



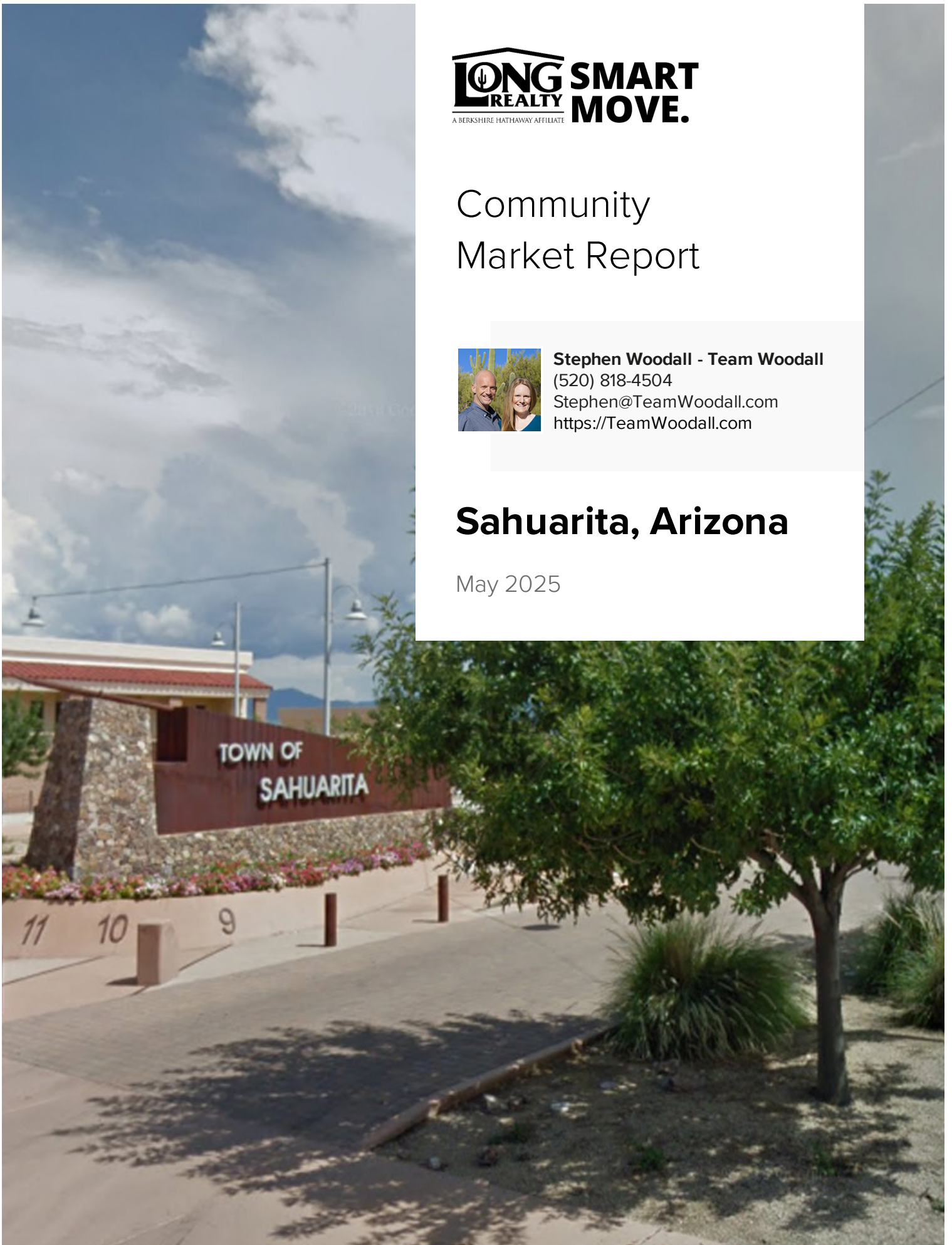
Community Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<https://TeamWoodall.com>

