



Neighborhood Market Report



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Continental Ranch

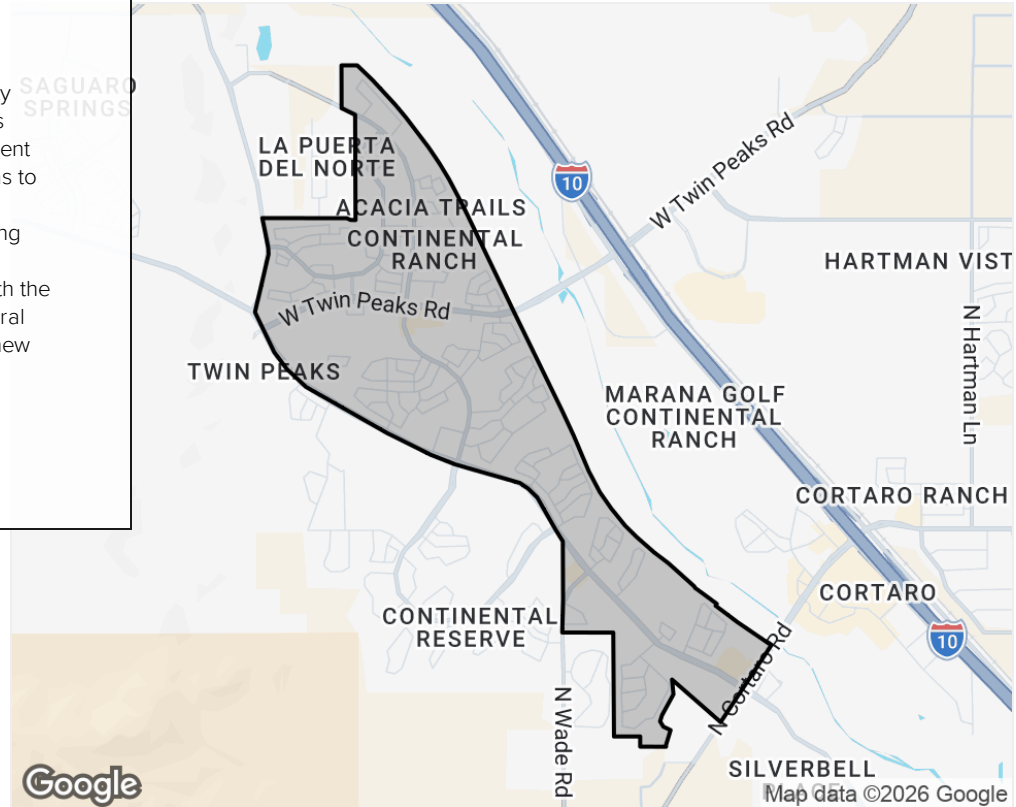
Tucson, Arizona

February 2026



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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	8	13	▼ 38%	11	▼ 27%
Median Sale Price	\$400,000	\$342,000	▲ 17%	\$345,000	▲ 16%
Median List Price	\$405,000	\$349,797	▲ 16%	\$350,000	▲ 16%
Sale to List Price Ratio	98%	99%	▼ 1%	98%	0%
Sales Volume	\$3,173,000	\$4,429,800	▼ 28%	\$3,872,000	▼ 18%
Average Days on Market	61 days	62 days	▼ 1 day	40 days	▲ 21 days
Homes Sold Year to Date	8	162	▼ 95%	11	▼ 27%
For Sale at Month's End	42	58	▼ 28%	54	▼ 22%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 1, 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.

