



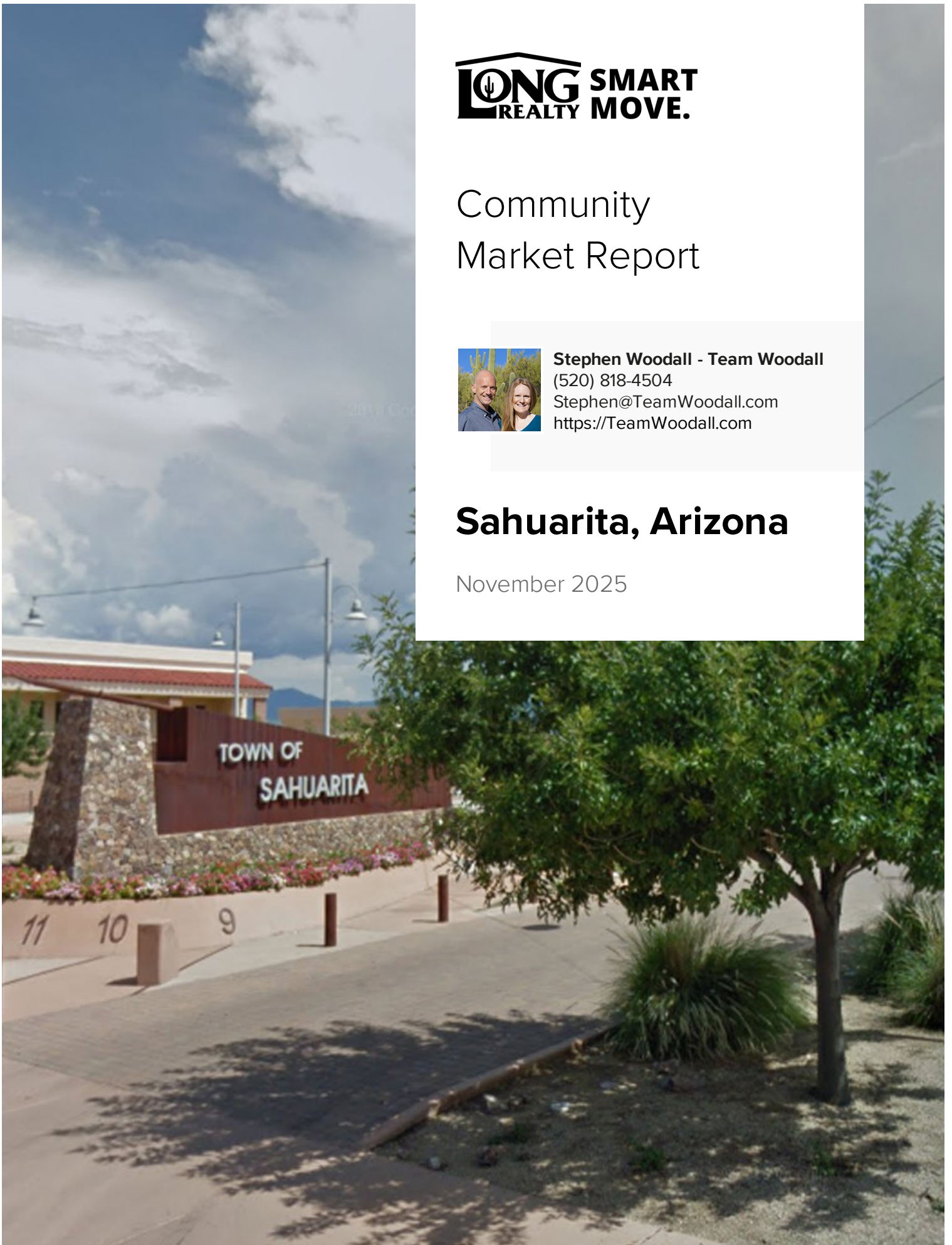
Community Market Report



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Sahuarita, Arizona

November 2025

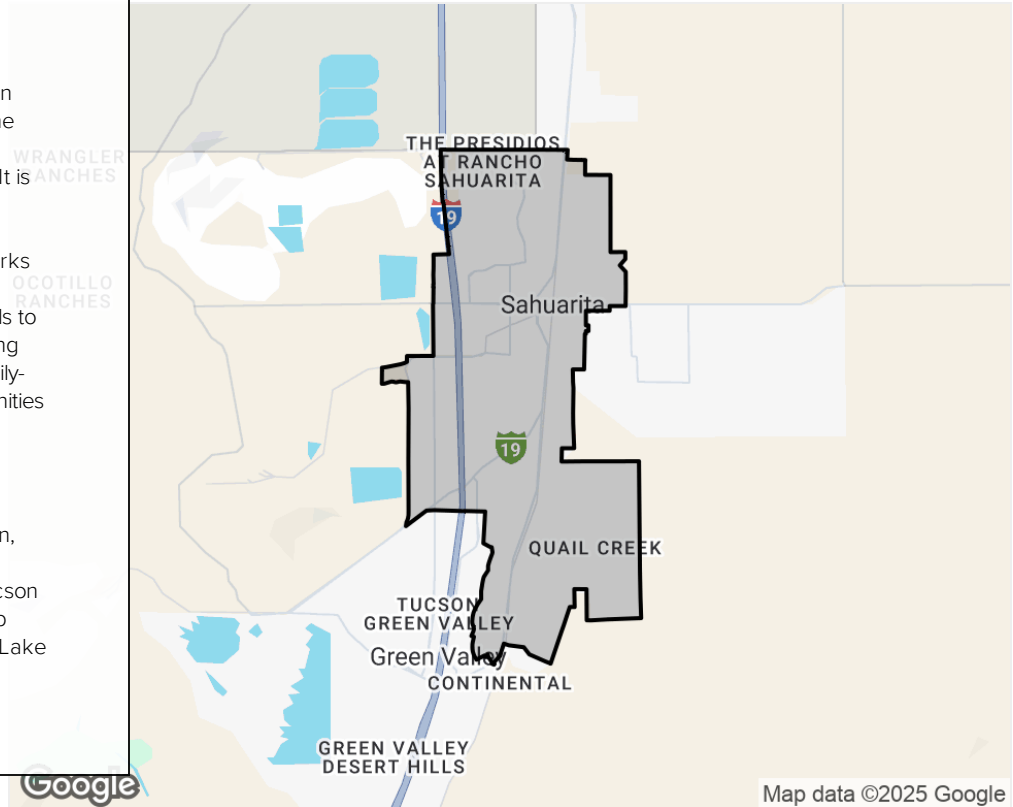




About Sahuarita

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.



Map data ©2025 Google

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 October 2025.

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	61	66	▼ 8%	69	▼ 12%
Median Sale Price	\$330,000	\$332,750	▼ 1%	\$365,000	▼ 10%
Median List Price	\$335,000	\$334,310	0%	\$374,900	▼ 11%
Sale to List Price Ratio	99%	99%	0%	98%	▲ 1%
Sales Volume	\$22,818,800	\$24,740,755	▼ 8%	\$28,571,659	▼ 20%
Average Days on Market	54 days	75 days	▼ 21 days	80 days	▼ 26 days
Homes Sold Year to Date	665	604	▲ 10%	691	▼ 4%
For Sale at Month's End	295	281	▲ 5%	271	▲ 9%

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.

