



Neighborhood Market Report



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Continental Ranch

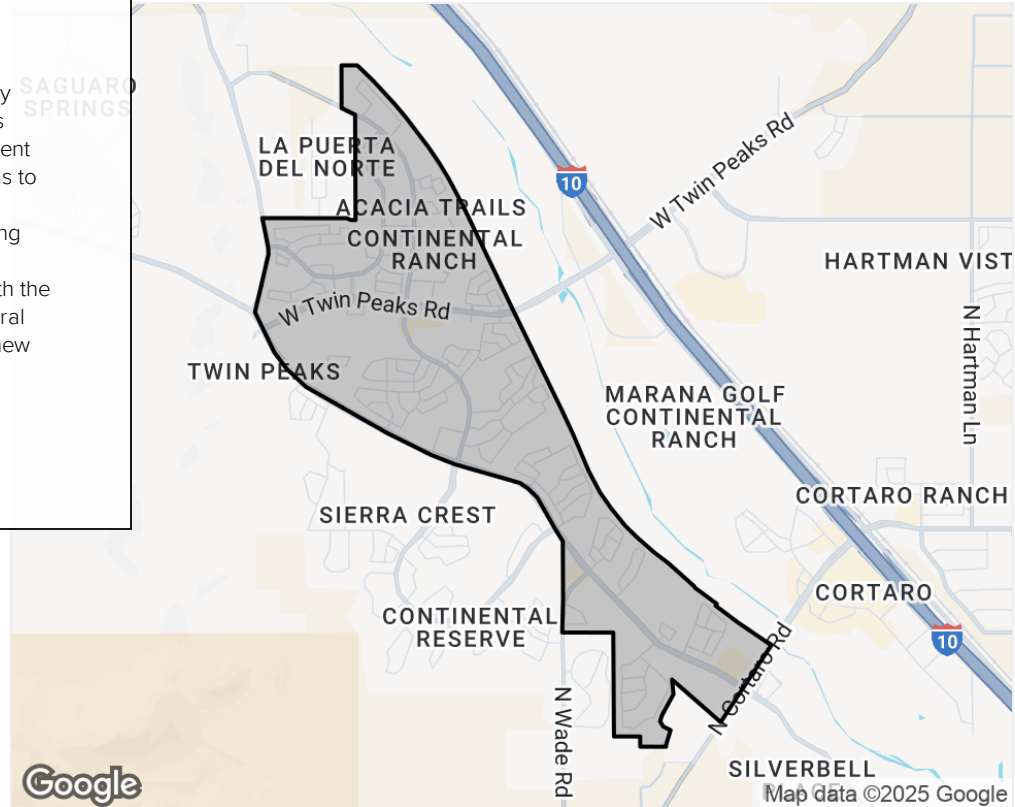
Tucson, Arizona

December 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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	5	10	▼ 50%	6	▼ 17%
Median Sale Price	\$321,500	\$381,500	▼ 16%	\$379,500	▼ 15%
Median List Price	\$324,900	\$387,500	▼ 16%	\$389,450	▼ 17%
Sale to List Price Ratio	99%	98%	▲ 1%	99%	0%
Sales Volume	\$1,765,500	\$3,743,000	▼ 53%	\$2,313,500	▼ 24%
Average Days on Market	83 days	75 days	▲ 8 days	27 days	▲ 56 days
Homes Sold Year to Date	149	144	▲ 3%	166	▼ 10%
For Sale at Month's End	57	49	▲ 16%	51	▲ 12%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 5, 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.

