



# Neighborhood Market Report



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## Saddlebrooke

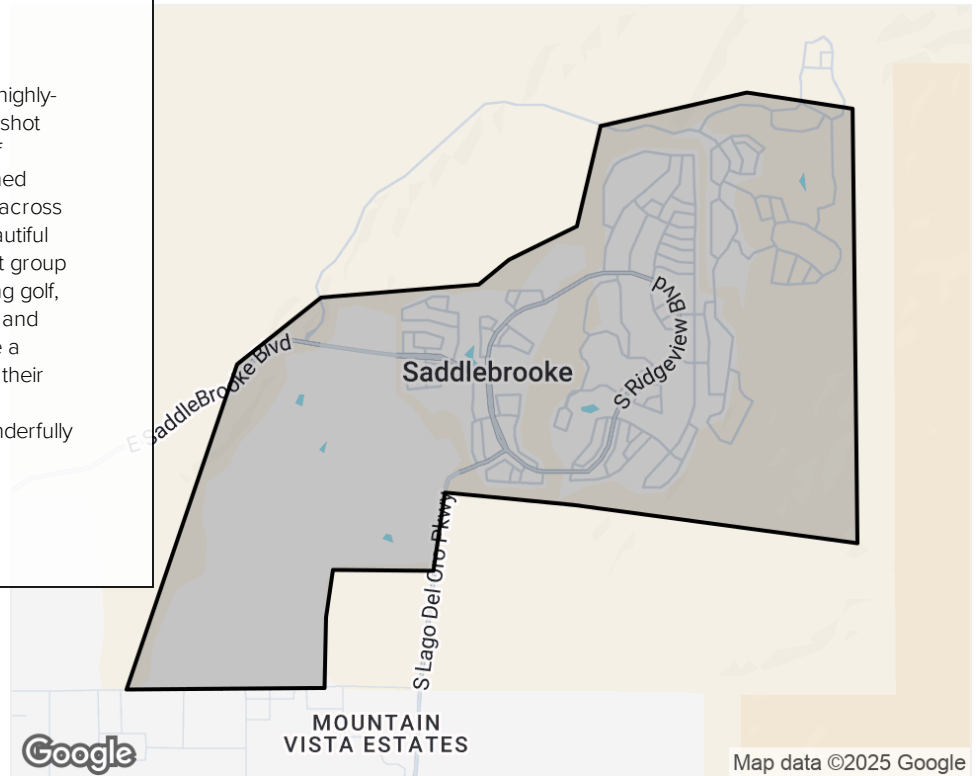
Tucson, Arizona

October 2025



## 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.



Contact me to get  
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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 September 2025.

	Current Period Sep 2025	Last Month Aug 2025	Change From Last Month	Last Year Sep 2024	Change From Last Year
Homes Sold	21	22	▼ 5%	16	▲ 31%
Median Sale Price	\$435,000	\$517,500	▼ 16%	\$525,000	▼ 17%
Median List Price	\$445,500	\$527,000	▼ 15%	\$535,000	▼ 17%
Sale to List Price Ratio	98%	97%	▲ 1%	97%	▲ 1%
Sales Volume	\$9,823,000	\$11,588,981	▼ 15%	\$8,700,000	▲ 13%
Average Days on Market	83 days	90 days	▼ 7 days	72 days	▲ 11 days
Homes Sold Year to Date	249	228	▲ 9%	239	▲ 4%
For Sale at Month's End	99	106	▼ 7%	77	▲ 29%

