



Neighborhood Market Report



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Continental Ranch

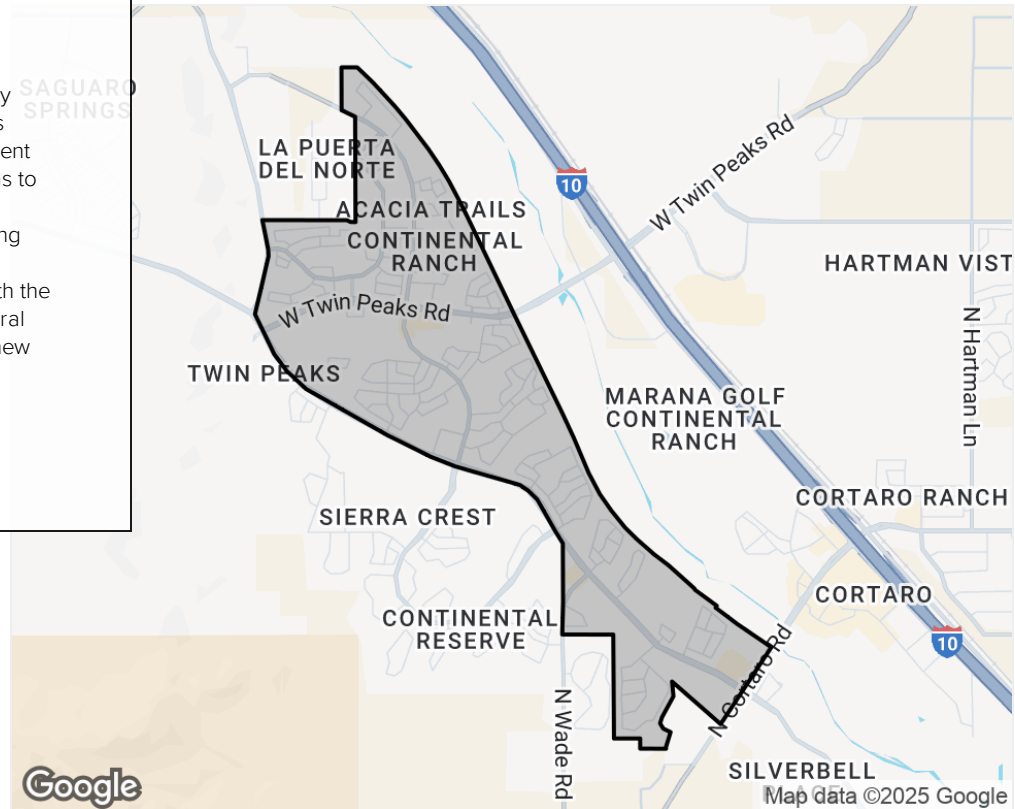
Tucson, Arizona

November 2025



About Continental Ranch

Continental Ranch is a premier Marana community located at the foothills of the Tucson Mountains. Its proximity to Interstate 10 gives residents a convenient avenue to explore everything Southern Arizona has to offer; closer to home, it features many fantastic amenities just beyond residents' doorsteps, including parks, baseball and soccer fields, and two pool facilities. Homes in the area are constructed in both the Santa Fe style and more contemporary architectural styles. Continental Ranch is ever-expanding, with new residential and retail construction enriching the community on a regular basis.



Contact me to get
the full Market
Report and to learn
more about
Continental Ranch.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Continental Ranch. The data in the Sold Listings table is based on homes sold within the month of October 2025.

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	8	10	▼ 20%	22	▼ 64%
Median Sale Price	\$385,000	\$370,000	▲ 4%	\$350,000	▲ 10%
Median List Price	\$387,500	\$381,500	▲ 2%	\$357,000	▲ 9%
Sale to List Price Ratio	98%	98%	0%	99%	▼ 1%
Sales Volume	\$3,045,000	\$3,666,000	▼ 17%	\$8,017,875	▼ 62%
Average Days on Market	65 days	60 days	▲ 5 days	34 days	▲ 31 days
Homes Sold Year to Date	142	134	▲ 6%	160	▼ 11%
For Sale at Month's End	49	47	▲ 4%	42	▲ 17%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 2, 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.

