



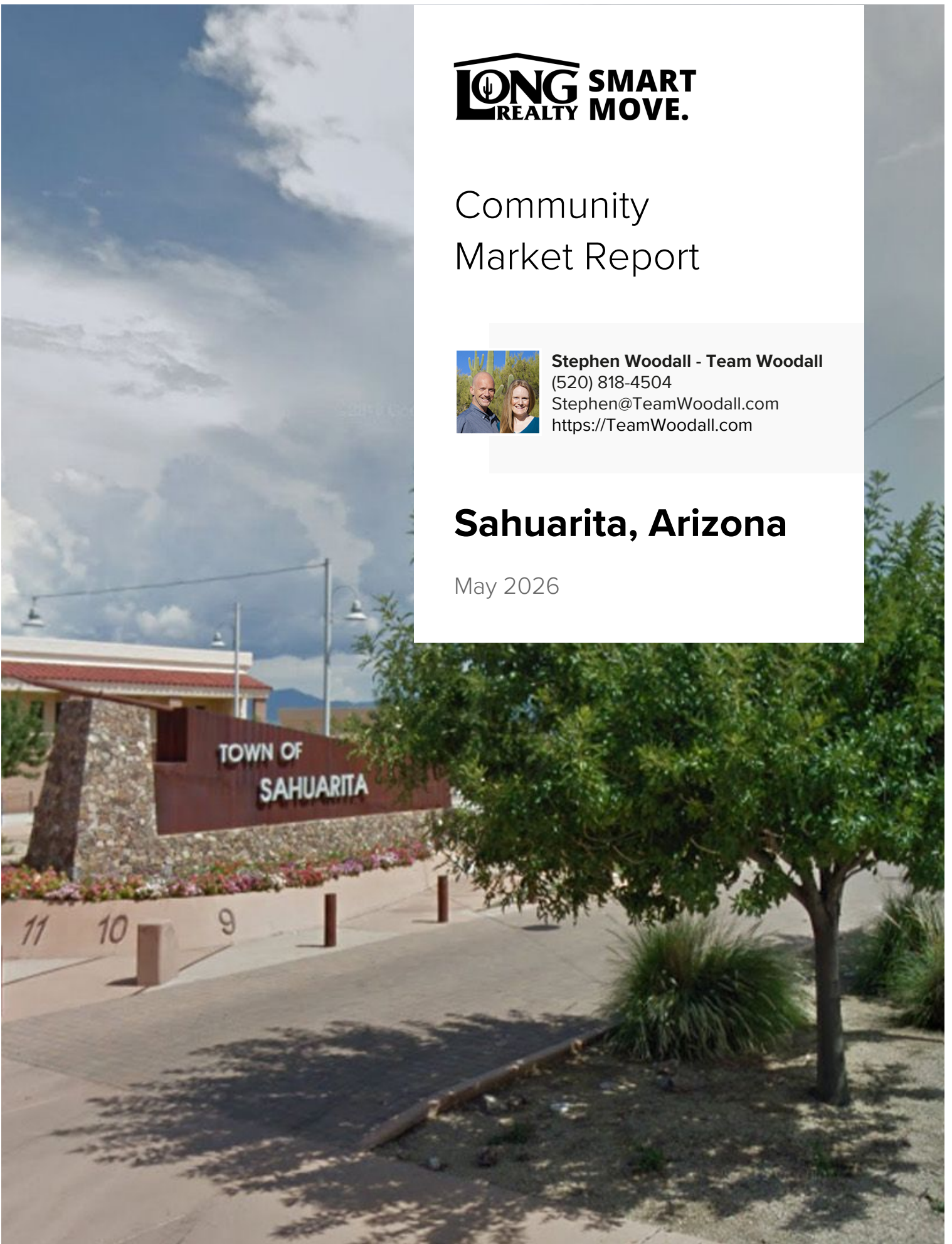
Community Market Report



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Sahuarita, Arizona

May 2026

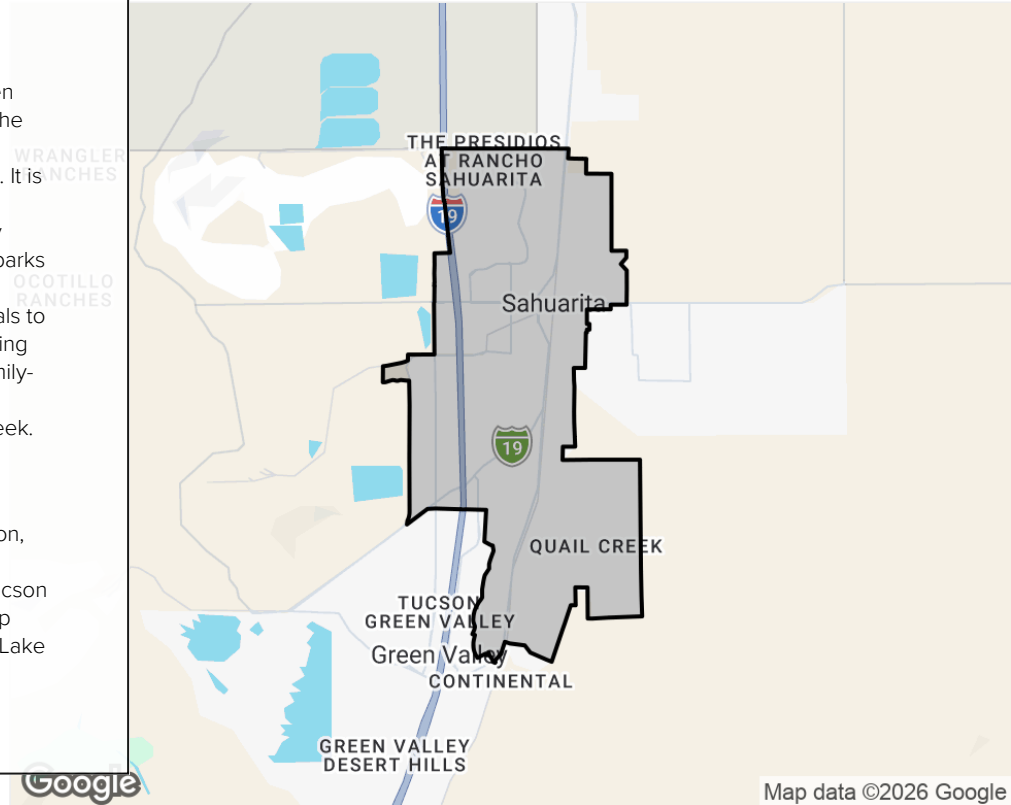




About Sahuarita

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.



Scan to view the full digital market report for 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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	97	93	▲ 4%	78	▲ 24%
Median Sale Price	\$334,590	\$355,000	▼ 6%	\$357,944	▼ 7%
Median List Price	\$339,000	\$355,000	▼ 5%	\$357,944	▼ 5%
