



Neighborhood Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<https://TeamWoodall.com>

Saddlebrooke

Tucson, Arizona

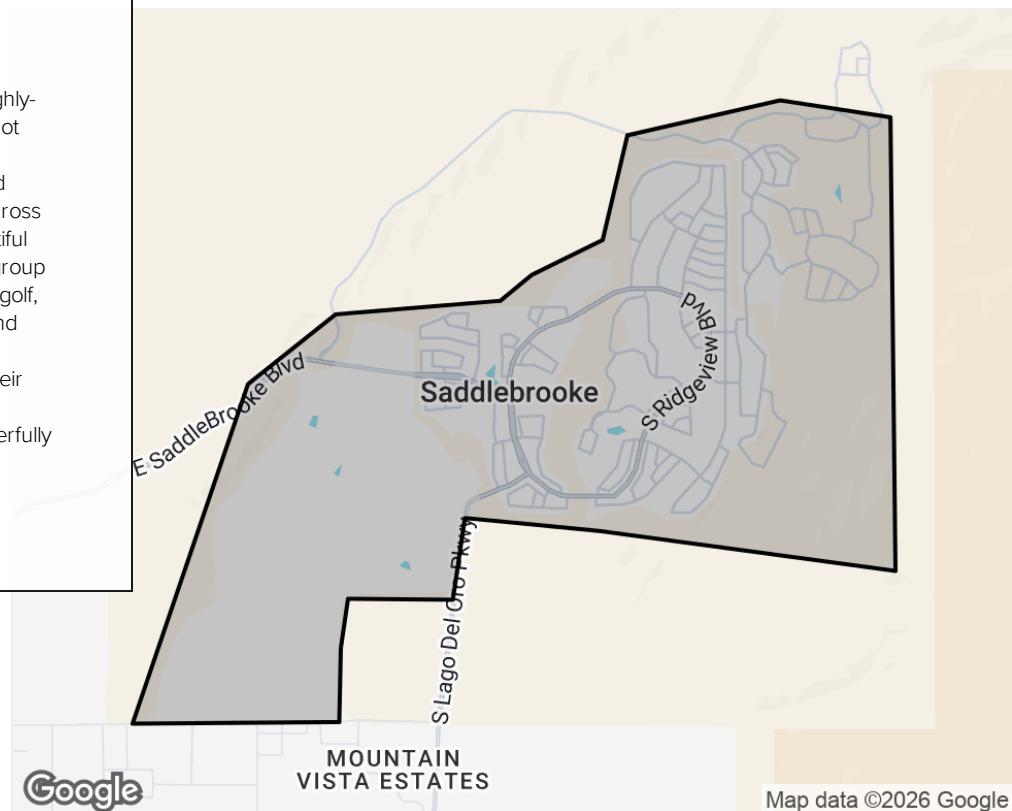
January 2026





About Saddlebrooke

Saddlebrooke, one of Southern Arizona's most highly-regarded active adult communities, is a straight shot north as Oracle Road winds beyond the limits of Tucson and into Pinal County. This master-planned community was founded in 1987, and stretches across 1,200 acres of land that contain over 5,000 beautiful homes. Saddlebrooke residents are a tightly-knit group who enjoy private, resort-style amenities including golf, Pickleball, a fitness center, two swimming pools, and more. With over 170 clubs to join, residents have a wealth of social networking opportunities to suit their individual lifestyles and preferences. Year-round temperate weather makes Saddlebrooke a wonderfully comfortable place to live.



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





Market Summary - All Property Types

Recent Sales Trends

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

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	28	16	▲ 75%	16	▲ 75%
Median Sale Price	\$500,000	\$466,200	▲ 7%	\$542,500	▼ 8%
Median List Price	\$519,750	\$469,950	▲ 11%	\$554,000	▼ 6%
Sale to List Price Ratio	96%	97%	▼ 1%	97%	▼ 1%
Sales Volume	\$14,706,000	\$8,539,400	▲ 72%	\$9,412,940	▲ 56%
Average Days on Market	54 days	38 days	▲ 16 days	52 days	▲ 2 days
Homes Sold Year to Date	318	290	▲ 10%	304	▲ 5%
For Sale at Month's End	145	137	▲ 6%	92	▲ 58%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 5, 2026. 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.