## Current Market

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

119

Homes for Sale

29

Homes Under Contract

\$1,699,000

High Price

\$328,000

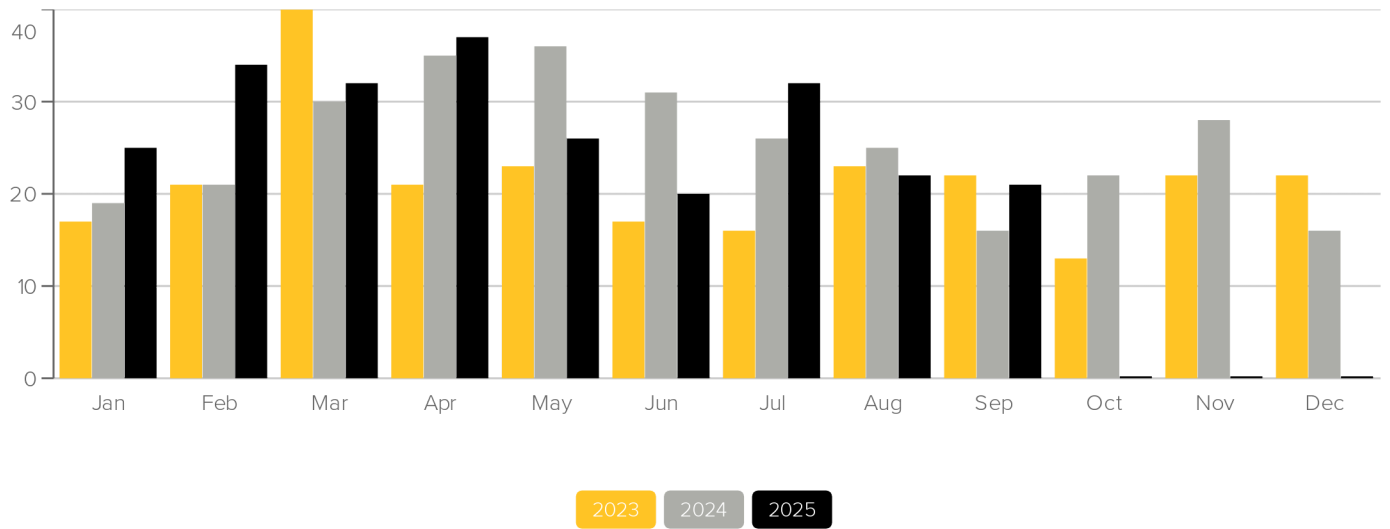
Low Price

\$508,000

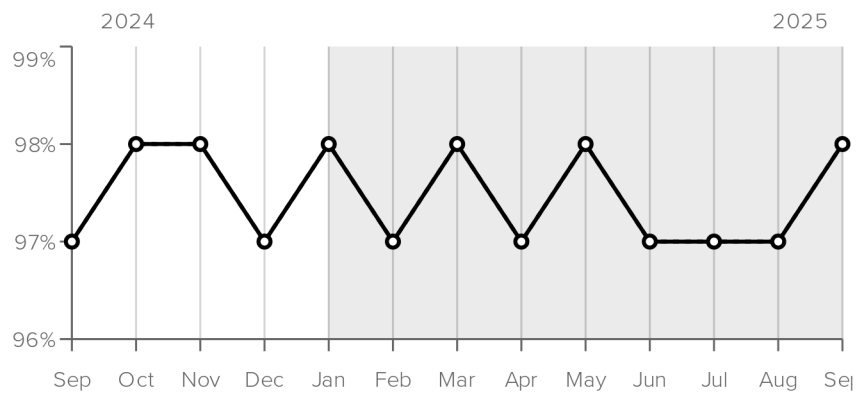
Median List Price



## Homes Sold

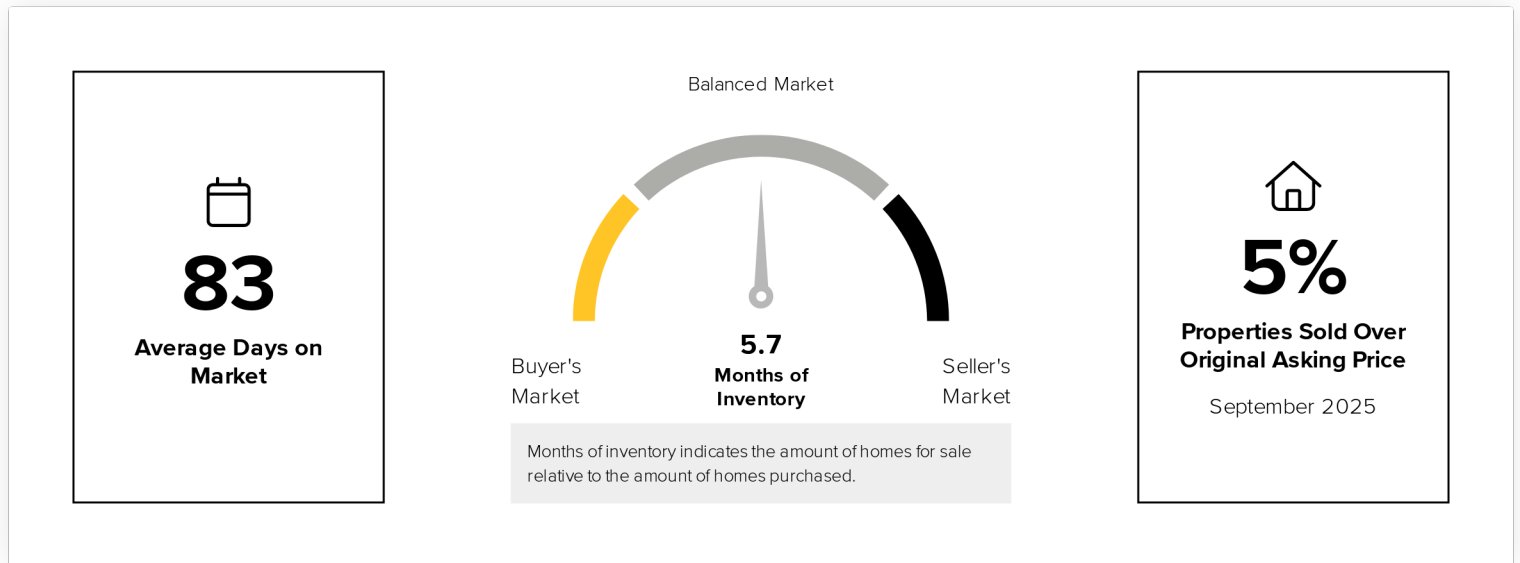


## Sale to List Price Ratio





# 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 10/4/25	Current Period Sep 2025	3 Month Trend	Current Period Sep 2025	6 Month Avg
All Price Ranges	119	5.7	1.6	21	26	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	0.0	0	0	—
\$300,000 - \$400,000	21	4.2	1.3	5	5	● Balanced
\$400,000 - \$500,000	37	4.6	1.5	8	8	● Balanced
\$500,000 - \$600,000	27	6.8	1.7	4	6	● Buyer's
\$600,000 - \$700,000	16	4.0	1.8	4	2	● Balanced
\$700,000 - \$800,000	7	—	1.8	0	2	—
\$800,000 - \$900,000	1	—	1.0	0	0	—
\$900,000 - \$1,000,000	4	—	2.0	0	0	—
> \$1,000,000	6	—	6.0	0	0	—

