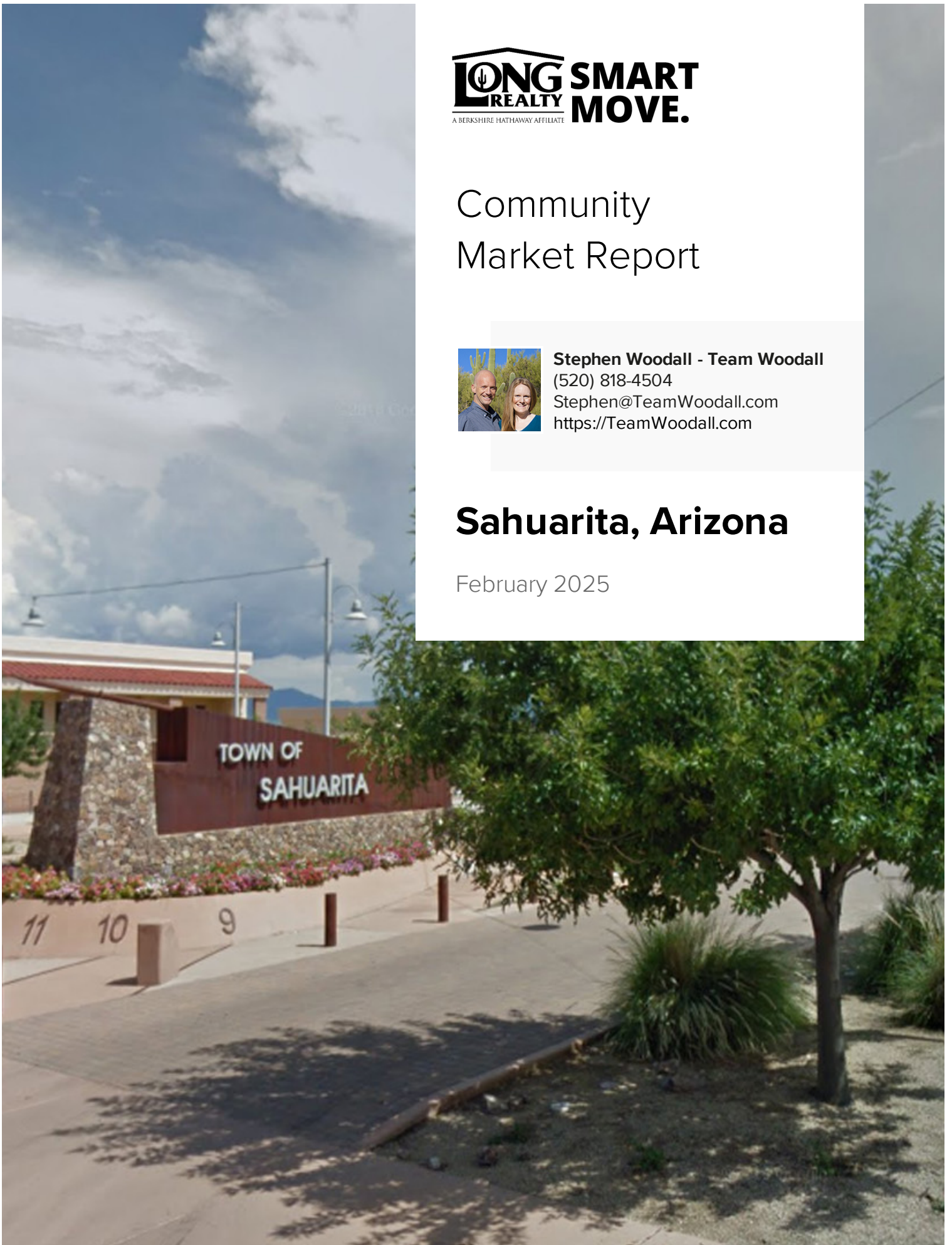
Community Market Report



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Sahuarita, Arizona

February 2025



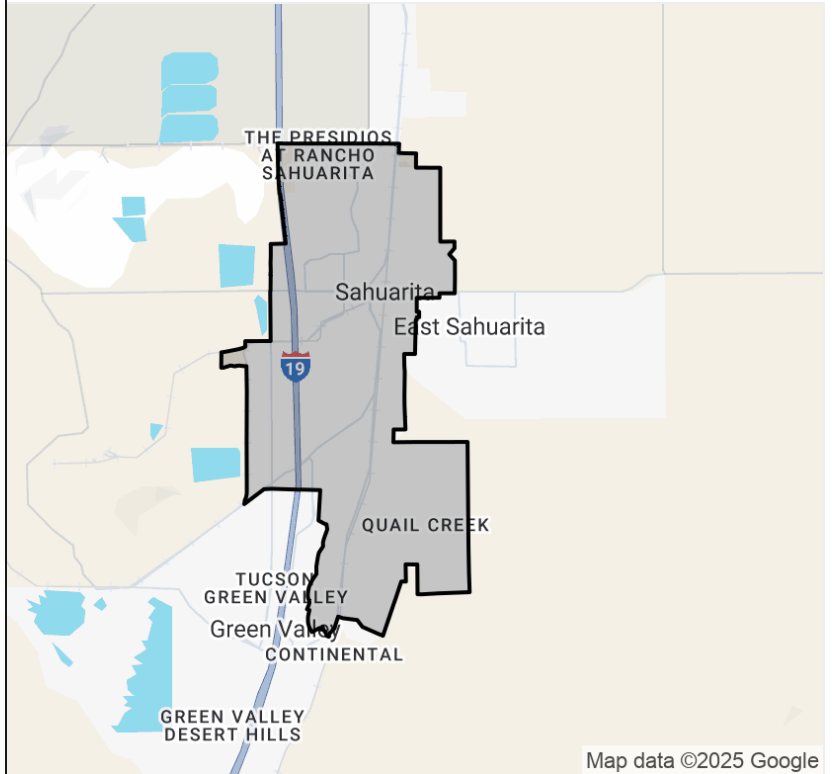


About Sahuarita

Sahuarita was incorporated in 1994, and since then has been a modern “boom town.” It is located in the historic Santa Cruz Valley, surrounded by early Spanish missions, frontier outposts and old mines. It is just northeast of the age restricted Green Valley retirement community. In Sahuarita, family-friendly housing is plentiful along with excellent schools, parks and gorgeous subdivisions. Rancho Sahuarita, a master-planned community within the area, appeals to both first time buyers and investors who are seeking such features as being near schools, jobs and family-oriented amenities. Other master planned communities are Madera Highlands and Quail Creek.

Sahuarita is the best place in Arizona to pick up delicious pecans and learn about the local pecan grove, the largest one in the world. Madera Canyon, not far away, is a great place for hiking and bird watching. Many people from Green Valley and Tucson go to Sahuarita each year to enjoy the Barbershop Harmony Annual Show and the Annual Sahuarita Lake Triathlon.

Google



Map data ©2025 Google

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





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Sahuarita, Arizona. 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	44	70	▼ 37%	41	▲ 7%
Median Sale Price	\$379,995	\$365,000	▲ 4%	\$352,990	▲ 8%
Median List Price	\$380,995	\$374,950	▲ 2%	\$360,000	▲ 6%
Sale to List Price Ratio	98%	98%	0%	99%	▼ 1%
Sales Volume	\$17,682,509	\$28,715,629	▼ 38%	\$16,311,832	▲ 8%
Average Days on Market	73 days	69 days	▲ 4 days	62 days	▲ 11 days
Homes Sold Year to Date	44	821	▼ 95%	41	▲ 7%
For Sale at Month's End	272	251	▲ 8%	253	▲ 8%

