



Neighborhood Market Report



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Continental Ranch

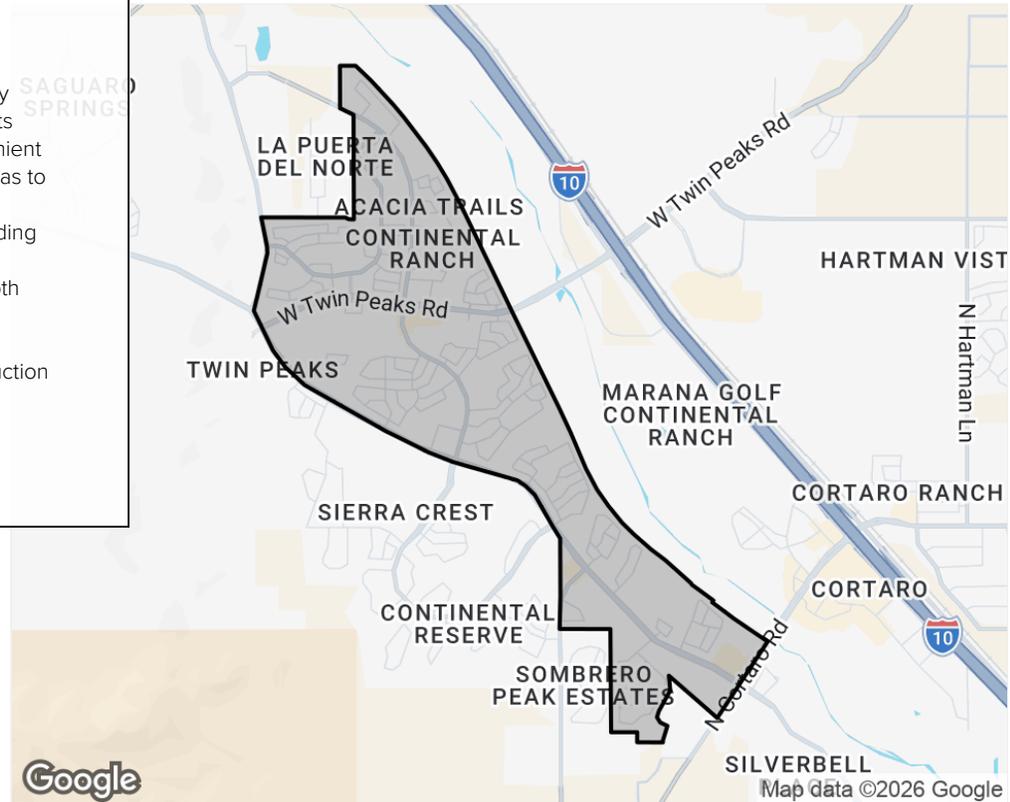
Tucson, Arizona

March 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 February 2026.

	Current Period Feb 2026	Last Month Jan 2026	Change From Last Month	Last Year Feb 2025	Change From Last Year
Homes Sold	8	9	▼ 11%	9	▼ 11%
Median Sale Price	\$350,000	\$365,000	▼ 4%	\$340,000	▲ 3%
Median List Price	\$359,950	\$369,900	▼ 3%	\$355,000	▲ 1%
Sale to List Price Ratio	98%	98%	0%	99%	▼ 1%
Sales Volume	\$3,082,000	\$3,538,000	▼ 13%	\$3,134,000	▼ 2%
Average Days on Market	45 days	104 days	▼ 59 days	68 days	▼ 23 days
Homes Sold Year to Date	17	9	▲ 89%	20	▼ 15%
For Sale at Month's End	54	42	▲ 29%	62	▼ 13%

Current Market

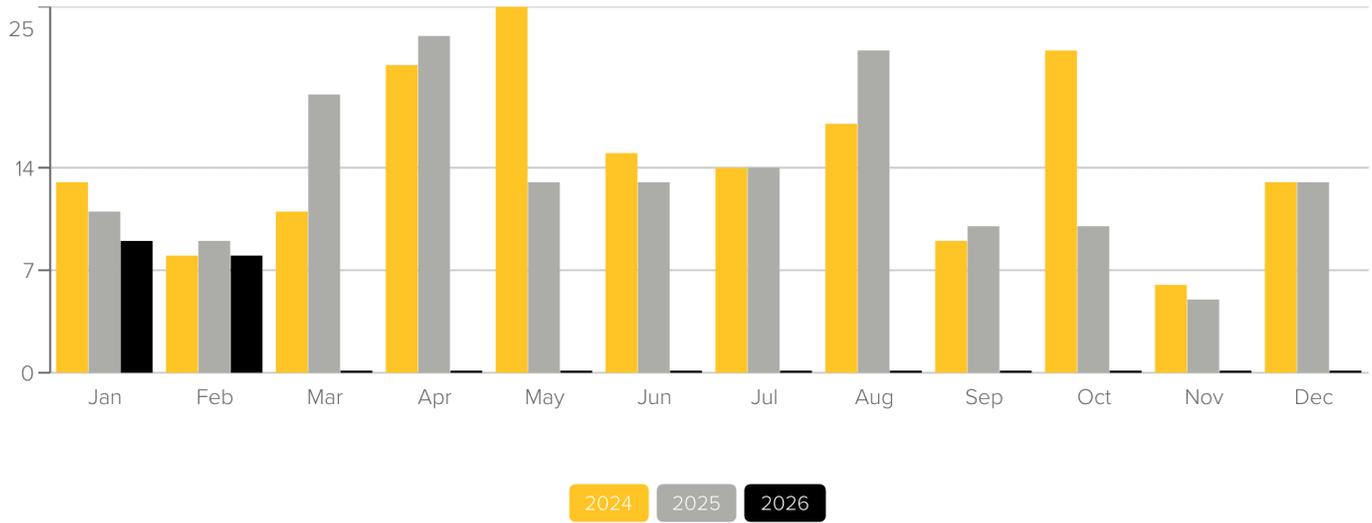
The statistics below provide an up-to-date snapshot of the listed inventory as of March 4, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