52

Homes for Sale

11

Homes Under Contract

\$635,000

High Price

\$290,000

Low Price

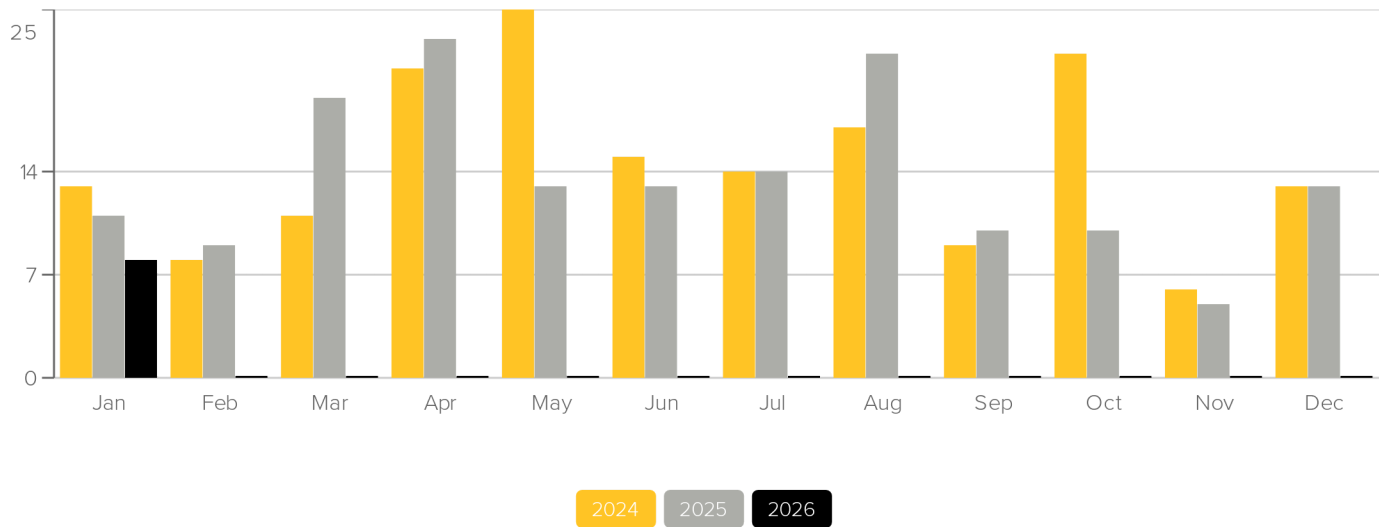
\$365,000

Median List Price

Values pulled on 2/1/2026



Homes Sold

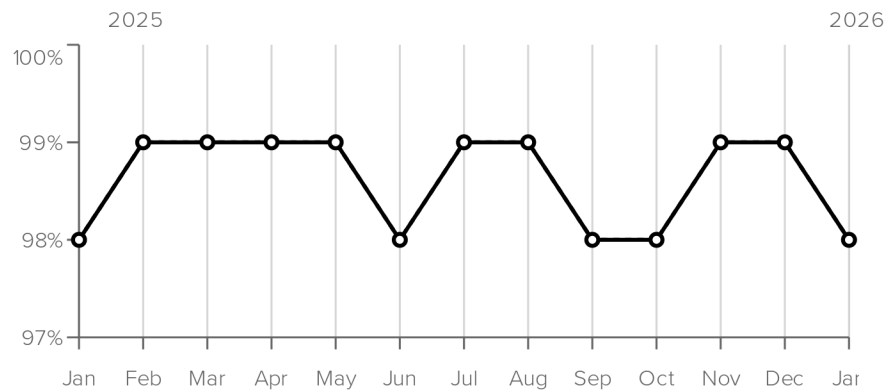


Sale to List Price Ratio

98%

Average Sale to List Price Ratio

January 2026





Market Conditions



61

Average Days on Market

Balanced Market



Buyer's
Market

6.5
Months of
Inventory

Seller's
Market

Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



0%

Properties Sold Over Original Asking Price

January 2026

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.

