



Community Market Report



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Sahuarita, Arizona

December 2025

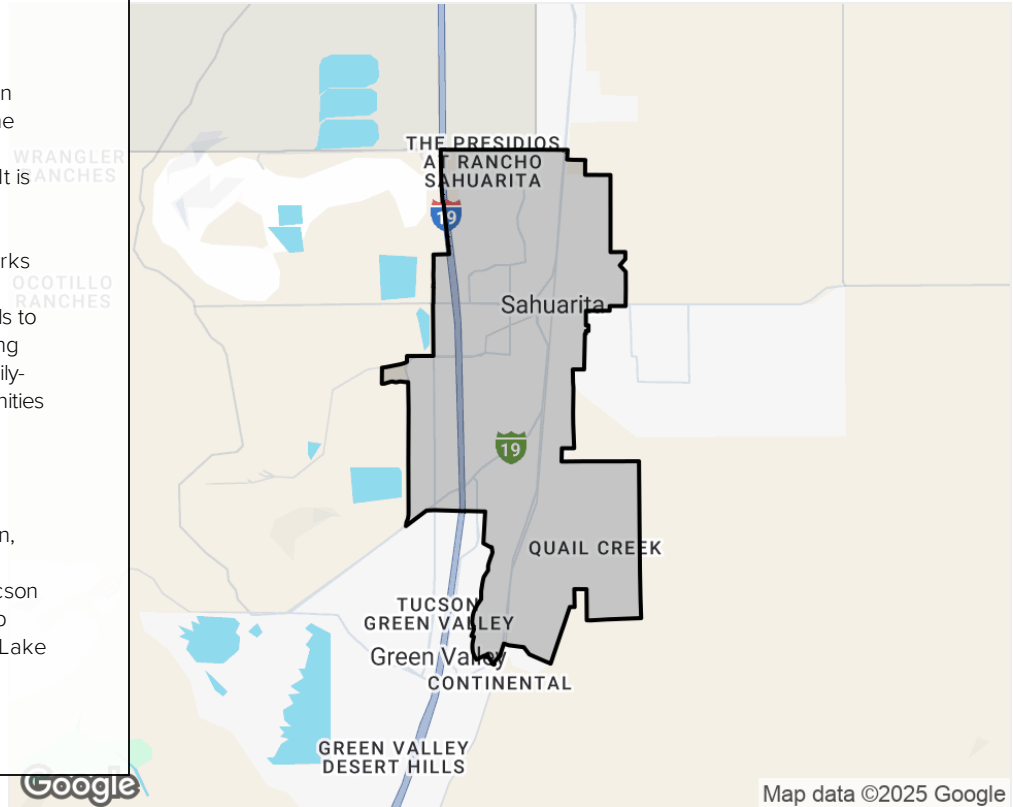




About Sahuarita

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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	59	69	▼ 14%	51	▲ 16%
Median Sale Price	\$332,900	\$345,000	▼ 4%	\$349,000	▼ 5%
Median List Price	\$338,940	\$349,000	▼ 3%	\$350,000	▼ 3%
Sale to List Price Ratio	98%	99%	▼ 1%	98%	0%
Sales Volume	\$22,774,652	\$25,731,790	▼ 11%	\$19,086,321	▲ 19%
Average Days on Market	86 days	68 days	▲ 18 days	72 days	▲ 14 days
Homes Sold Year to Date	735	676	▲ 9%	743	▼ 1%
For Sale at Month's End	308	295	▲ 4%	272	▲ 13%

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.