46 Homes for Sale	19 Homes Under Contract	\$595,000 High Price
\$280,000 Low Price	\$369,900 Median List Price	

Values pulled on 3/4/2026



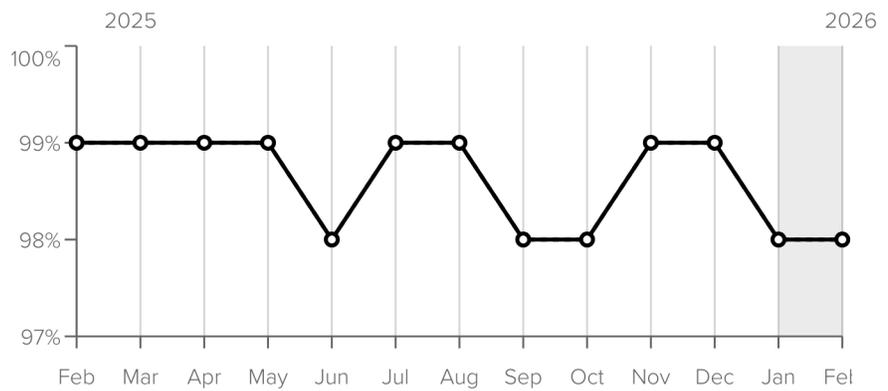
Homes Sold



Sale to List Price Ratio

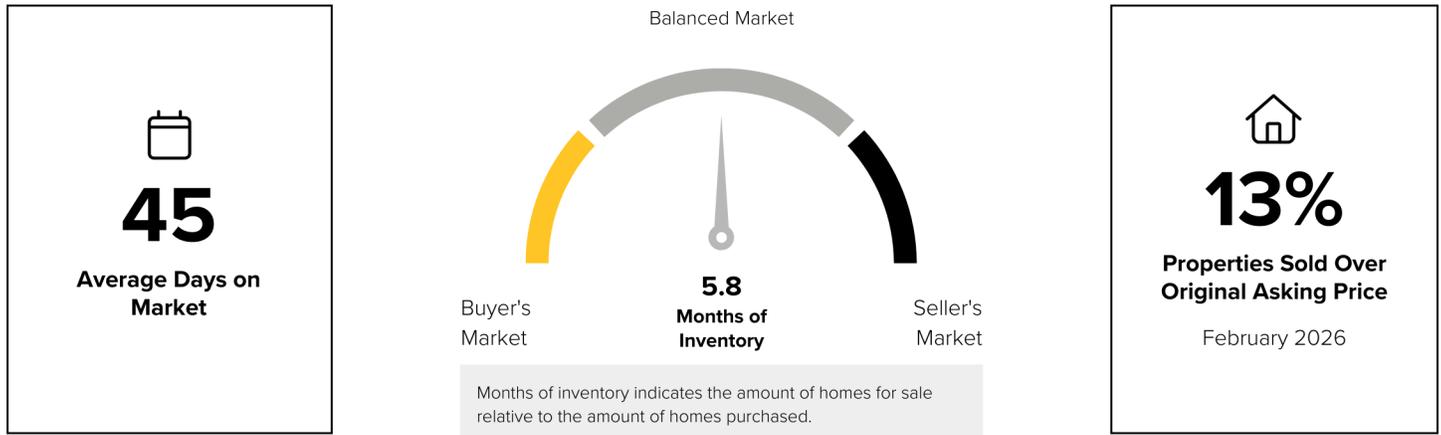


98%
 Average Sale to List Price Ratio
 February 2026





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
	<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
How it Impacts Sellers		