54
Homes for Sale

14
Homes Under Contract

\$649,000
High Price

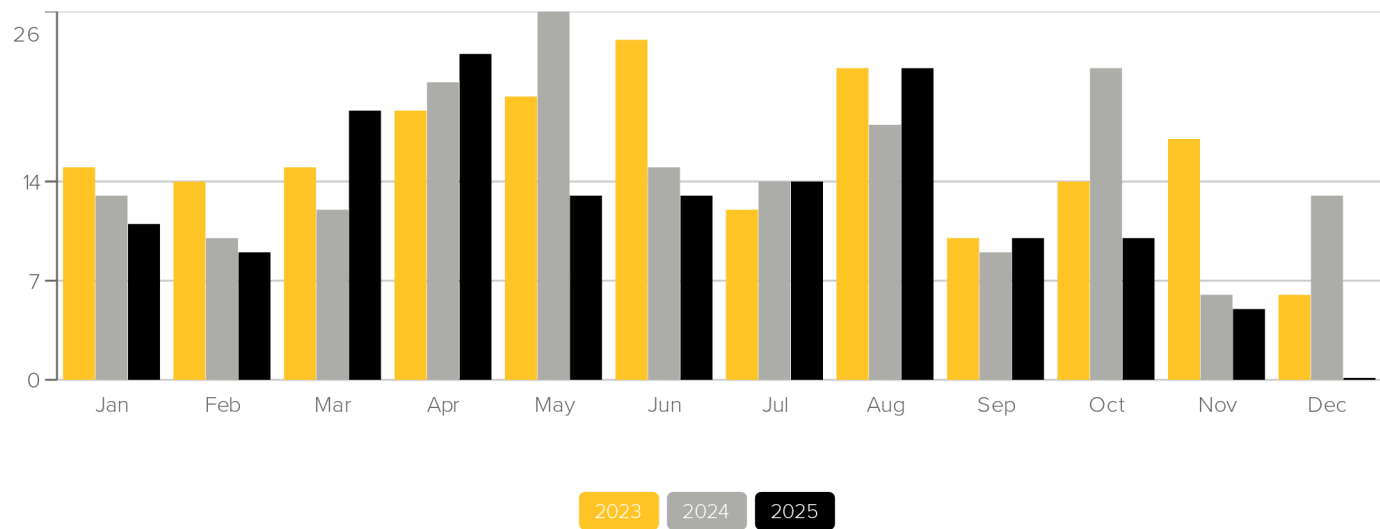
\$250,000
Low Price

\$365,000
Median List Price

Values pulled on 12/5/2025



Homes Sold

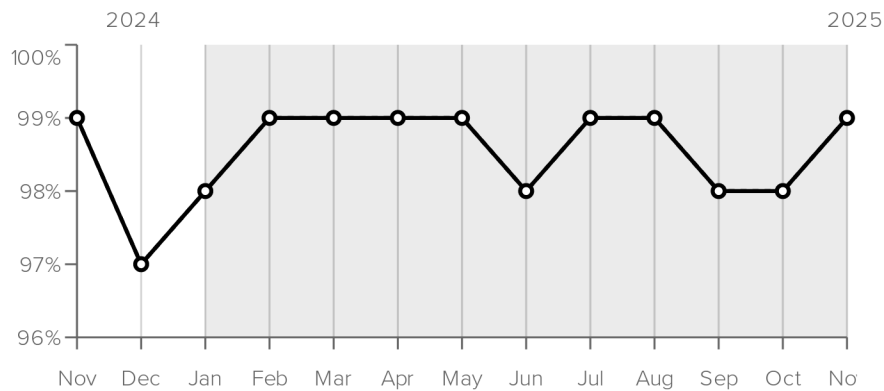


Sale to List Price Ratio

99%

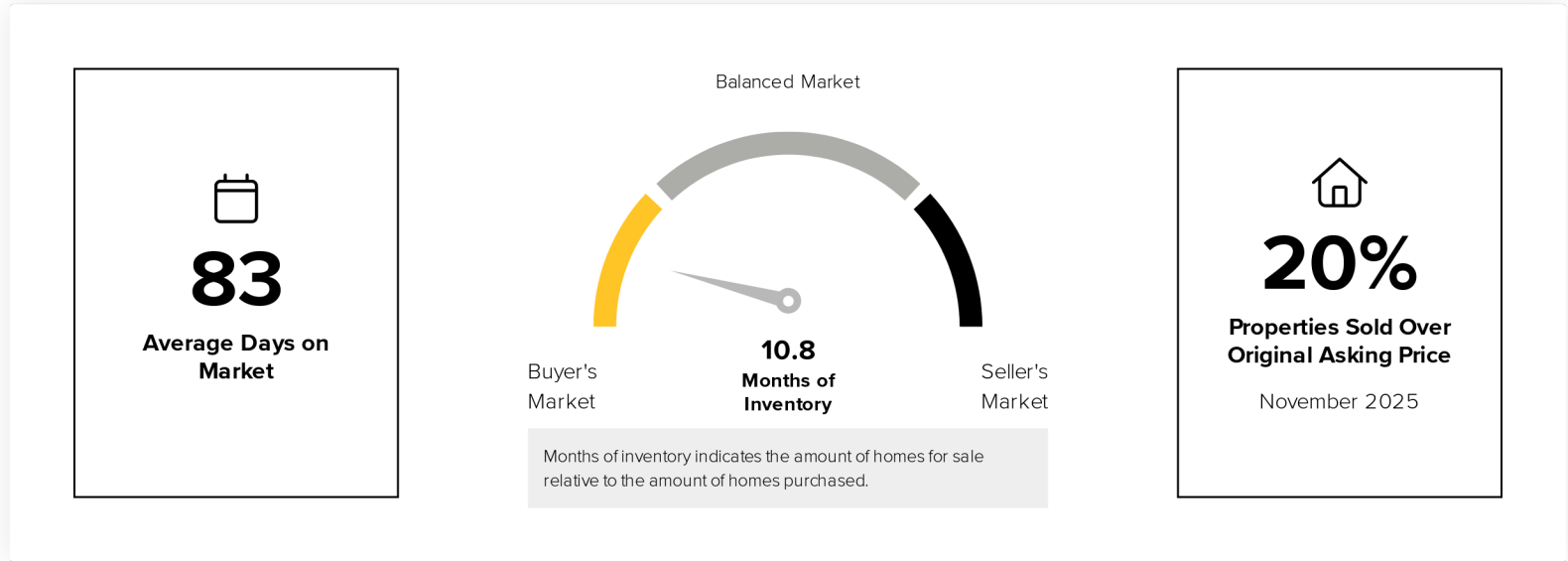
Average Sale to List Price Ratio

November 2025





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	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: 0.8em;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">More homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend less than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Price restrictions</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Rarely competing offers</div> </div>	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: 0.8em;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Need to be able to close quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Competition from other buyers</div> </div>
	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: 0.8em;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Takes more time to sell</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer offers received</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get lower than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">May have to make repairs and/or concessions</div> </div>	<div style="border: 1px solid #ccc; padding: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: 0.8em;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Home sells quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Multiple offers likely</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Buyers willing to overlook repairs</div> </div>



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 12/5/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	54	10.8	2.2	5	12	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	—	0.8	0	1	—
\$300,000 - \$375,000	25	8.3	2.8	3	6	🟡 Buyer's
\$375,000 - \$450,000	14	7.0	2.0	2	3	🟡 Buyer's
\$450,000 - \$525,000	7	—	1.4	0	1	—
\$525,000 - \$600,000	3	—	—	0	0	—
\$600,000 - \$675,000	2	—	—	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