132
Homes for Sale

34

Homes Under Contract

\$1,549,000
High Price

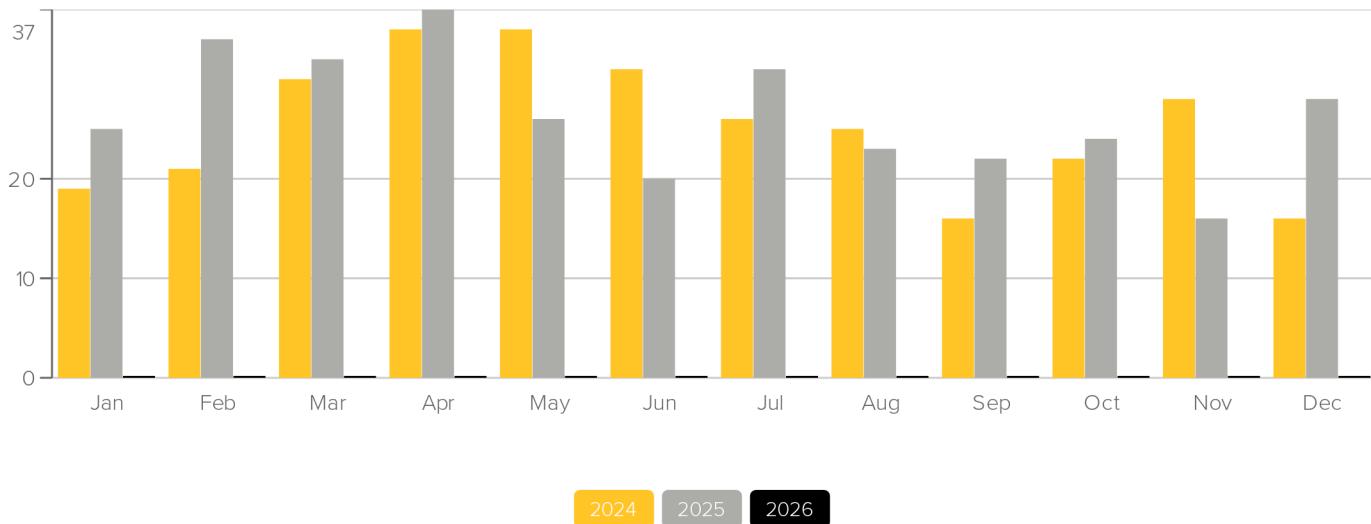
\$325,000
Low Price

\$479,000
Median List Price

Values pulled on 1/5/2026

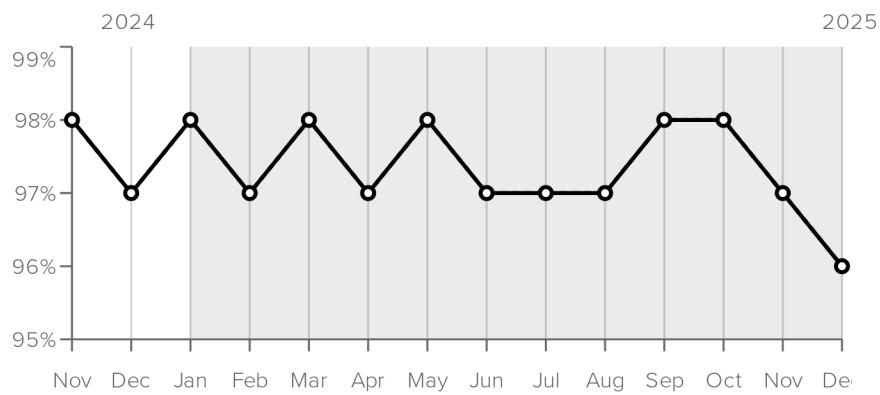


Homes Sold



2024 2025 2026

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

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 1/5/26	Current Period Dec 2025	3 Month Trend		
All Price Ranges	132	4.7	1.9	28	24	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	0.0	0.0	1	0	● Seller's
\$300,000 - \$400,000	20	3.3	1.7	6	4	● Seller's
\$400,000 - \$500,000	60	10.0	2.6	6	7	● Buyer's
\$500,000 - \$600,000	28	3.5	1.8	8	5	● Seller's
\$600,000 - \$700,000	14	4.7	2.0	3	2	● Balanced
\$700,000 - \$800,000	3	1.5	0.5	2	1	● Seller's
\$800,000 - \$900,000	2	—	—	0	0	—
\$900,000 - \$1,000,000	1	1.0	1.0	1	0	● Seller's
> \$1,000,000	4	4.0	2.0	1	0	● Balanced

