



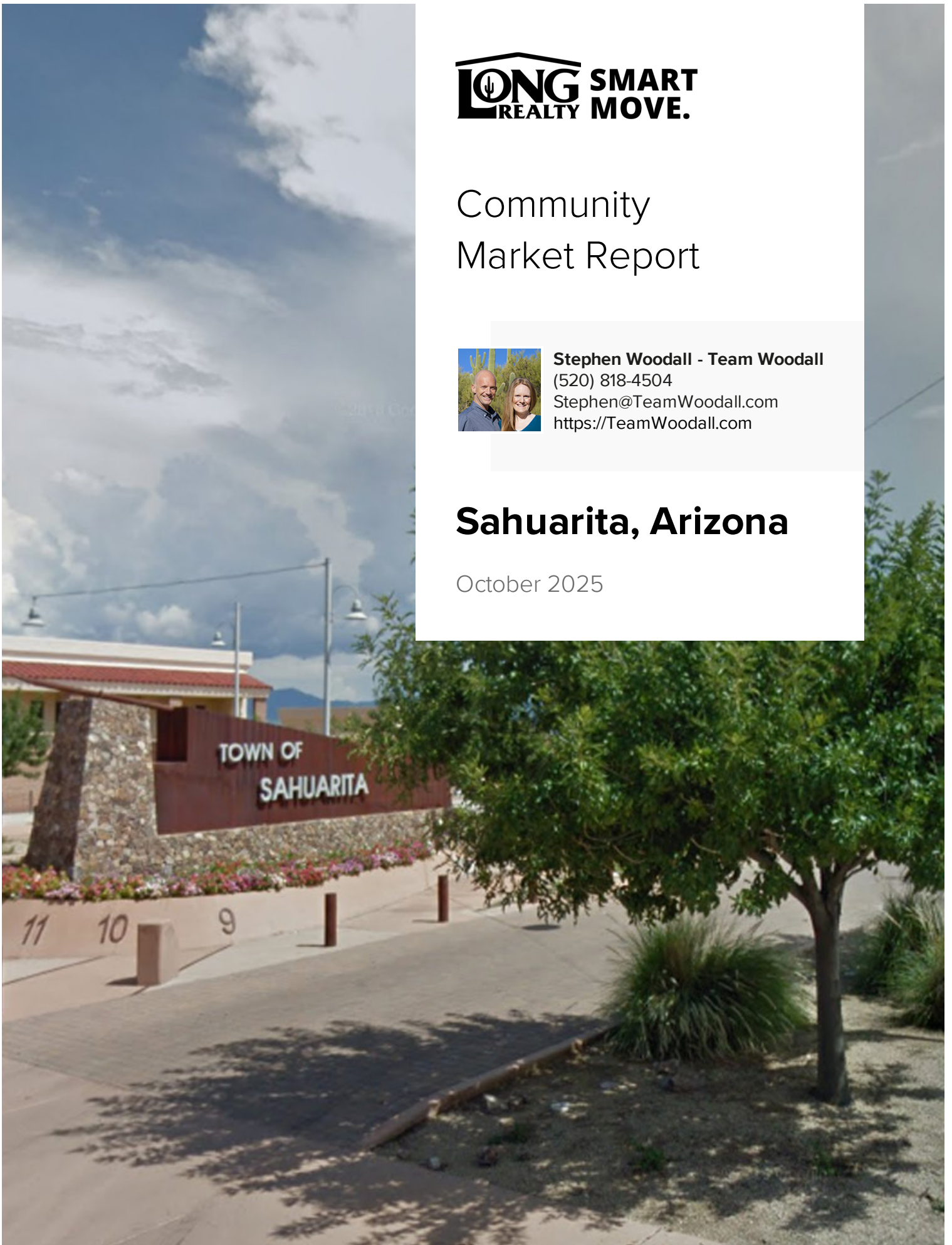
Community Market Report



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Sahuarita, Arizona

October 2025

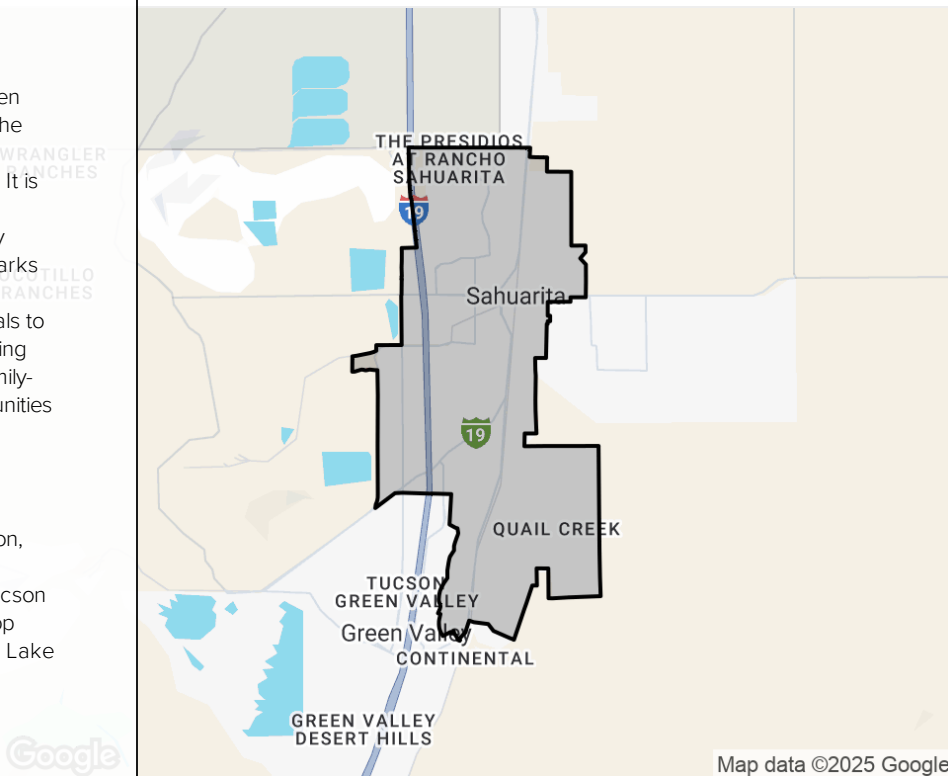




About Sahuarita

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.



Contact me to get
the full Market
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 September 2025.

	Current Period Sep 2025	Last Month Aug 2025	Change From Last Month	Last Year Sep 2024	Change From Last Year
Homes Sold	63	69	▼ 9%	61	▲ 3%
Median Sale Price	\$329,000	\$335,000	▼ 2%	\$369,990	▼ 11%
Median List Price	\$330,000	\$339,123	▼ 3%	\$378,990	▼ 13%
Sale to List Price Ratio	99%	99%	0%	98%	▲ 1%
Sales Volume	\$23,727,075	\$25,622,051	▼ 7%	\$24,682,424	▼ 4%
Average Days on Market	74 days	71 days	▲ 3 days	80 days	▼ 6 days
Homes Sold Year to Date	598	535	▲ 12%	622	▼ 4%
For Sale at Month's End	281	289	▼ 3%	259	▲ 8%

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.

