



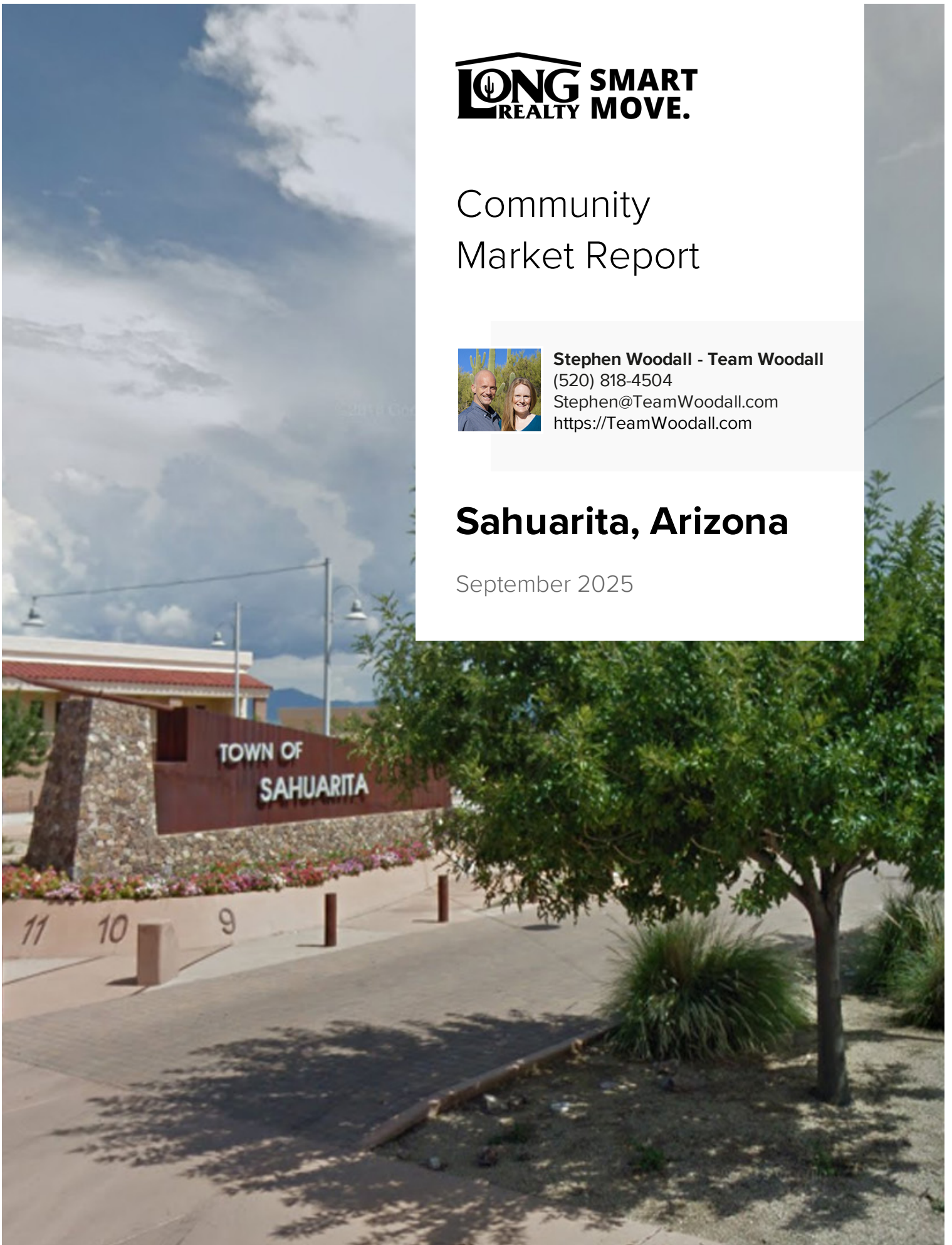
# Community Market Report



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## Sahuarita, Arizona

September 2025



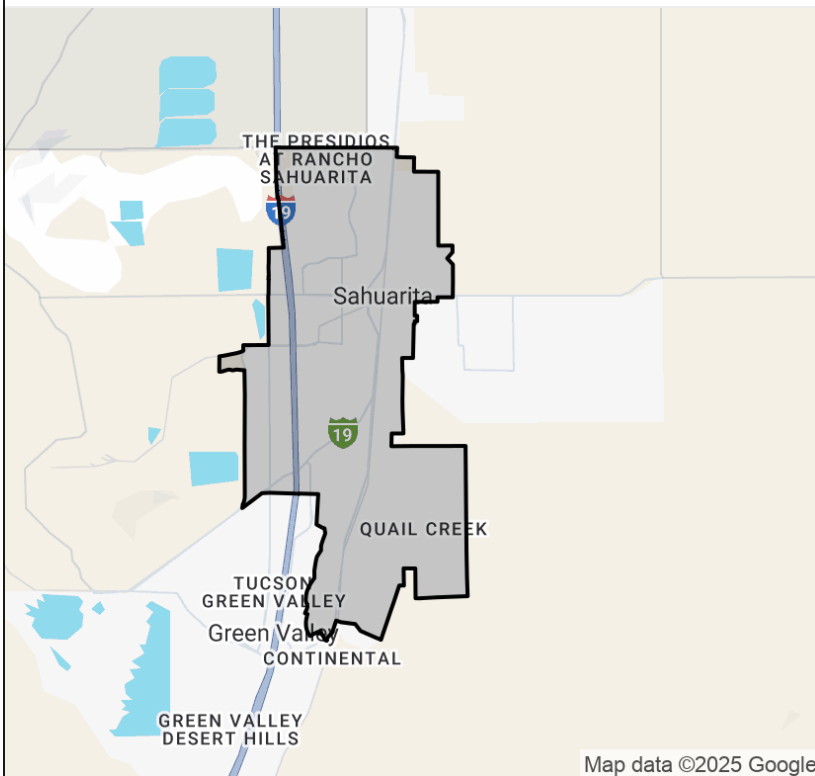


## About Sahuarita

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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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 August 2025.

	Current Period Aug 2025	Last Month Jul 2025	Change From Last Month	Last Year Aug 2024	Change From Last Year
Homes Sold	64	64	0%	73	▼ 12%
Median Sale Price	\$334,312	\$335,213	0%	\$359,990	▼ 7%
Median List Price	\$335,000	\$338,495	▼ 1%	\$365,000	▼ 8%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$23,548,151	\$23,040,081	▲ 2%	\$28,581,228	▼ 18%
Average Days on Market	71 days	82 days	▼ 11 days	81 days	▼ 10 days
Homes Sold Year to Date	535	471	▲ 14%	571	▼ 6%
For Sale at Month's End	289	322	▼ 10%	236	▲ 22%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 4, 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.