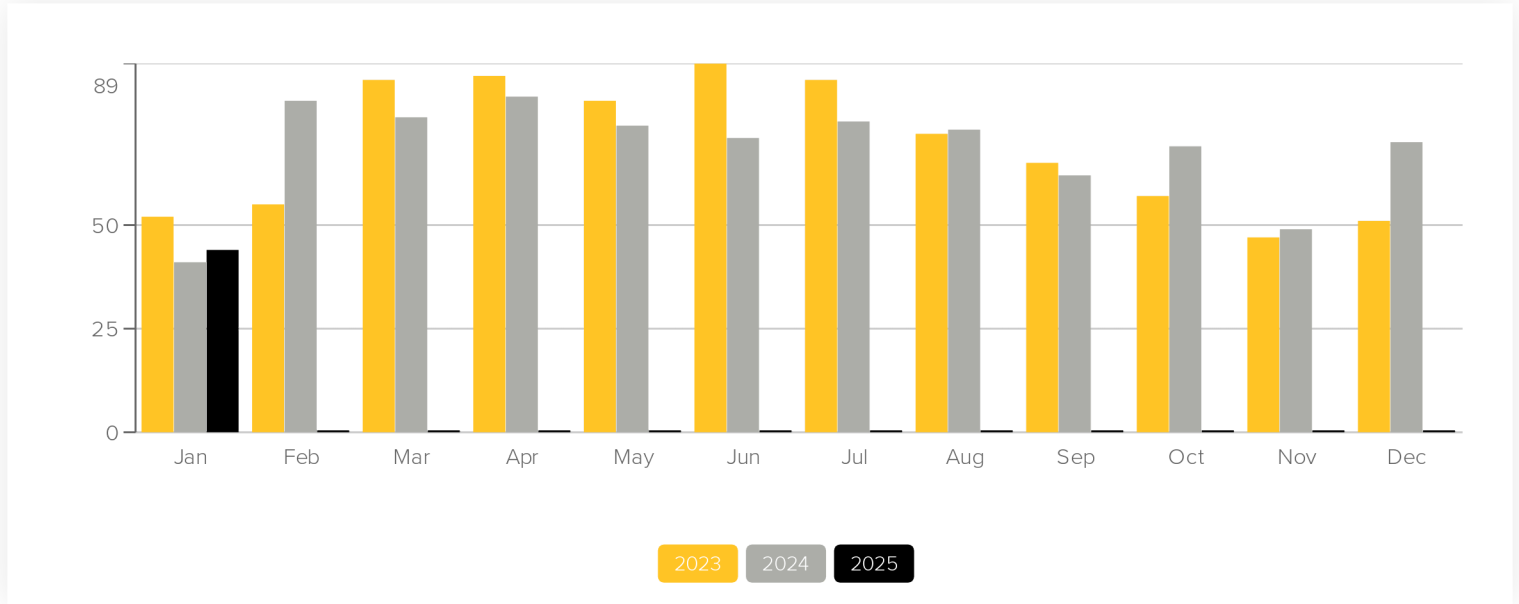
Current Market

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.

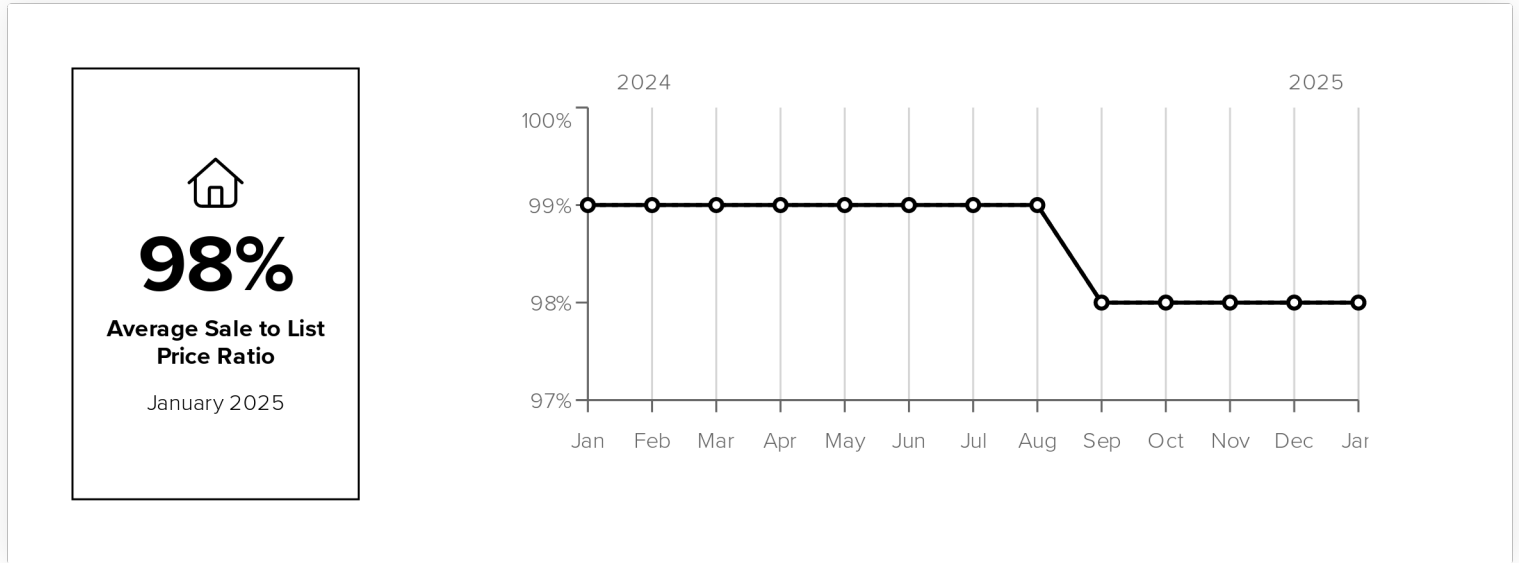
297 Homes for Sale	78 Homes Under Contract	\$2,000,000 High Price
\$184,900 Low Price	\$369,999 Median List Price	