Sale to List Price Ratio	98%	103%	▼ 5%	99%	▼ 1%
Sales Volume	\$36,175,657	\$36,262,698	0%	\$28,853,915	▲ 25%
Average Days on Market	79 days	63 days	▲ 16 days	76 days	▲ 3 days
Homes Sold Year to Date	304	207	▲ 47%	252	▲ 21%
For Sale at Month's End	—	308	▼ 100%	309	▼ 100%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 3, 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.

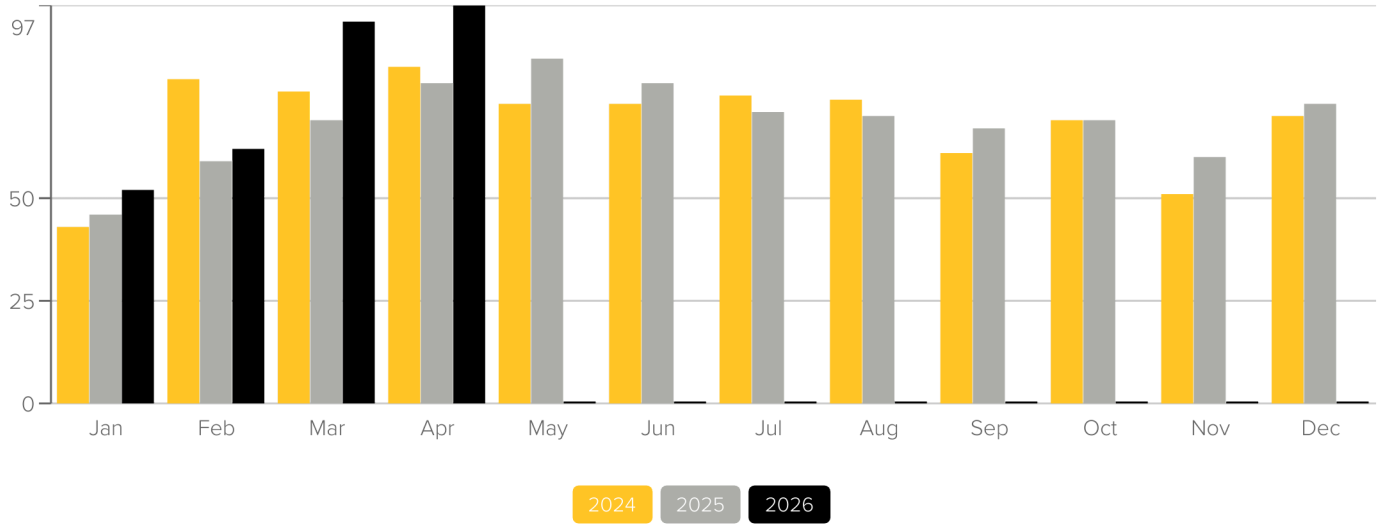
291 Homes for Sale	107 Homes Under Contract	\$1,249,000 High Price
\$115,000 Low Price	\$364,370 Median List Price	