### Seller's Market

Less than 4 months of inventory

### Balanced Market

Between 4-6 months of inventory

### Buyer's Market

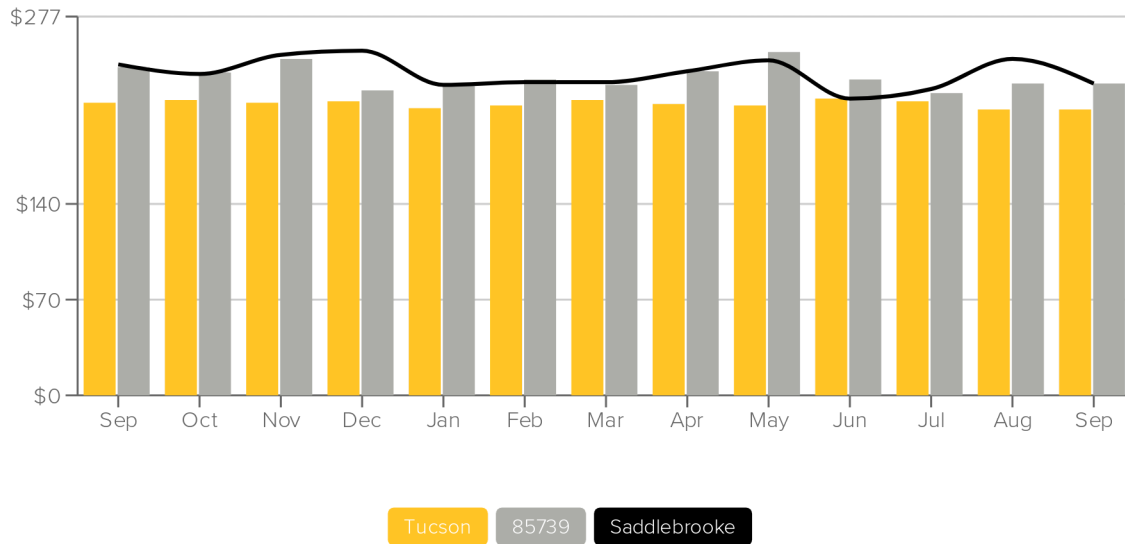
More than 6 months of inventory



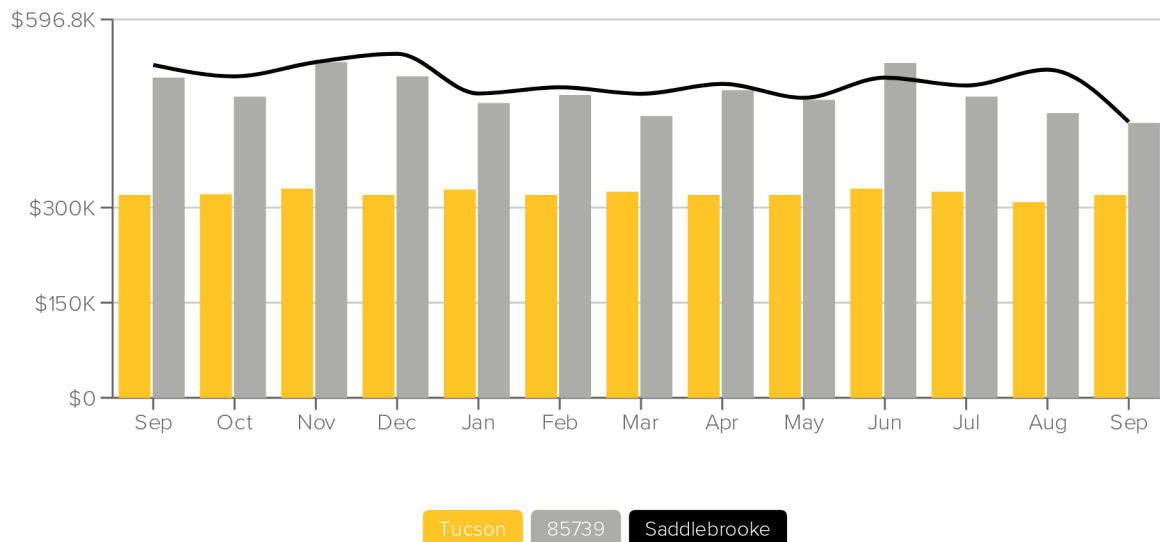
# Compare Saddlebrooke to Zip Code and City

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 September 2025.