303

Homes for Sale

85

Homes Under Contract

\$995,000

High Price

\$144,000

Low Price

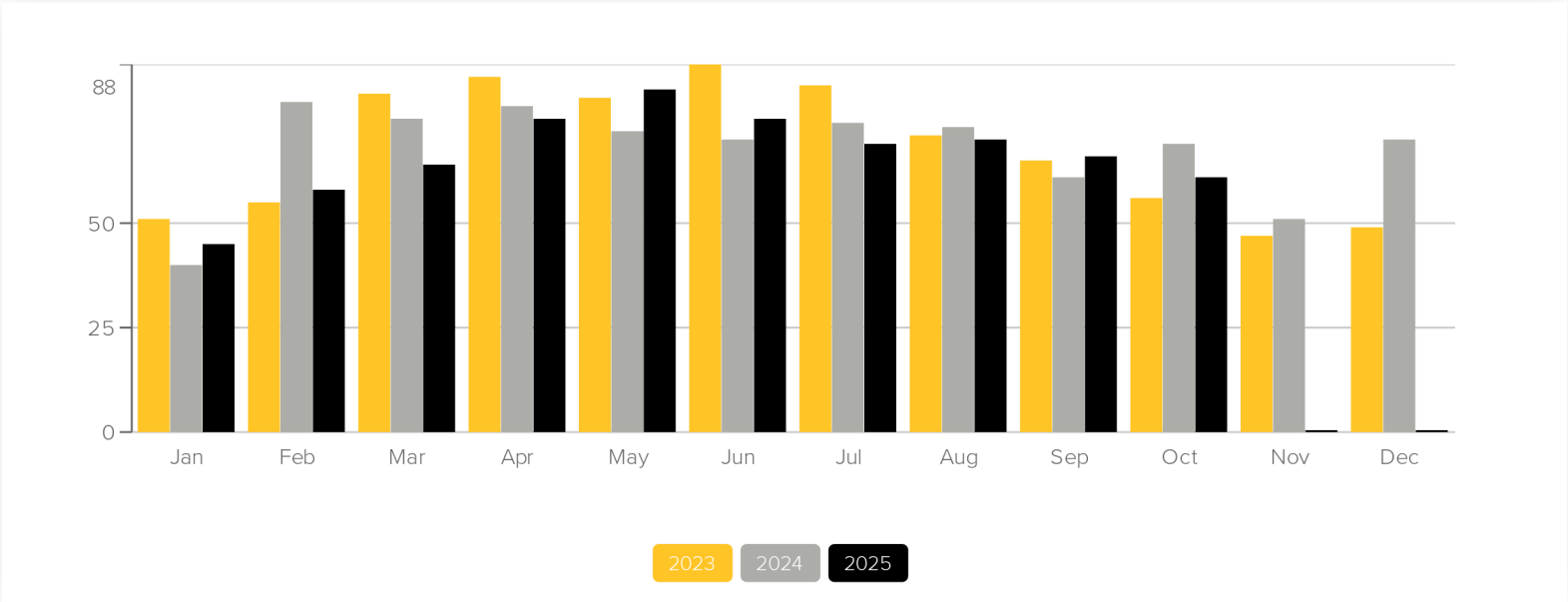
\$369,930

Median List Price

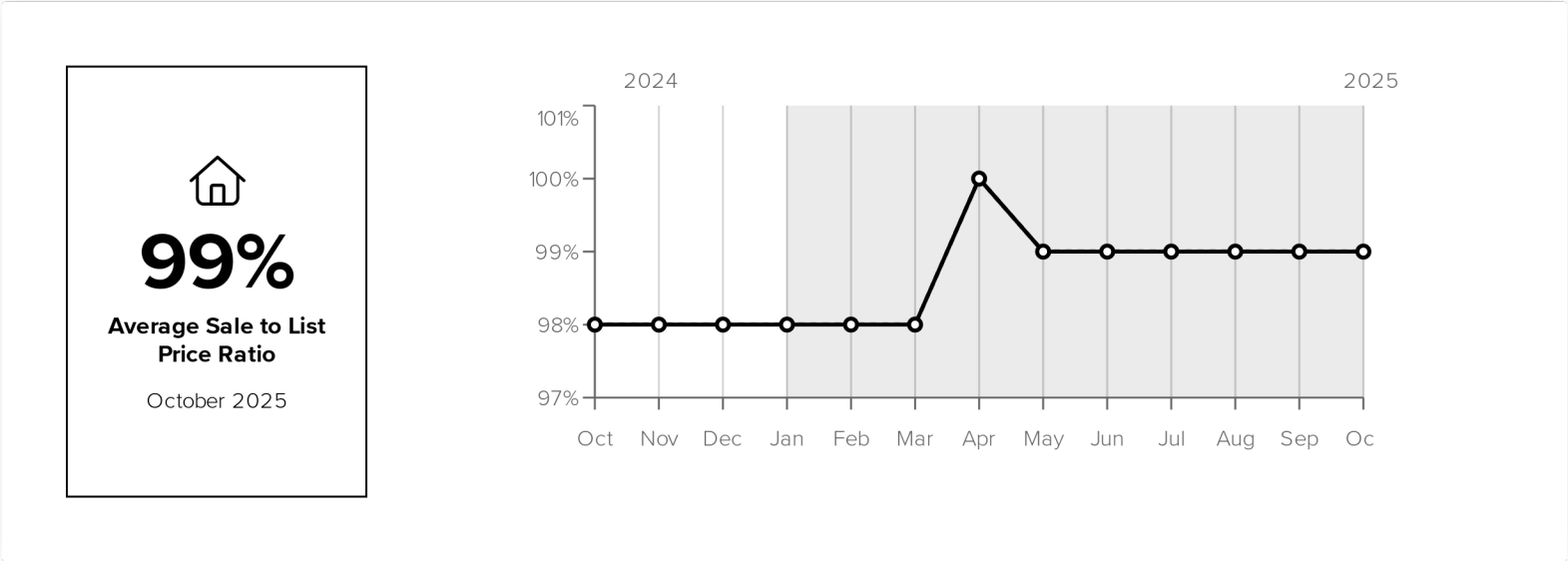
Values pulled on 11/2/2025



Homes Sold

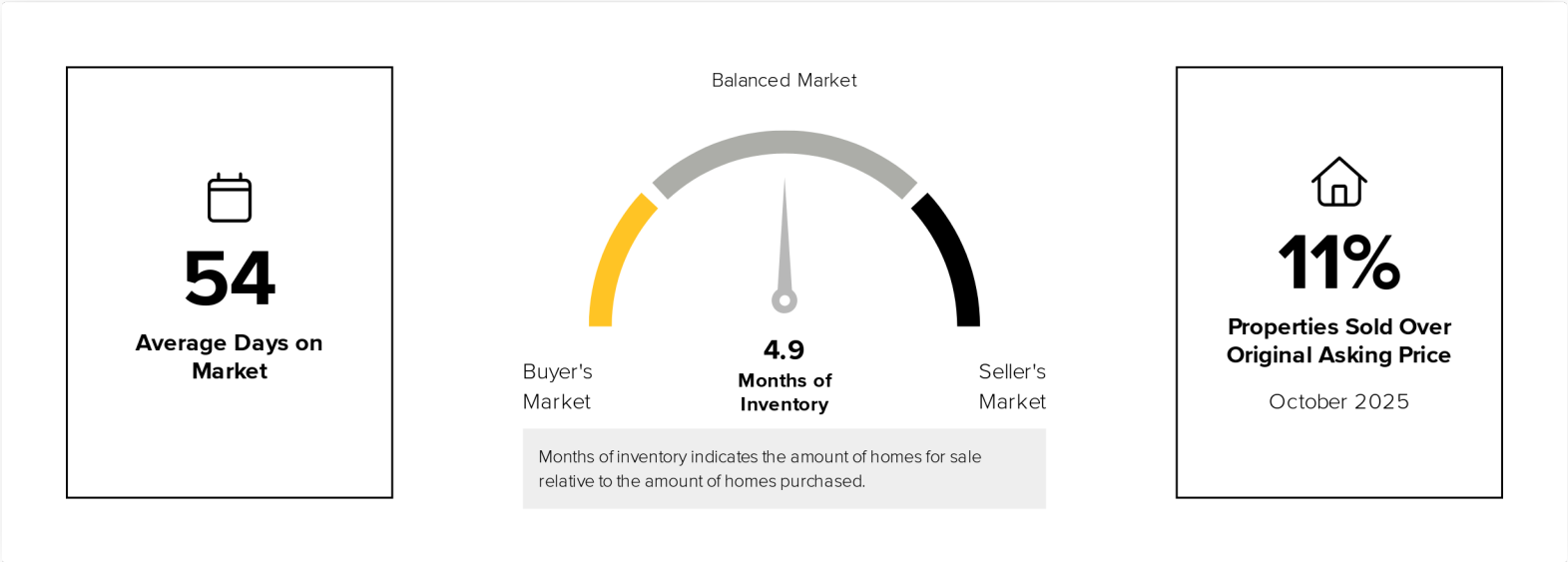


Sale to List Price Ratio



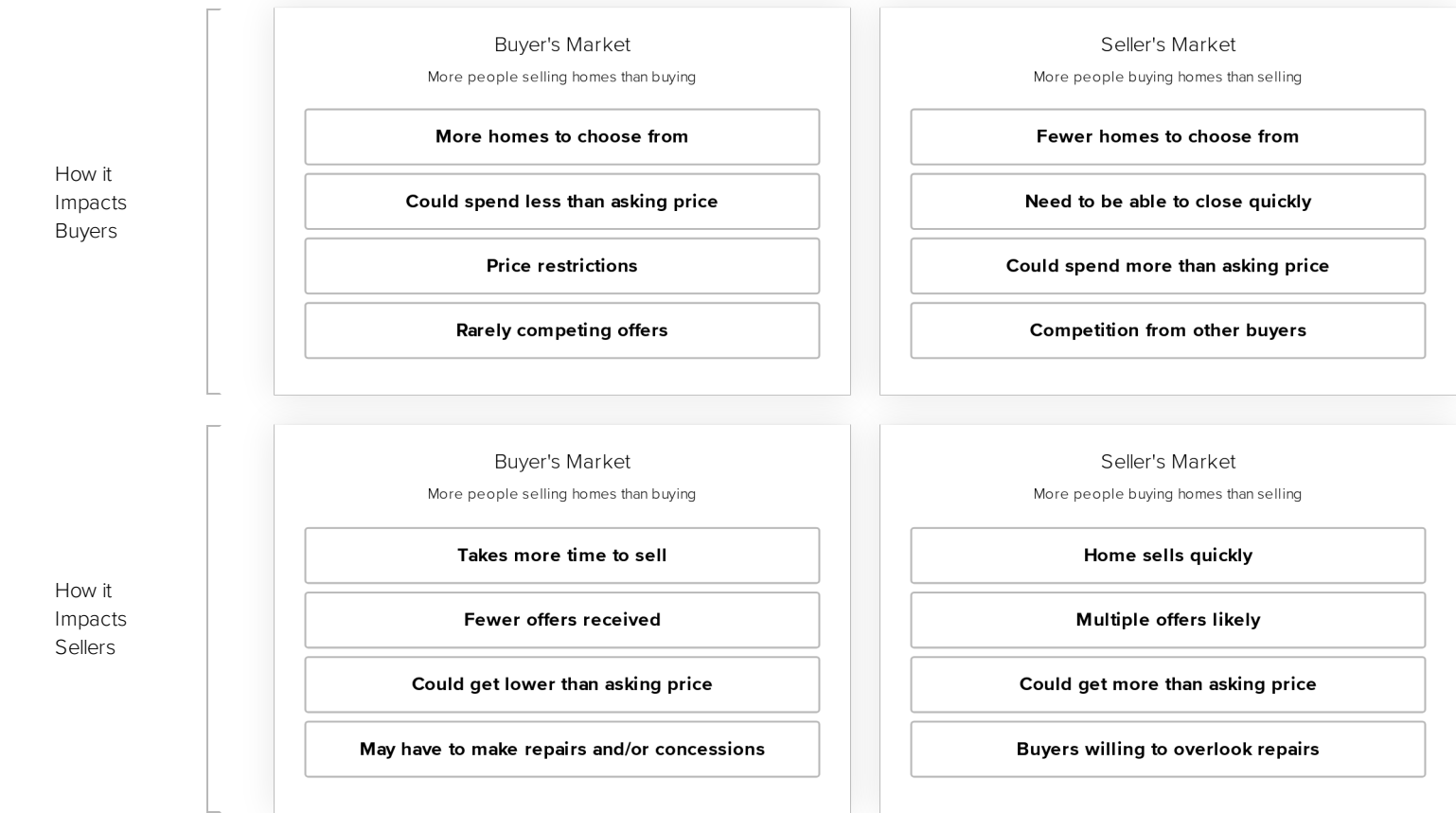


Market Conditions



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.





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	301	4.9	1.5	61	70	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	1	1.0	0.5	1	0	● Seller's
\$200,000 - \$300,000	36	2.6	0.9	14	13	● Seller's
\$300,000 - \$400,000	148	4.8	1.4	31	38	● Balanced
\$400,000 - \$500,000	63	9.0	2.3	7	12	● Buyer's
\$500,000 - \$600,000	32	5.3	2.1	6	4	● Balanced
\$600,000 - \$700,000	10	10.0	3.3	1	1	● Buyer's
\$700,000 - \$800,000	5	—	5.0	0	0	—
\$800,000 - \$900,000	3	—	3.0	0	0	—
\$900,000 - \$1,000,000	3	—	3.0	0	0	—
> \$1,000,000	0	0.0	0.0	1	0	● Seller's

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 October 2025.

