



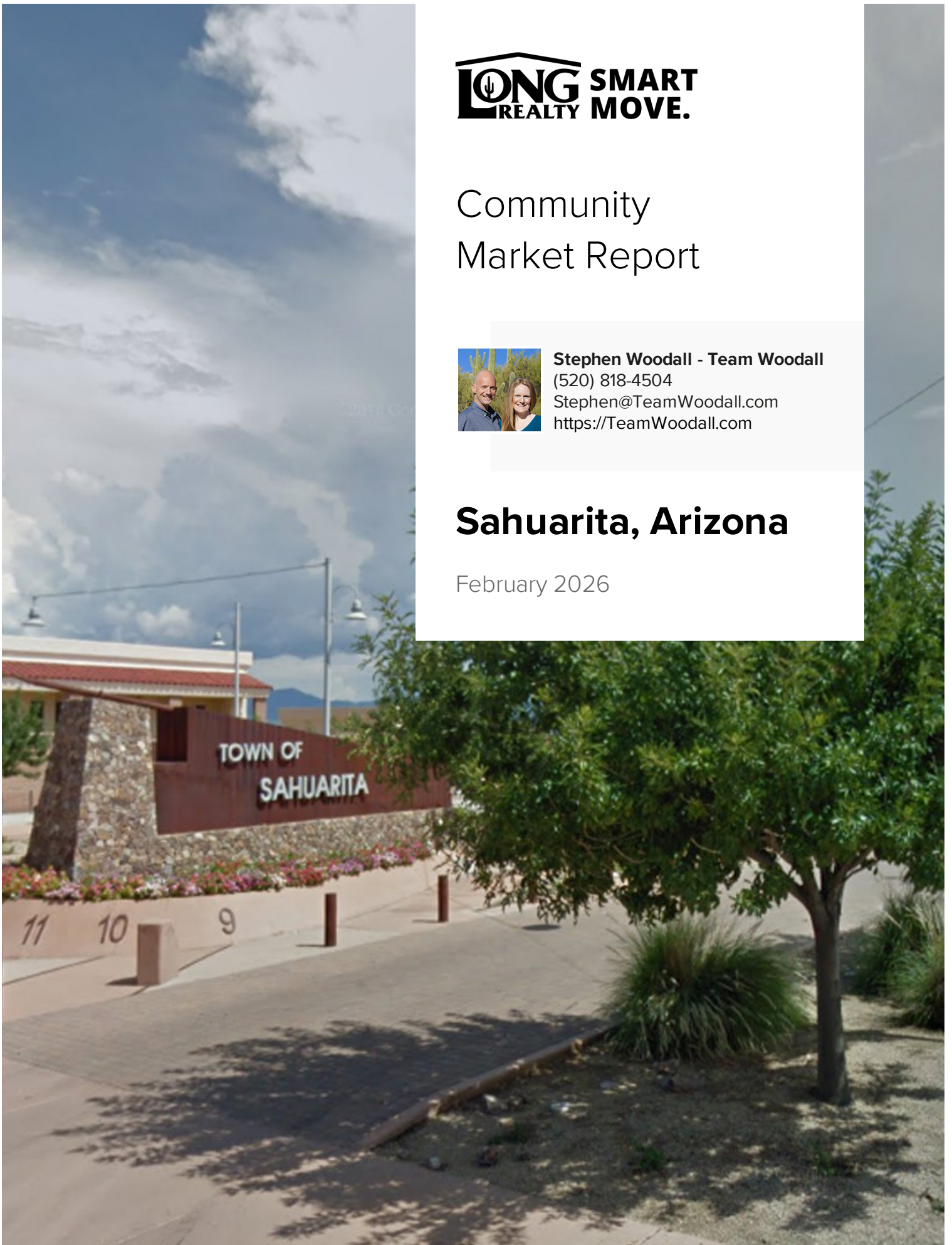
Community Market Report



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Sahuarita, Arizona

February 2026

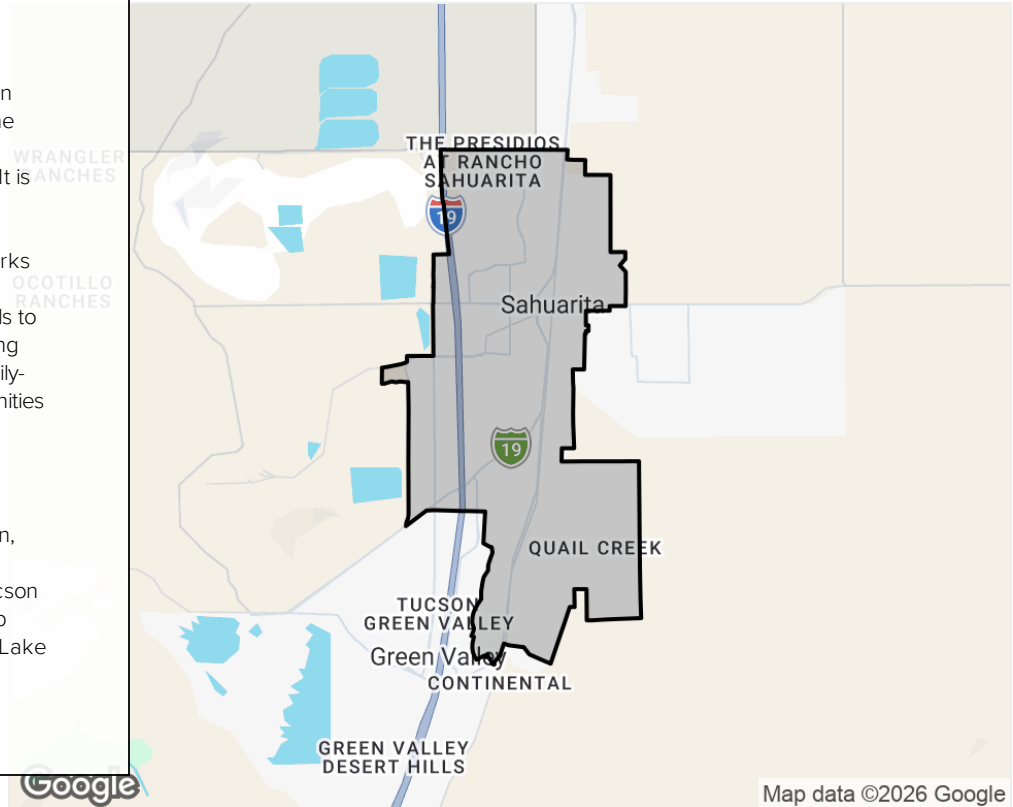




About Sahuarita

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
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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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	51	72	▼ 29%	46	▲ 11%
Median Sale Price	\$365,000	\$339,515	▲ 8%	\$379,995	▼ 4%
Median List Price	\$365,000	\$350,695	▲ 4%	\$380,995	▼ 4%
Sale to List Price Ratio	99%	98%	▲ 1%	98%	▲ 1%
Sales Volume	\$19,313,149	\$27,447,680	▼ 30%	\$18,407,537	▲ 5%
Average Days on Market	53 days	69 days	▼ 16 days	76 days	▼ 23 days
Homes Sold Year to Date	51	820	▼ 94%	46	▲ 11%
For Sale at Month's End	289	297	▼ 3%	272	▲ 6%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 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.