Sahuarita, Arizona

May 2025



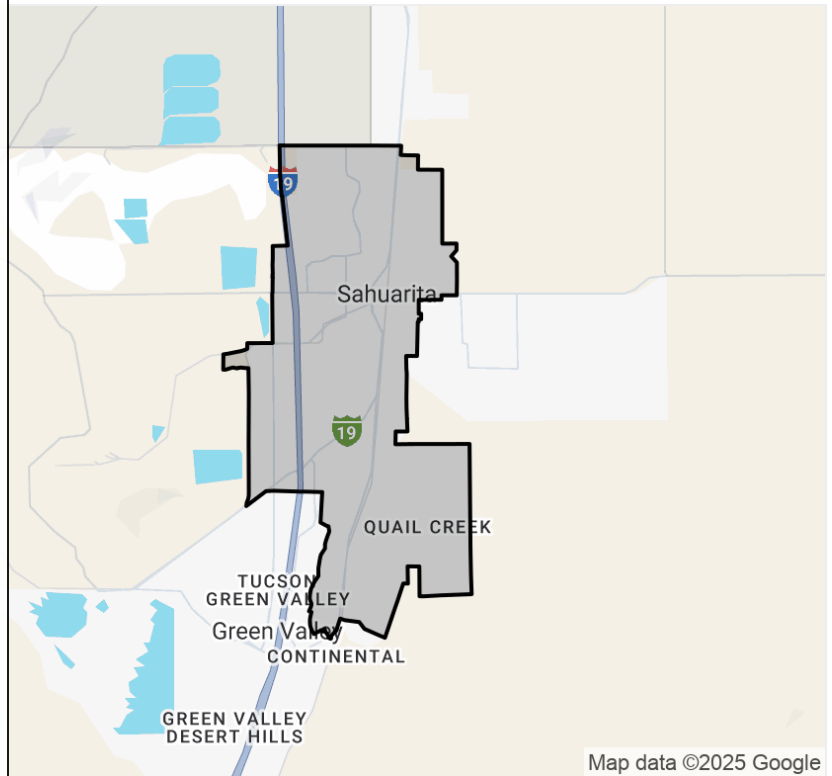


About Sahuarita

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.

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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 April 2025.

	Current Period Apr 2025	Last Month Mar 2025	Change From Last Month	Last Year Apr 2024	Change From Last Year
Homes Sold	67	69	▼ 3%	81	▼ 17%
Median Sale Price	\$353,500	\$345,000	▲ 2%	\$360,000	▼ 2%
Median List Price	\$349,000	\$348,620	0%	\$362,400	▼ 4%
Sale to List Price Ratio	99%	98%	▲ 1%	99%	0%
Sales Volume	\$24,736,985	\$26,088,532	▼ 5%	\$29,820,860	▼ 17%
Average Days on Market	67 days	73 days	▼ 6 days	71 days	▼ 4 days
Homes Sold Year to Date	241	174	▲ 39%	278	▼ 13%
For Sale at Month's End	309	314	▼ 2%	268	▲ 15%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 6, 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.