57
Homes for Sale

13
Homes Under Contract

\$649,000
High Price

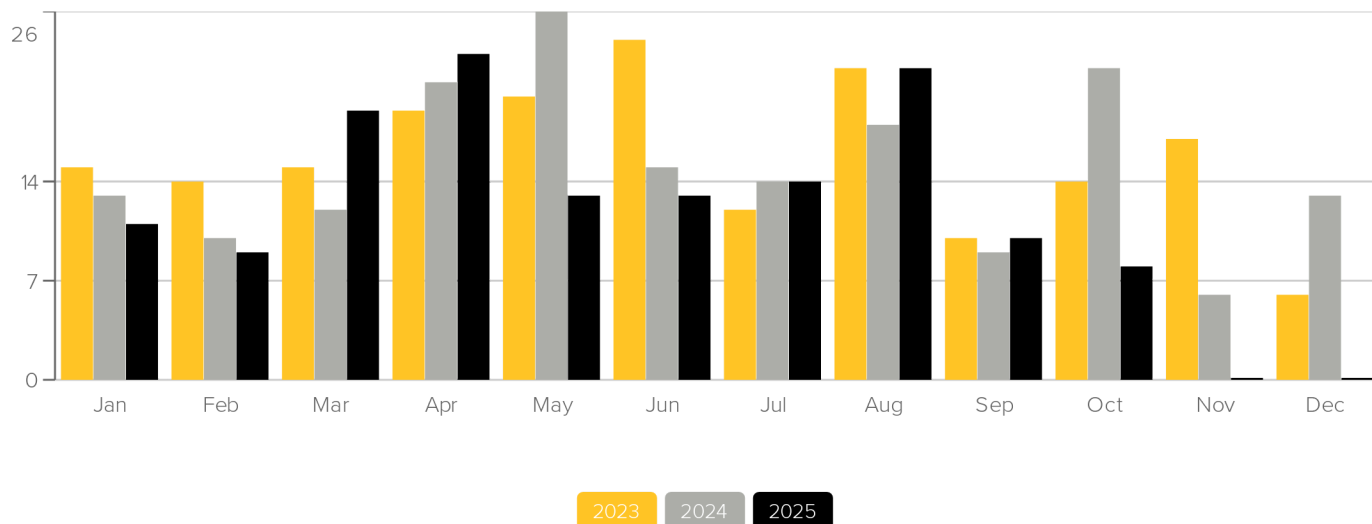
\$275,000
Low Price

\$372,450
Median List Price

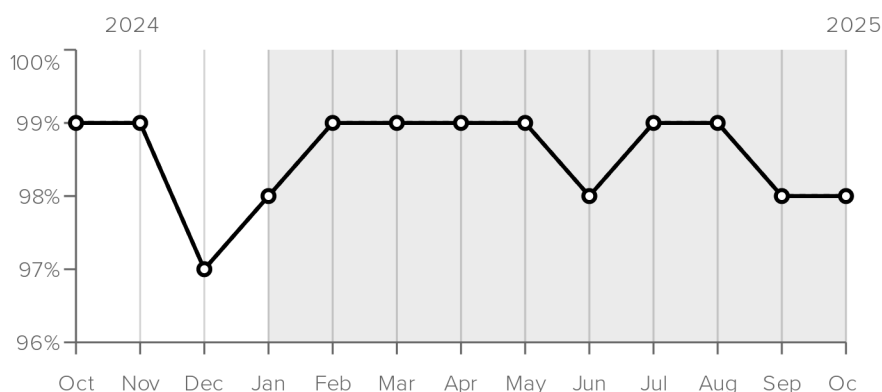
Values pulled on 11/2/2025



Homes Sold




Sale to List Price Ratio





Market Conditions


65
Average Days on Market




0%
Properties Sold Over Original Asking Price
October 2025

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

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

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 11/2/25	Current Period Oct 2025	3 Month Trend	Current Period Oct 2025	6 Month Avg
All Price Ranges	57	7.1	1.4	8	13	Buyer's
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	0	—	—	0	0	—
\$150,000 - \$225,000	0	—	—	0	0	—
\$225,000 - \$300,000	3	1.5	0.8	2	1	● Seller's
\$300,000 - \$375,000	23	11.5	1.1	2	6	● Buyer's
\$375,000 - \$450,000	17	17.0	1.7	1	3	● Buyer's
\$450,000 - \$525,000	6	2.0	1.0	3	2	● Seller's
\$525,000 - \$600,000	7	—	—	0	0	—
\$600,000 - \$675,000	1	—	—	0	0	—
\$675,000 - \$750,000	0	—	—	0	0	—
> \$750,000	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