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 As of 3/4/26	Months of Inventory			Sales		Market Climate
		Current Period Feb 2026	3 Month Trend	Current Period Feb 2026	6 Month Avg		
All Price Ranges	46	5.8	1.5	8	9	Balanced	
< \$75,000	0	—	—	0	0	—	
\$75,000 - \$150,000	0	—	—	0	0	—	
\$150,000 - \$225,000	0	—	—	0	0	—	
\$225,000 - \$300,000	3	3.0	0.8	1	1	● Seller's	
\$300,000 - \$375,000	20	5.0	1.2	4	4	● Balanced	
\$375,000 - \$450,000	16	8.0	2.7	2	2	● Buyer's	
\$450,000 - \$525,000	6	—	6.0	0	1	—	
\$525,000 - \$600,000	1	—	1.0	0	0	—	
\$600,000 - \$675,000	0	0.0	0.0	1	0	● Seller's	
\$675,000 - \$750,000	0	—	—	0	0	—	
> \$750,000	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

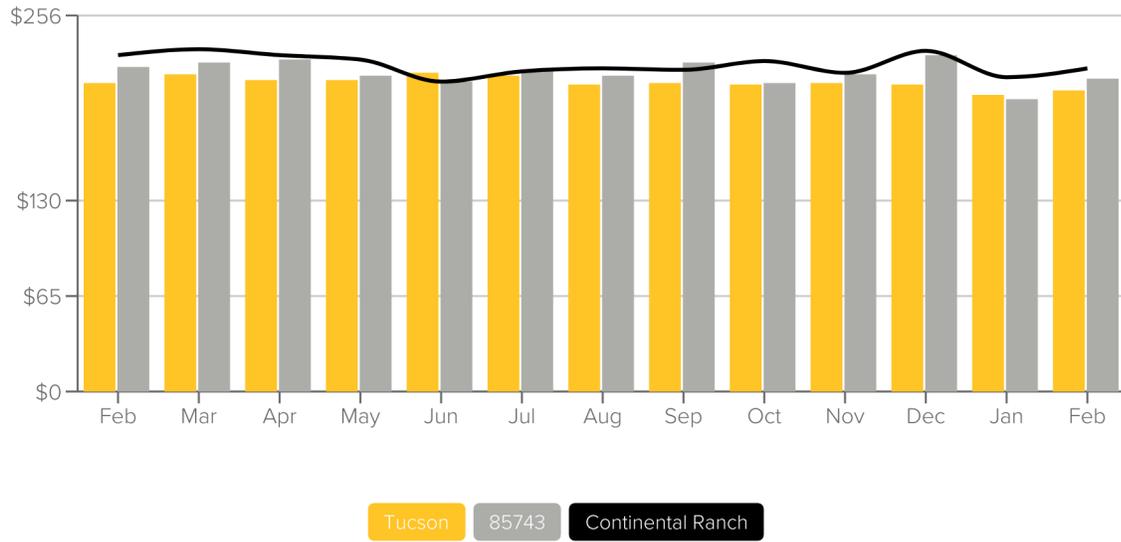




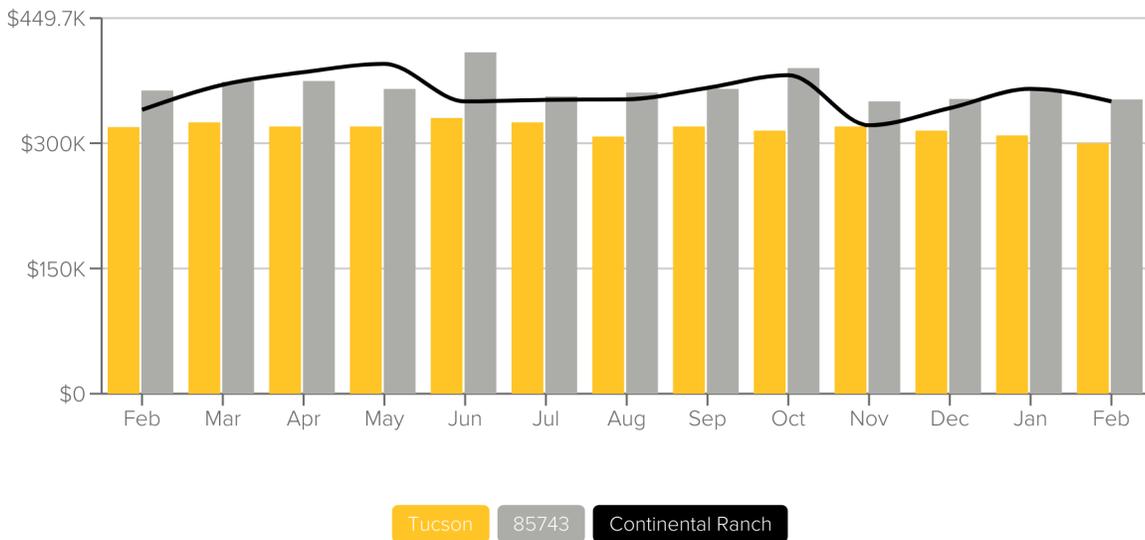
Compare Continental Ranch to Zip Code and City

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 February 2026.