337

Homes for Sale

101

Homes Under Contract

\$950,000

High Price

\$149,000

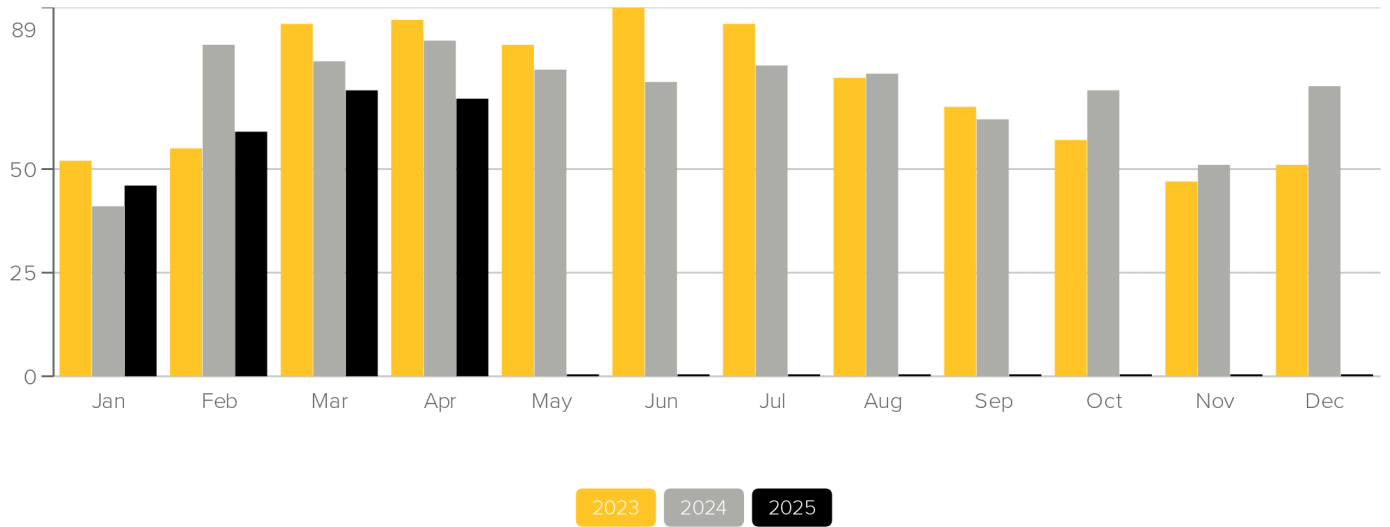
Low Price

\$362,995

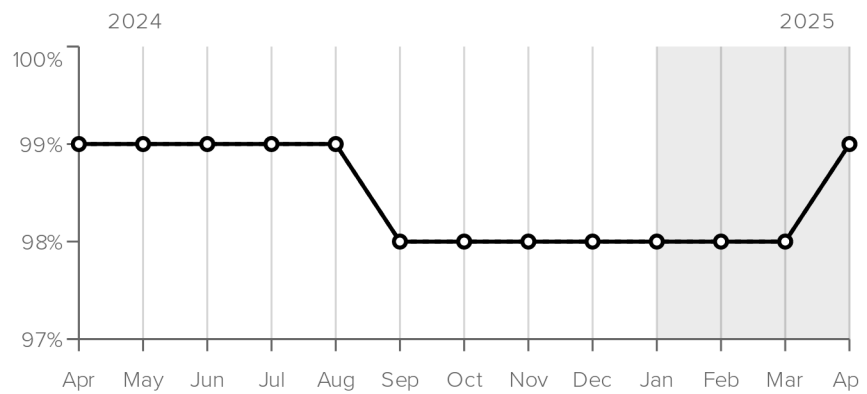
Median List Price



Homes Sold

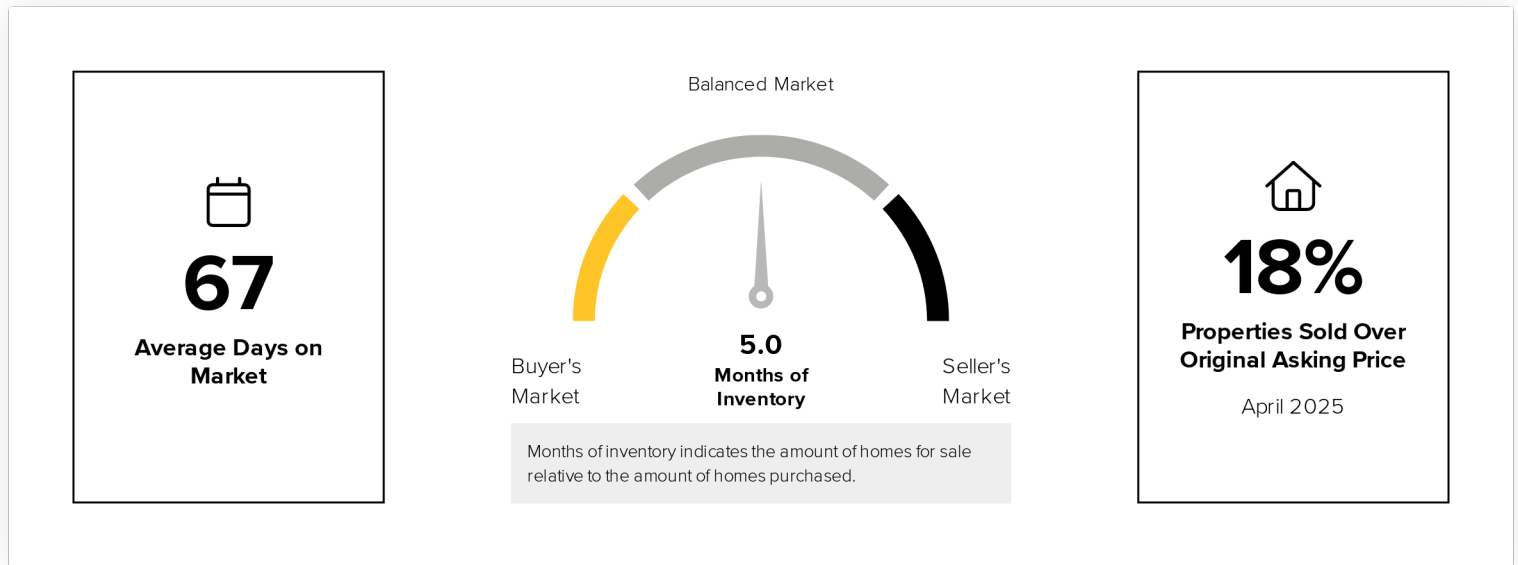


Sale to List Price Ratio





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 5/6/25	Current Period Apr 2025	3 Month Trend	Current Period Apr 2025	6 Month Avg
All Price Ranges	335	5.0	1.8	67	59	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	0.0	0.0	1	0	● Seller's
\$200,000 - \$300,000	27	2.7	1.0	10	8	● Seller's
\$300,000 - \$400,000	189	5.6	1.9	34	31	● Balanced
\$400,000 - \$500,000	63	4.2	1.8	15	10	● Balanced
\$500,000 - \$600,000	27	5.4	1.9	5	5	● Balanced
\$600,000 - \$700,000	15	15.0	2.5	1	2	● Buyer's
\$700,000 - \$800,000	6	—	3.0	0	0	—
\$800,000 - \$900,000	6	6.0	6.0	1	0	● Buyer's
\$900,000 - \$1,000,000	2	—	1.0	0	0	—
> \$1,000,000	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



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 April 2025.