312

Homes for Sale

84

Homes Under Contract

\$1,195,000

High Price

\$104,000

Low Price

\$369,000

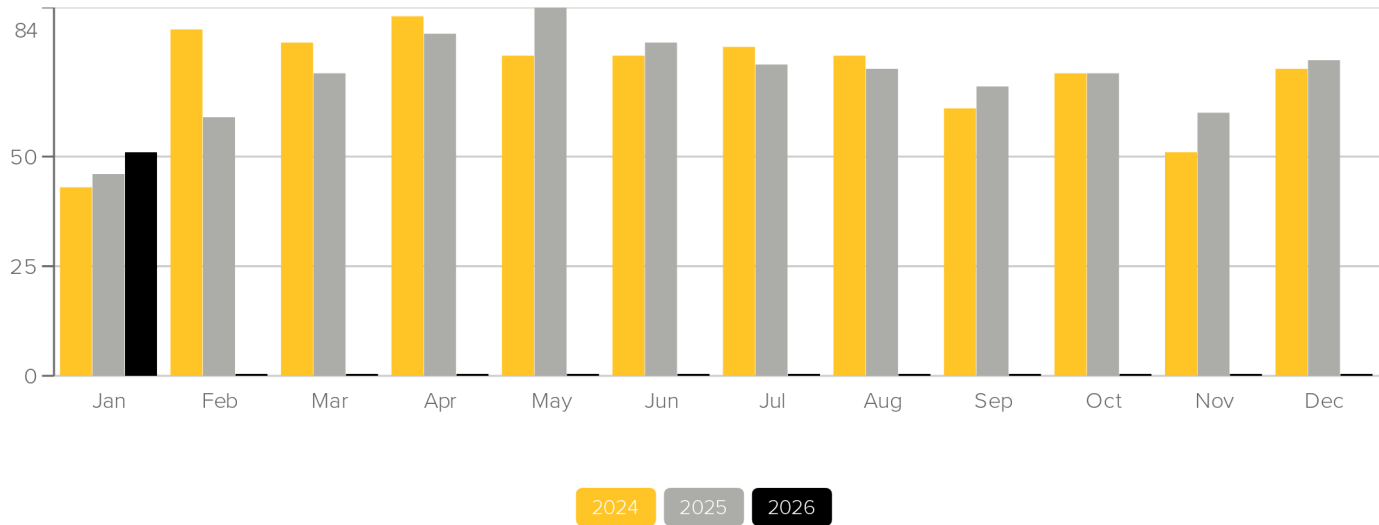
Median List Price

Values pulled on 2/2/2026

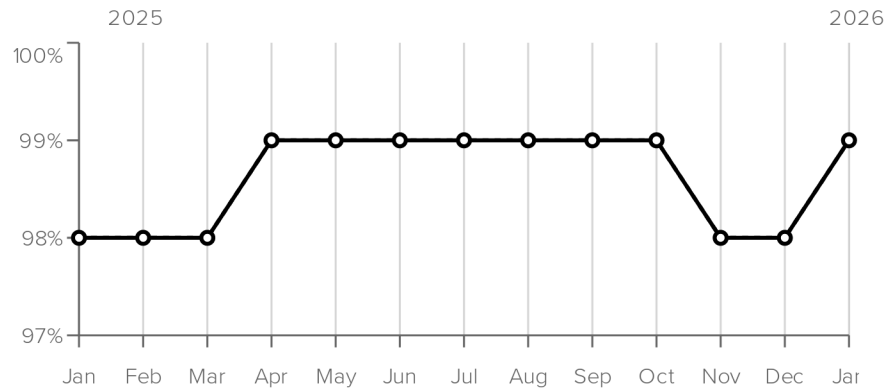




Homes Sold

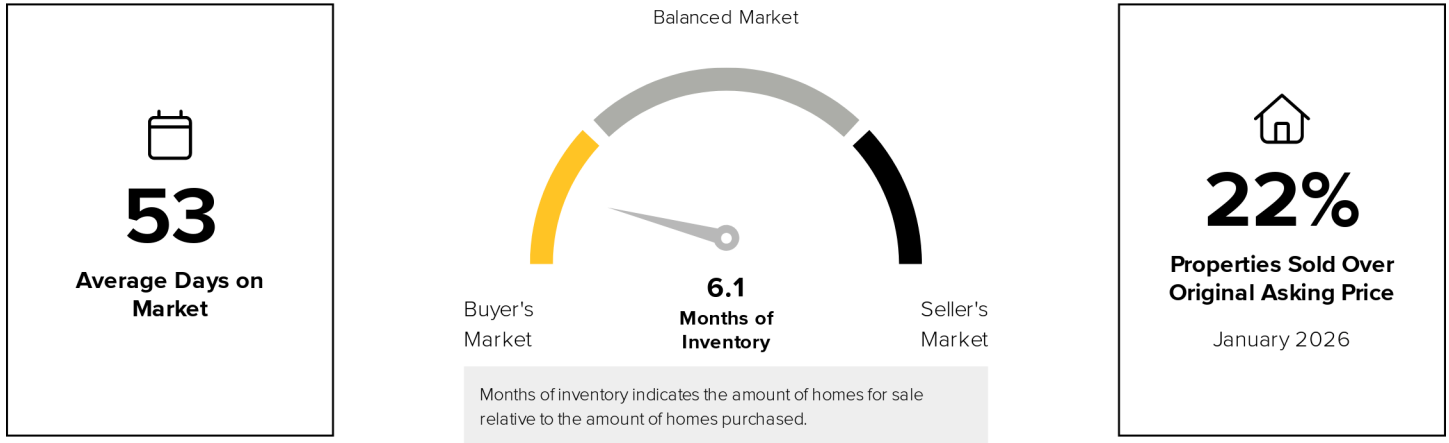


Sale to List Price Ratio





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	<div style="border: 1px solid #ffc107; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: small;">More people selling homes than buying</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">More homes to choose from</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend less than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Price restrictions</div> <div style="border: 1px solid #dee2e6; padding: 5px; text-align: center;">Rarely competing offers</div> </div>	<div style="border: 1px solid #dee2e6; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: small;">More people buying homes than selling</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer homes to choose from</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Need to be able to close quickly</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend more than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; text-align: center;">Competition from other buyers</div> </div>
	<div style="border: 1px solid #dee2e6; padding: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: small;">More people selling homes than buying</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Takes more time to sell</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer offers received</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could get lower than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; text-align: center;">May have to make repairs and/or concessions</div> </div>	<div style="border: 1px solid #dee2e6; padding: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: small;">More people buying homes than selling</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Home sells quickly</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Multiple offers likely</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could get more than asking price</div> <div style="border: 1px solid #dee2e6; 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 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	309	6.1	1.7	51	64	Buyer's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	0.0	0	0	—
\$200,000 - \$300,000	54	4.5	1.5	12	12	● Balanced
\$300,000 - \$400,000	132	5.3	1.5	25	32	● Balanced
\$400,000 - \$500,000	60	7.5	2.1	8	9	● Buyer's
\$500,000 - \$600,000	26	5.2	1.3	5	5	● Balanced
\$600,000 - \$700,000	15	—	1.7	0	2	—
\$700,000 - \$800,000	10	—	—	0	0	—
\$800,000 - \$900,000	6	—	—	0	0	—
\$900,000 - \$1,000,000	5	5.0	5.0	1	0	● Balanced
> \$1,000,000	1	—	—	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 January 2026.

