



Community Market Report



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Sahuarita, Arizona

January 2026

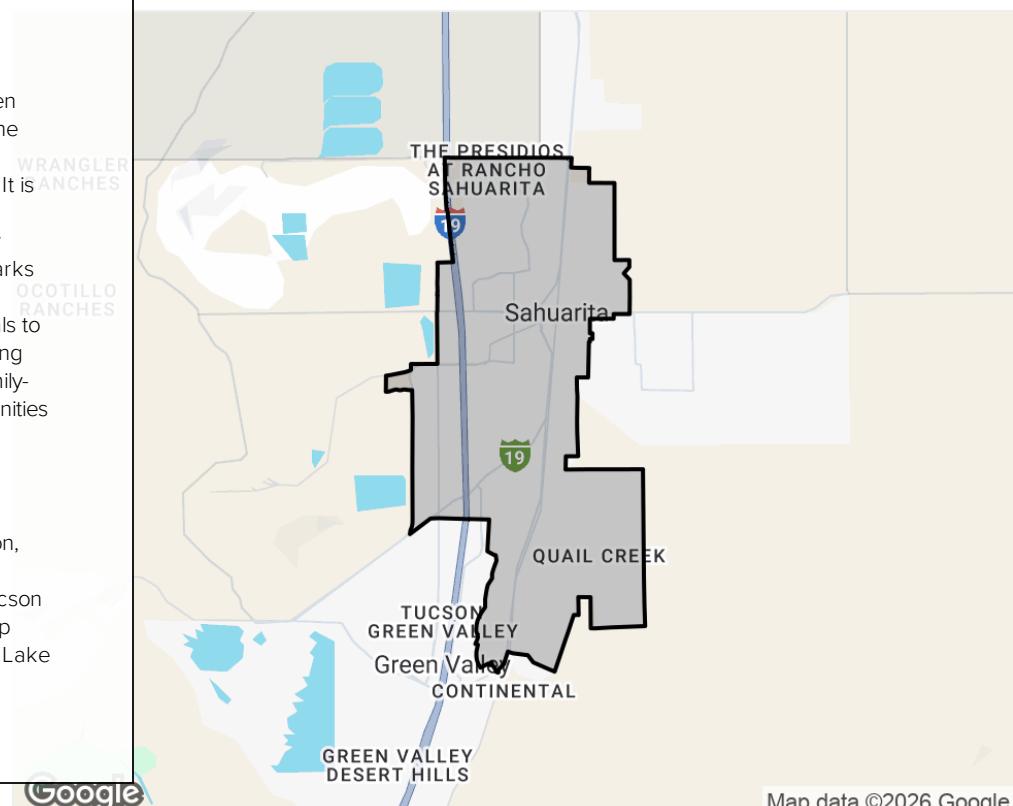




About Sahuarita

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 ©2026 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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	71	60	▲ 18%	70	▲ 1%
Median Sale Price	\$339,000	\$331,450	▲ 2%	\$365,000	▼ 7%
Median List Price	\$349,900	\$336,970	▲ 4%	\$374,950	▼ 7%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$26,963,680	\$23,089,636	▲ 17%	\$28,715,629	▼ 6%
Average Days on Market	70 days	86 days	▼ 16 days	69 days	▲ 1 day
Homes Sold Year to Date	819	748	▲ 9%	825	▼ 1%
For Sale at Month's End	297	308	▼ 4%	251	▲ 18%

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.