294

Homes for Sale

87

Homes Under Contract

\$1,150,000

High Price

\$200,000

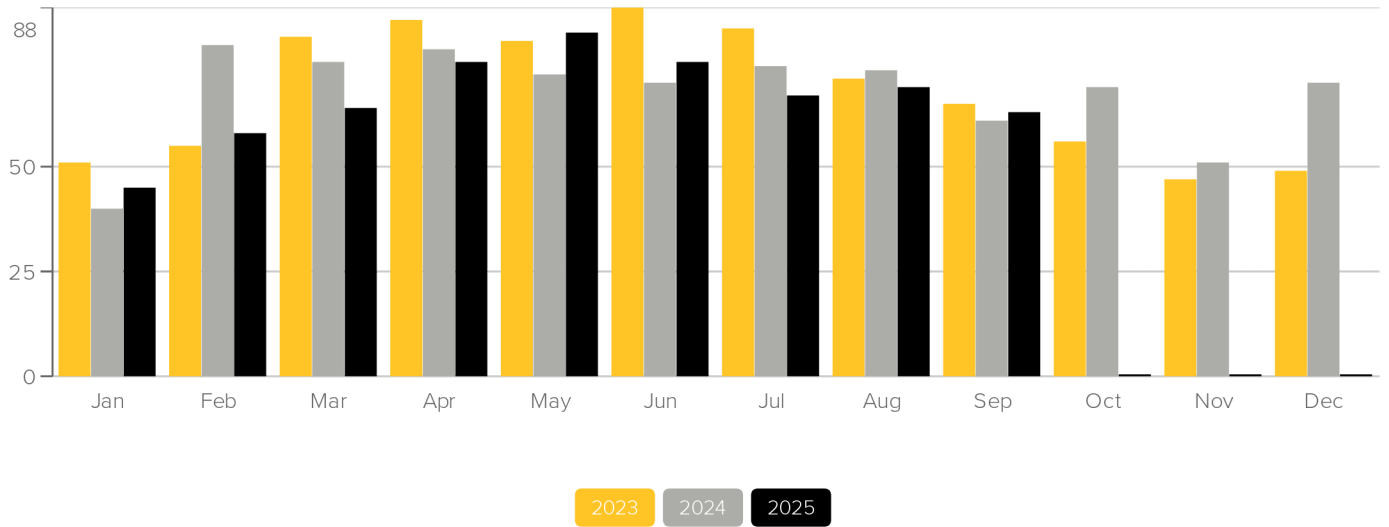
Low Price

\$361,290

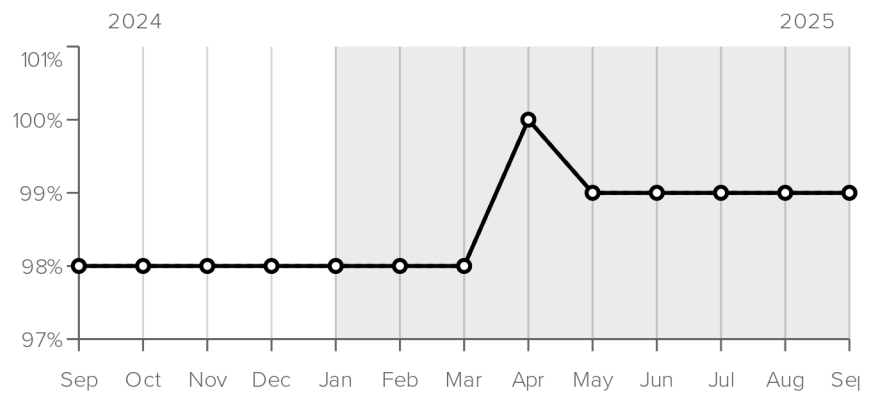
Median List Price



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	293	4.7	1.5	63	72	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	0.0	0.0	1	0	● Seller's
\$200,000 - \$300,000	37	2.3	0.9	16	12	● Seller's
\$300,000 - \$400,000	150	5.6	1.4	27	39	● Balanced
\$400,000 - \$500,000	55	5.0	1.8	11	13	● Balanced
\$500,000 - \$600,000	26	5.2	2.2	5	4	● Balanced
\$600,000 - \$700,000	17	17.0	5.7	1	1	● Buyer's
\$700,000 - \$800,000	4	4.0	4.0	1	0	● Balanced
\$800,000 - \$900,000	1	—	0.5	0	0	—
\$900,000 - \$1,000,000	2	2.0	2.0	1	0	● Seller's
> \$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 September 2025.