No data available

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

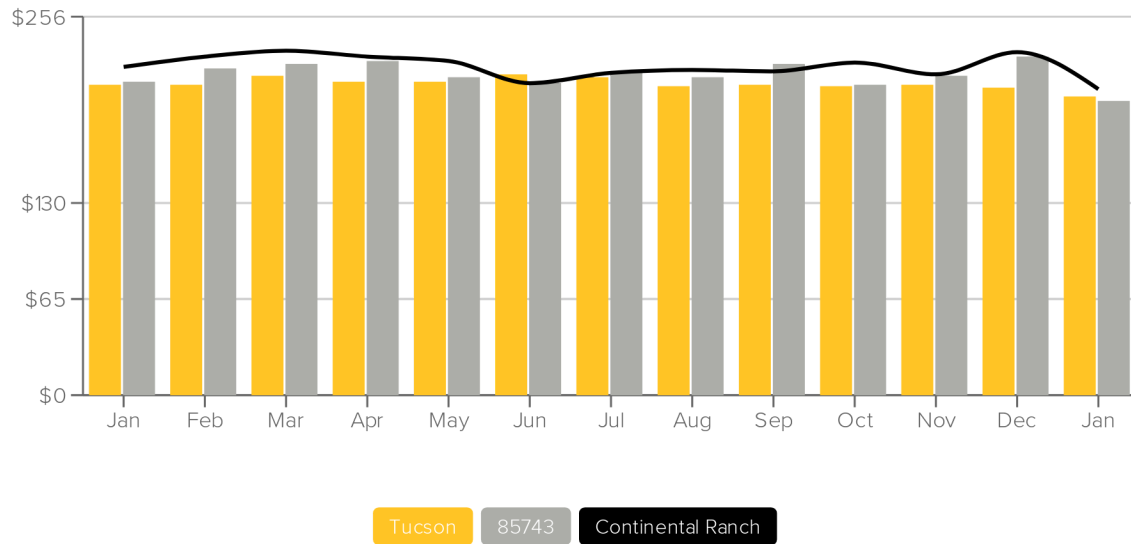




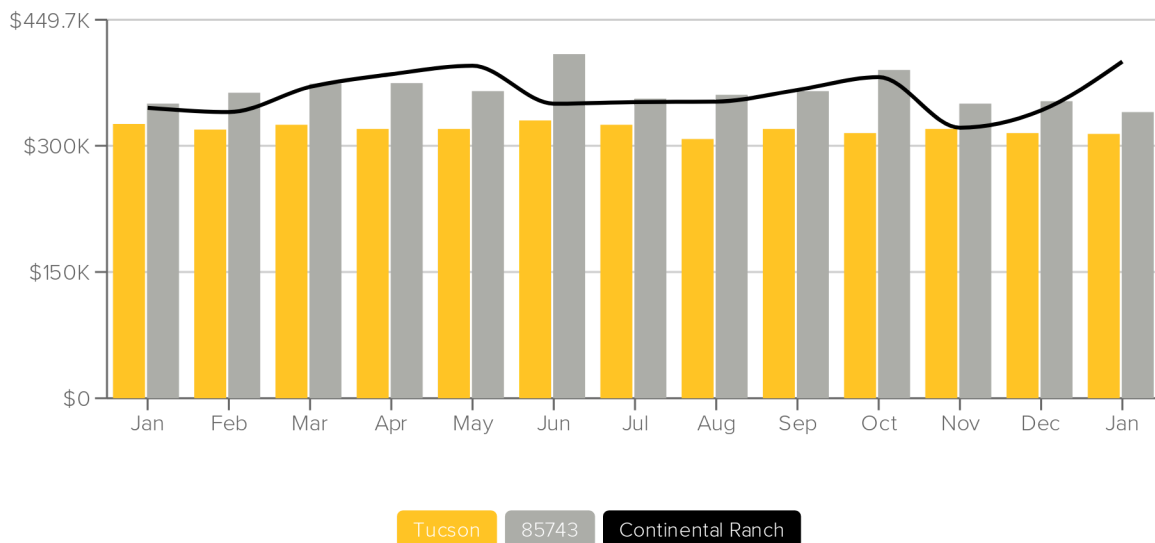
Compare Continental Ranch to Zip Code and City

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 January 2026.