297
Homes for Sale

66
Homes Under Contract

\$1,195,000
High Price

\$114,000
Low Price

\$369,000
Median List Price

Values pulled on 1/5/2026

January 2026

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

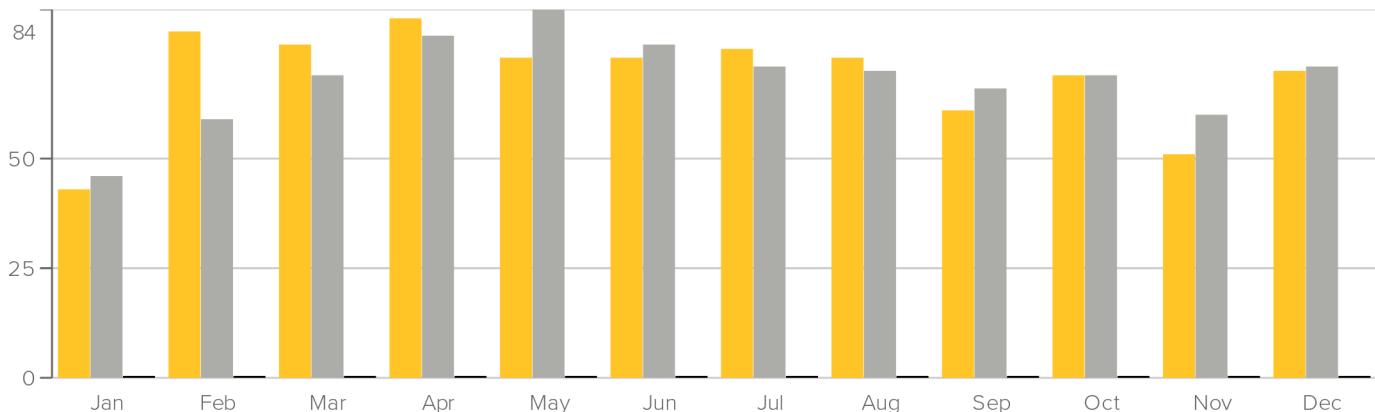
Sahuarita, Arizona -



Equal Housing Opportunity

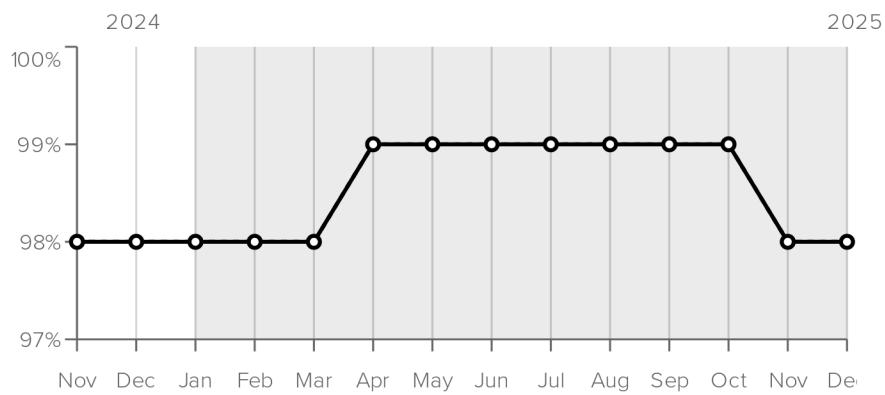


Homes Sold



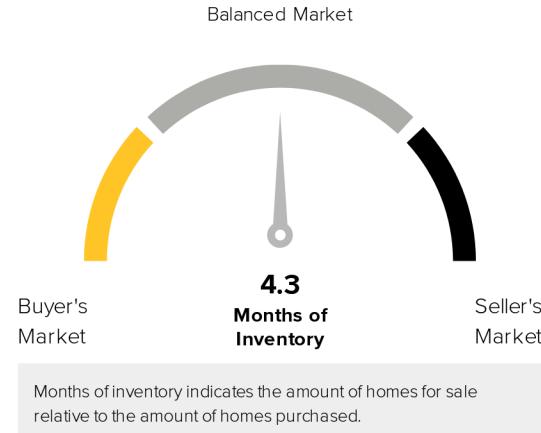
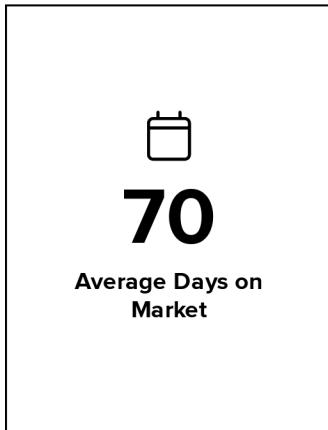
2024 2025 2026

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 <small>As of 1/5/26</small>	Months of Inventory		Sales		Market Climate
		Current Period <small>Dec 2025</small>	<small>3 Month Trend</small>	Current Period <small>Dec 2025</small>	<small>6 Month Avg</small>	
All Price Ranges	294	4.3	1.5	69	67	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	0.0	0.0	1	0	● Seller's
\$200,000 - \$300,000	49	3.8	1.2	13	13	● Seller's
\$300,000 - \$400,000	127	4.0	1.3	32	34	● Balanced
\$400,000 - \$500,000	58	5.8	2.1	10	10	● Balanced
\$500,000 - \$600,000	25	2.8	1.2	9	5	● Seller's
\$600,000 - \$700,000	13	3.3	1.3	4	2	● Seller's
\$700,000 - \$800,000	11	—	—	0	0	—
\$800,000 - \$900,000	5	—	—	0	0	—
\$900,000 - \$1,000,000	5	—	—	0	0	—
> \$1,000,000	1	—	1.0	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 December 2025.