Homes Sold

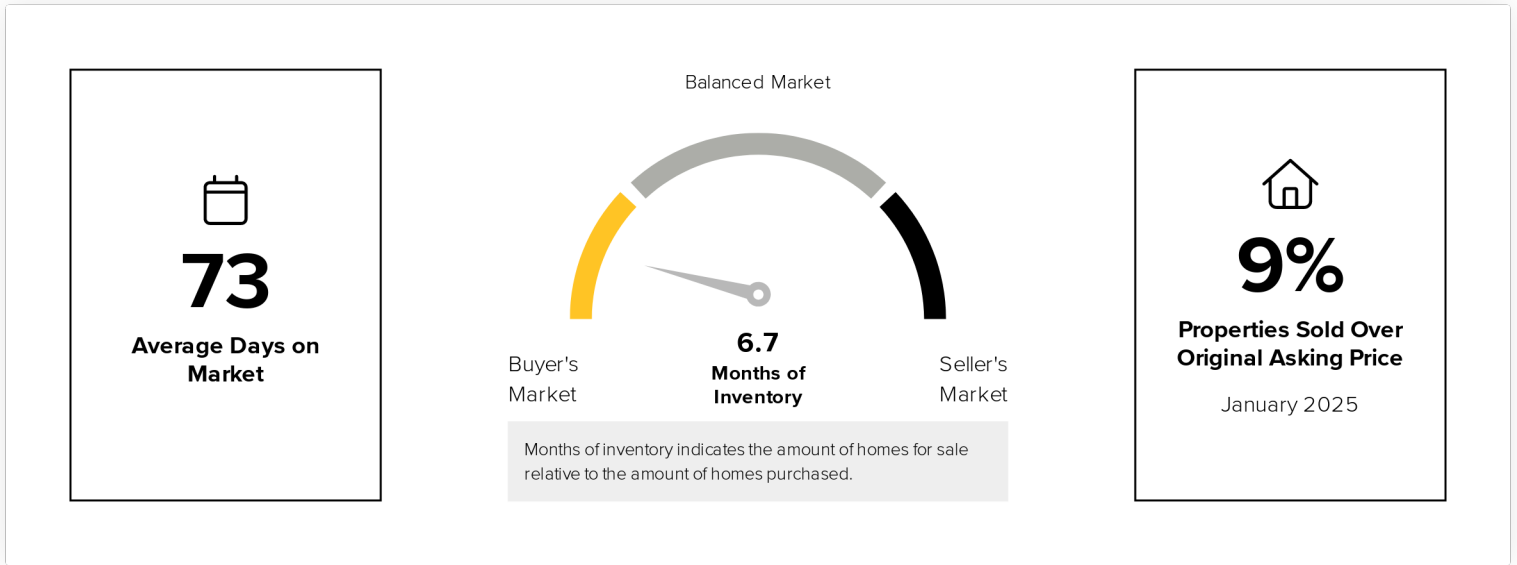


Sale to List Price Ratio





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	289	6.7	1.8	43	61	Buyer's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	17	1.9	0.8	9	6	● Seller's
\$300,000 - \$400,000	161	10.1	1.9	16	32	● Buyer's
\$400,000 - \$500,000	60	6.7	2.1	9	12	● Buyer's
\$500,000 - \$600,000	30	5.0	1.8	6	5	● Balanced
\$600,000 - \$700,000	12	6.0	2.0	2	2	● Buyer's
\$700,000 - \$800,000	4	4.0	1.3	1	0	● Balanced
\$800,000 - \$900,000	3	—	3.0	0	1	—
\$900,000 - \$1,000,000	1	—	—	0	0	—
> \$1,000,000	1	—	—	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



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 Sahuarita, Arizona. The values are based on closed transactions in January 2025.