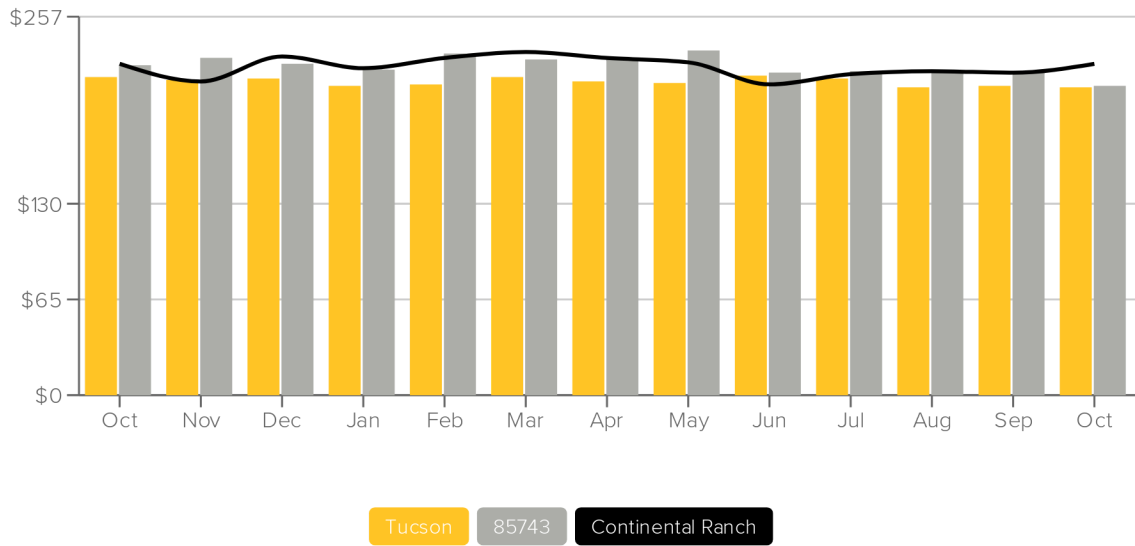




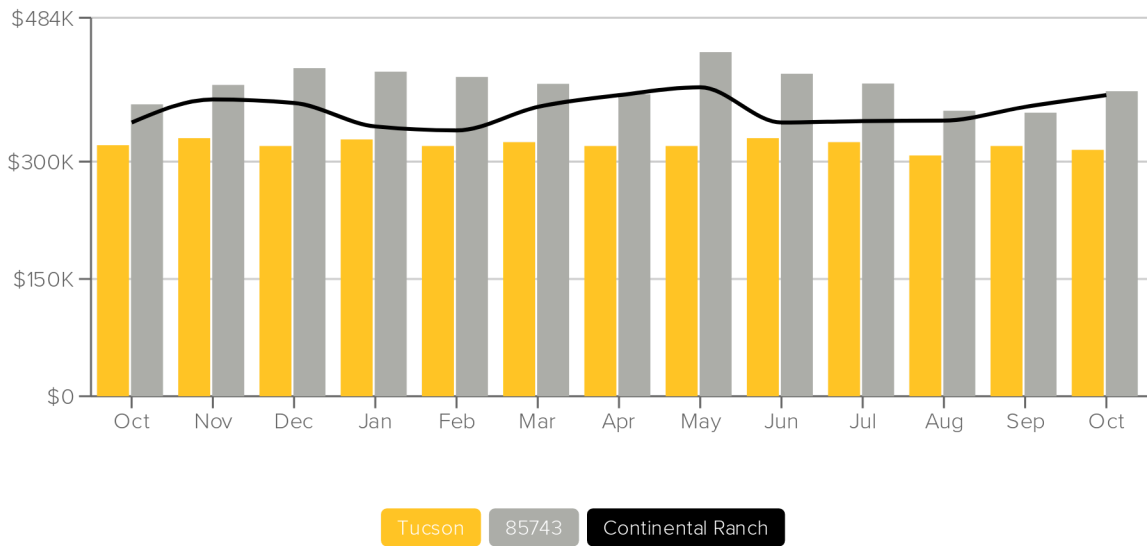
Compare Continental Ranch to Zip Code and City

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 Continental Ranch. The values are based on closed transactions in October 2025.