**290**

Homes for Sale

**79**

Homes Under Contract

**\$975,000**

High Price

**\$199,900**

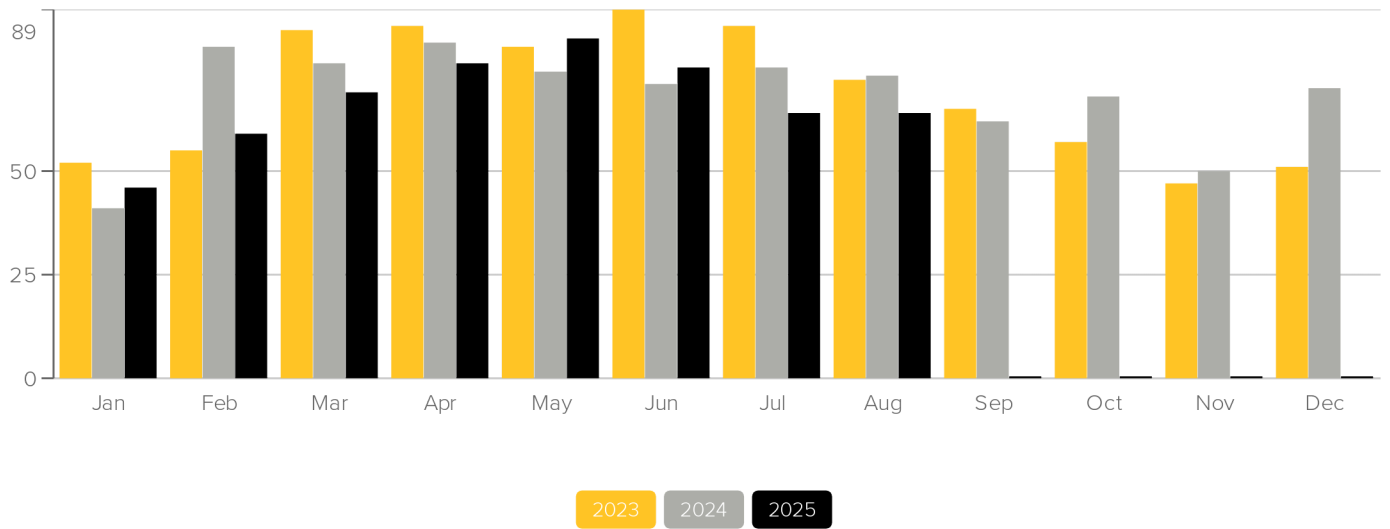
Low Price

**\$355,000**

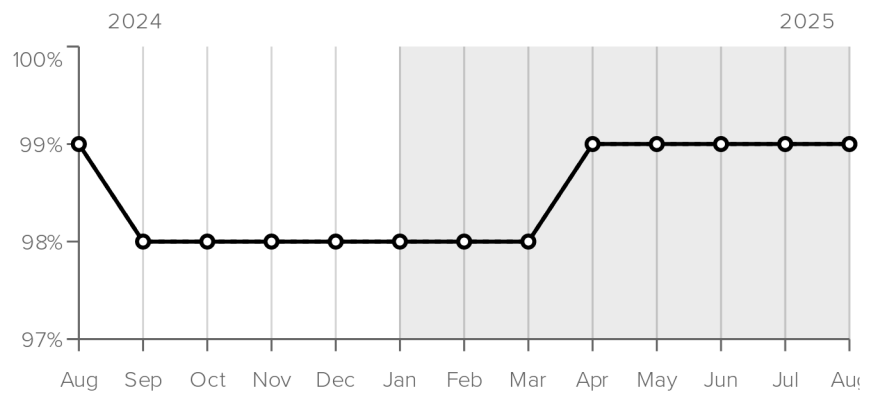
Median List Price



## Homes Sold

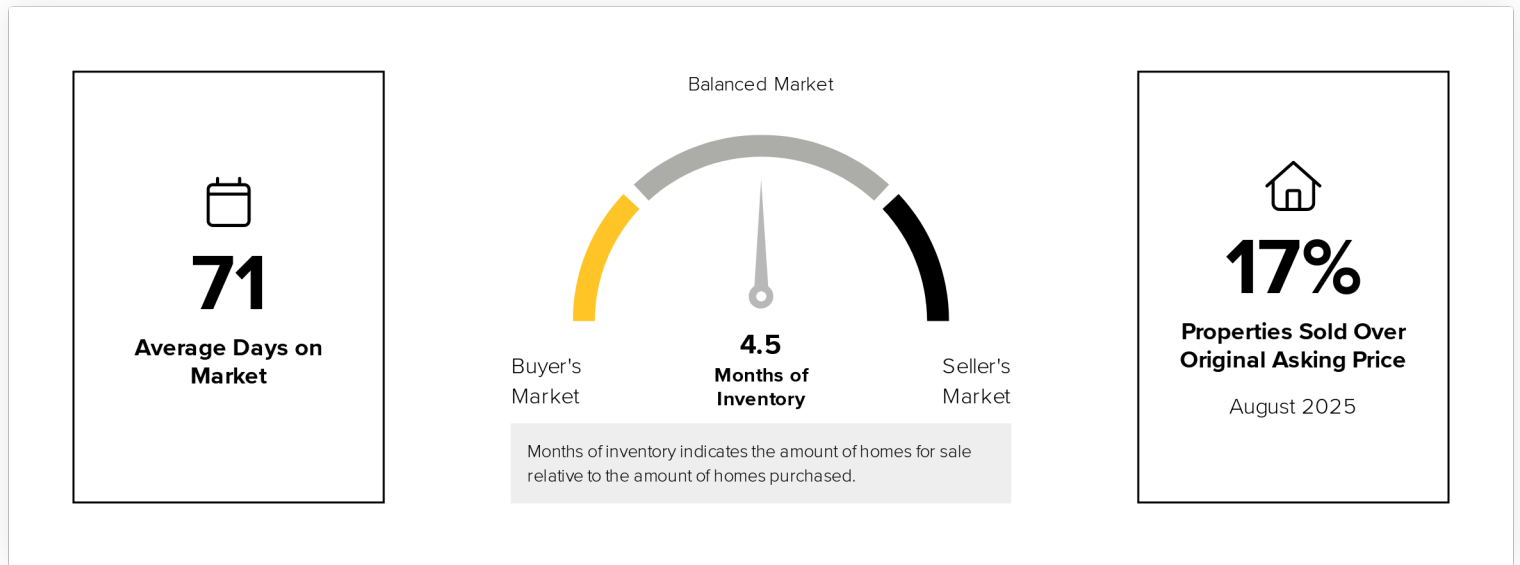


## Sale to List Price Ratio





# 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 9/4/25	Current Period Aug 2025	3 Month Trend	Current Period Aug 2025	6 Month Avg
All Price Ranges	283	4.5	1.4	63	70	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	33	3.0	0.9	11	10	● Seller's
\$300,000 - \$400,000	153	4.1	1.3	37	39	● Balanced
\$400,000 - \$500,000	55	6.1	1.7	9	12	● Buyer's
\$500,000 - \$600,000	23	5.8	2.1	4	4	● Balanced
\$600,000 - \$700,000	12	12.0	4.0	1	1	● Buyer's
\$700,000 - \$800,000	5	—	5.0	0	0	—
\$800,000 - \$900,000	1	1.0	0.3	1	0	● Seller's
\$900,000 - \$1,000,000	1	—	—	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 August 2025.