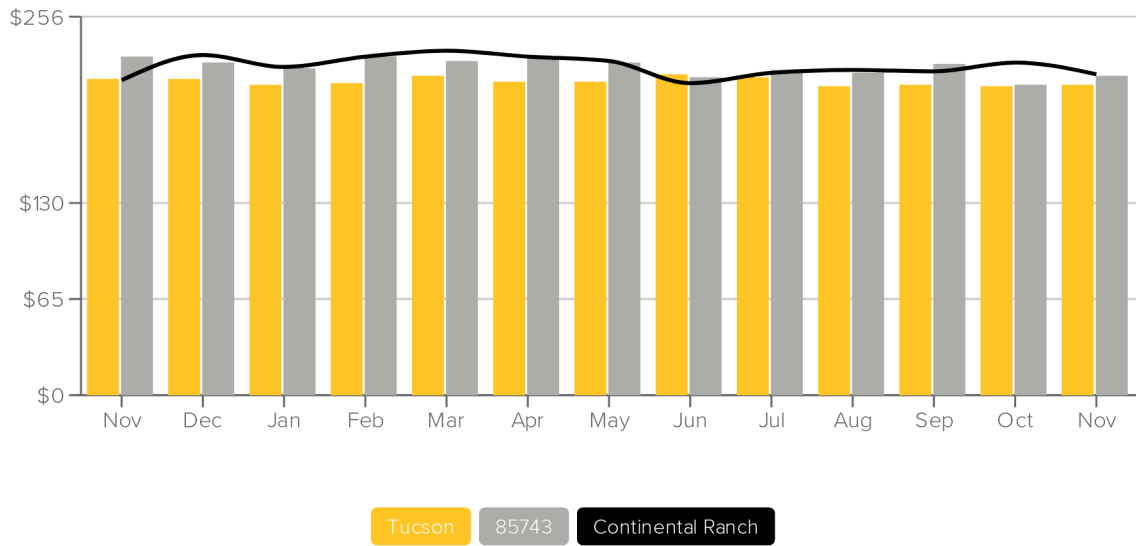




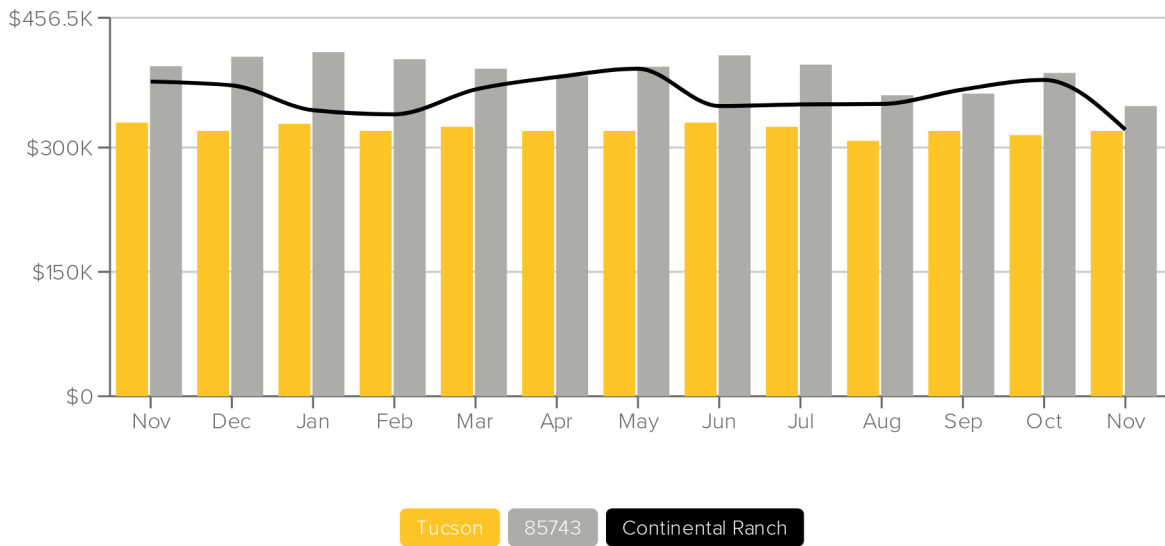
Compare Continental Ranch to Zip Code and City

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 November 2025.