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

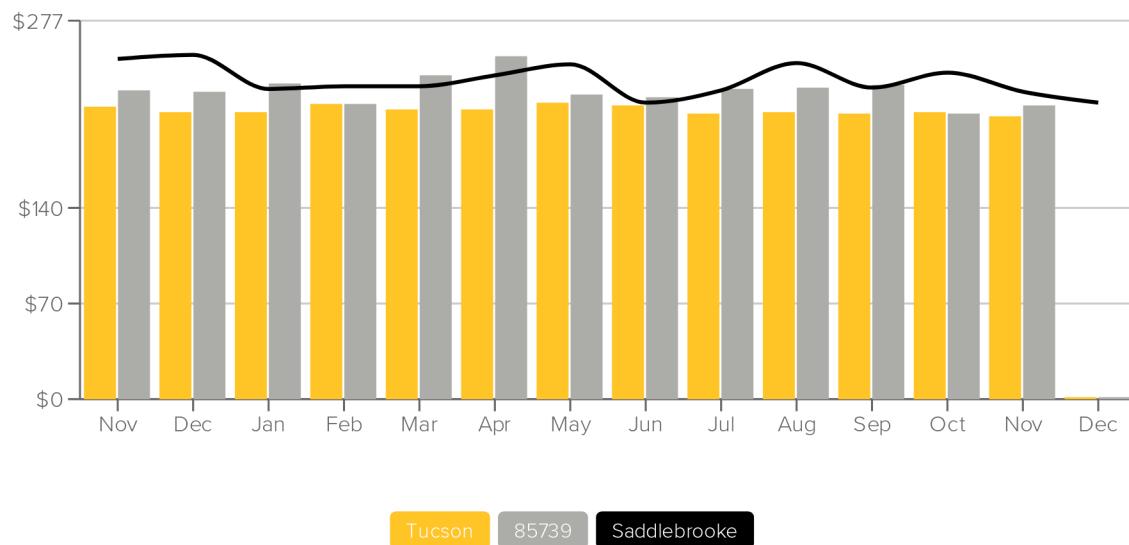
More than 6 months of inventory



Compare Saddlebrooke to Zip Code and City

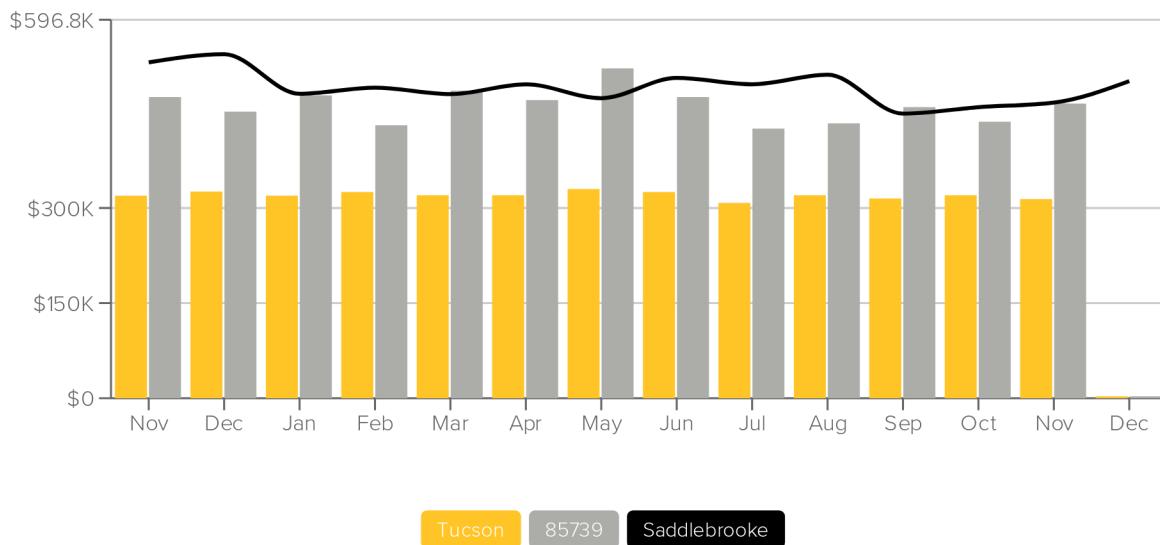
The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

Average Price per Square Foot



Tucson 85739 Saddlebrooke

Median Sale Price



Tucson 85739 Saddlebrooke



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 Saddlebrooke. The values are based on closed transactions in December 2025.