288
Homes for Sale

85
Homes Under Contract

\$999,000
High Price

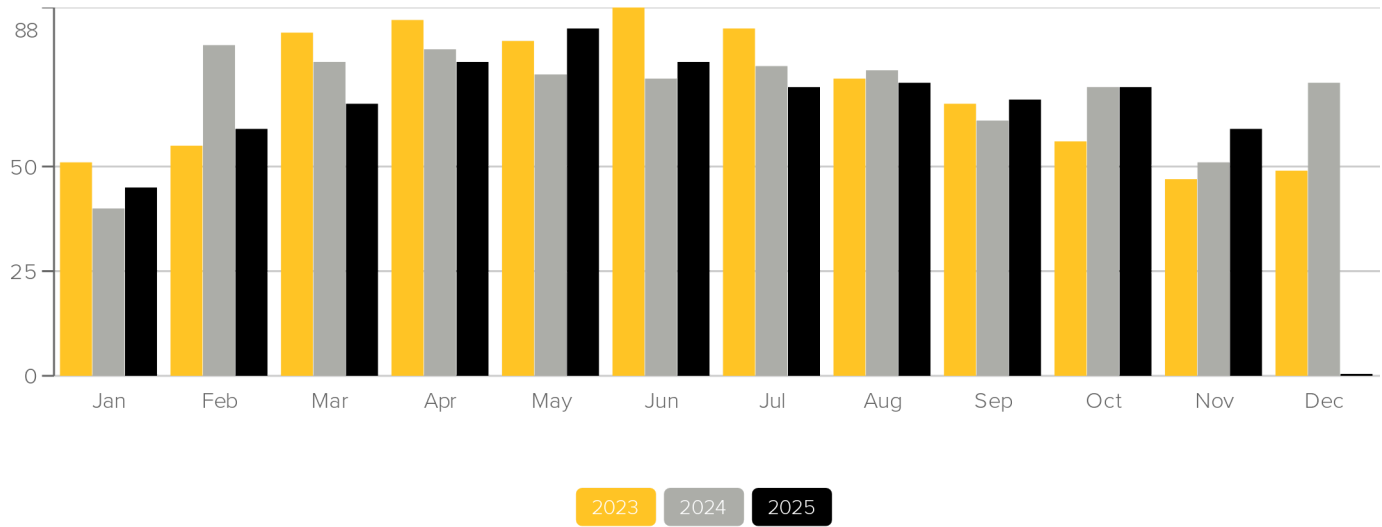
\$134,000
Low Price

\$361,290
Median List Price

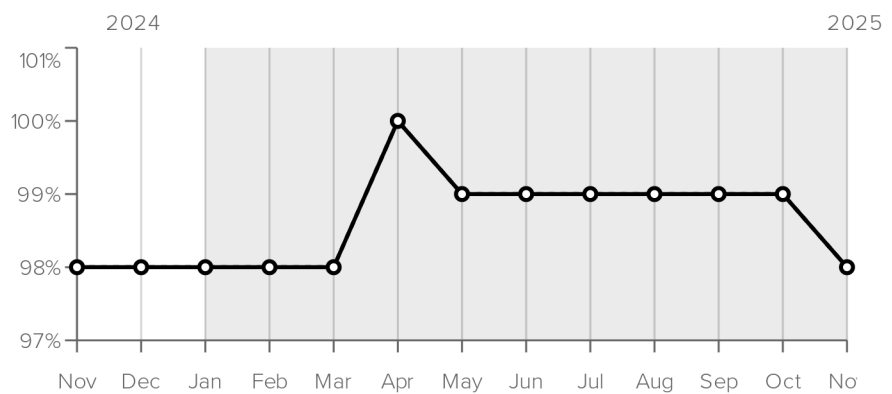
Values pulled on 12/5/2025



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.

How it Impacts Buyers	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> 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	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> 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 12/5/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	284	4.6	1.4	62	68	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	0.0	0	0	—
\$200,000 - \$300,000	40	3.3	1.0	12	13	● Seller's
\$300,000 - \$400,000	141	5.2	1.5	27	36	● Balanced
\$400,000 - \$500,000	57	6.3	2.0	9	10	● Buyer's
\$500,000 - \$600,000	23	3.3	1.3	7	4	● Seller's
\$600,000 - \$700,000	9	1.3	1.0	7	2	● Seller's
\$700,000 - \$800,000	6	—	6.0	0	0	—
\$800,000 - \$900,000	3	—	—	0	0	—
\$900,000 - \$1,000,000	5	—	5.0	0	0	—
> \$1,000,000	0	—	0.0	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



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 November 2025.