Values pulled on 5/3/2026





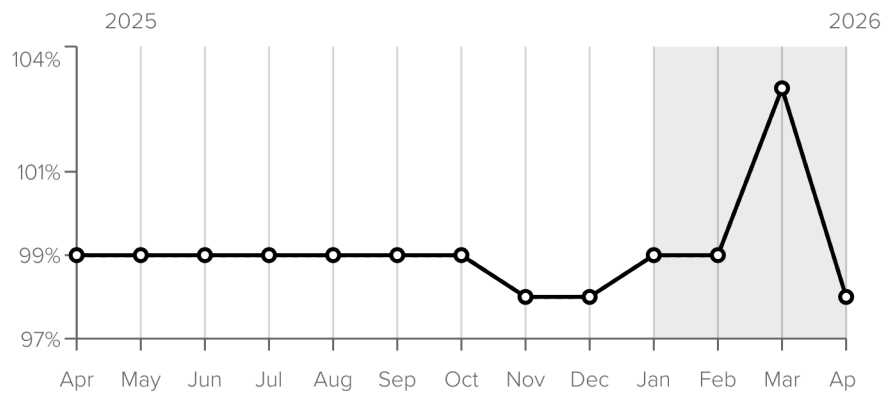
Homes Sold



Sale to List Price Ratio

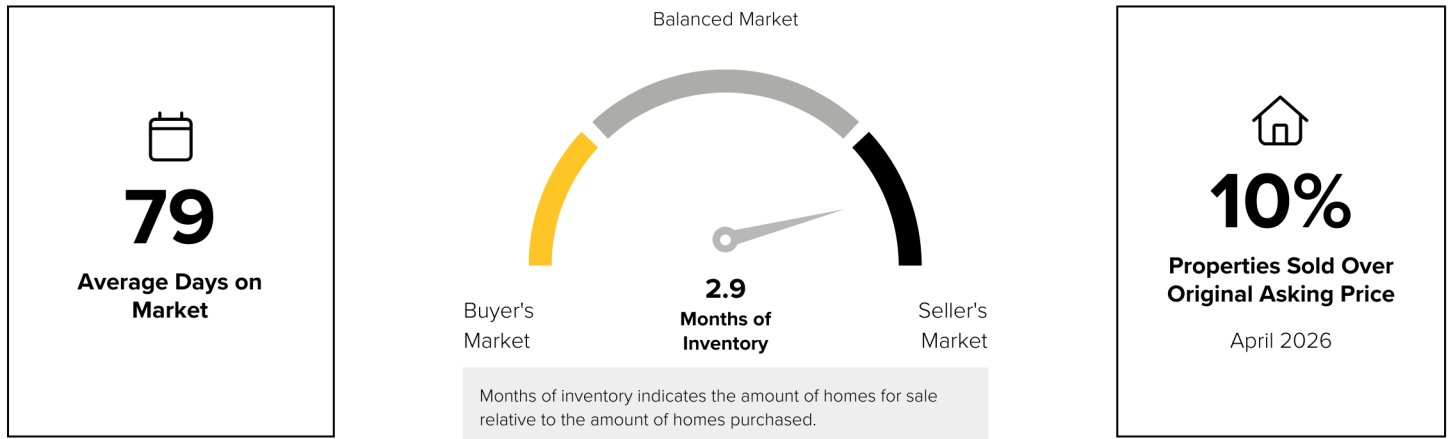


98%
 Average Sale to List Price Ratio
 April 2026





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



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 5/3/26	Months of Inventory			Sales		Market Climate
		Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg		
All Price Ranges	291	2.9	1.1	100	73	Seller's	
< \$300,000	52	1.8	0.8	29	18	● Seller's	
\$300,000 - \$325,000	28	1.9	0.8	15	11	● Seller's	
\$325,000 - \$350,000	38	3.5	1.7	11	8	● Seller's	
\$350,000 - \$375,000	36	3.6	1.3	10	7	● Seller's	
\$375,000 - \$400,000	19	4.8	0.9	4	5	● Balanced	
\$400,000 - \$425,000	20	3.3	1.7	6	3	● Seller's	
\$425,000 - \$450,000	14	1.6	0.8	9	4	● Seller's	
\$450,000 - \$475,000	16	8.0	2.7	2	2	● Buyer's	
\$475,000 - \$500,000	17	8.5	2.4	2	1	● Buyer's	
\$500,000 - \$525,000	5	2.5	0.7	2	1	● Seller's	
> \$525,000	46	4.6	1.6	10	9	● 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





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 April 2026.

