



Neighborhood Market Report



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Continental Ranch

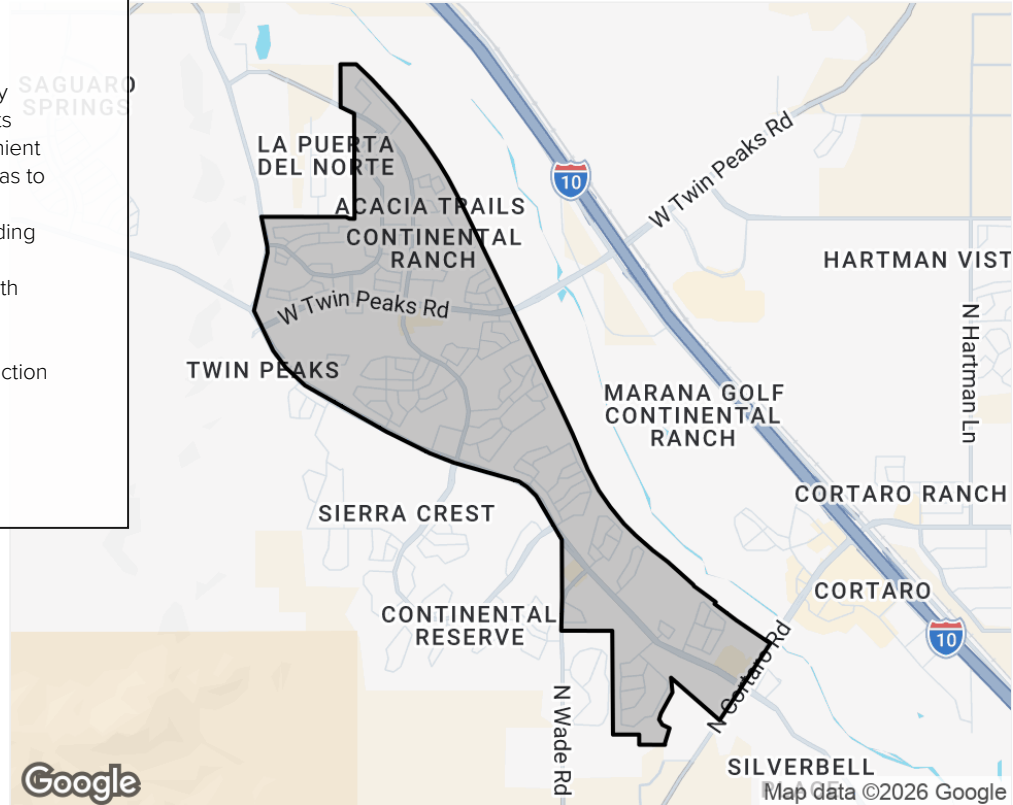
Tucson, Arizona

July 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.



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

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	20	17	▲ 18%	13	▲ 54%
Median Sale Price	\$344,000	\$340,205	▲ 1%	\$350,000	▼ 2%
Median List Price	\$349,950	\$356,900	▼ 2%	\$375,000	▼ 7%
Sale to List Price Ratio	100%	99%	▲ 1%	98%	▲ 2%
Sales Volume	\$7,803,500	\$6,348,605	▲ 23%	\$5,362,300	▲ 46%
Average Days on Market	71 days	51 days	▲ 20 days	64 days	▲ 7 days
Homes Sold Year to Date	92	72	▲ 28%	88	▲ 5%
For Sale at Month's End	49	52	▼ 6%	69	▼ 29%

Current Market

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

47

Homes for Sale

24

Homes Under Contract

\$520,000

High Price

\$260,000

Low Price

\$368,000

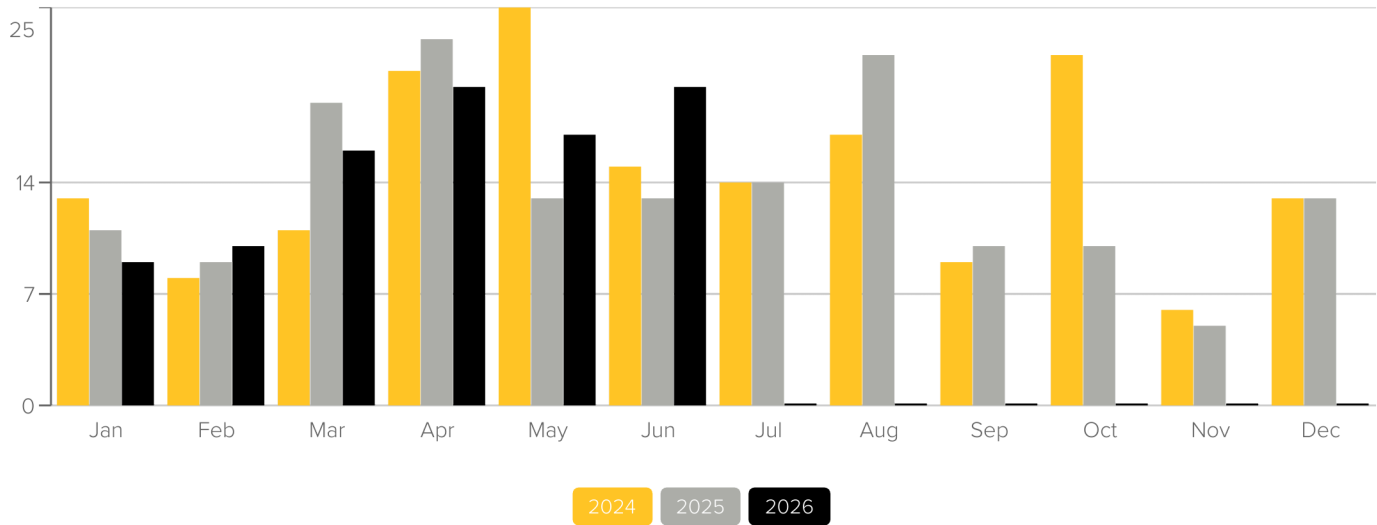
Median List Price

Values pulled on 7/4/2026

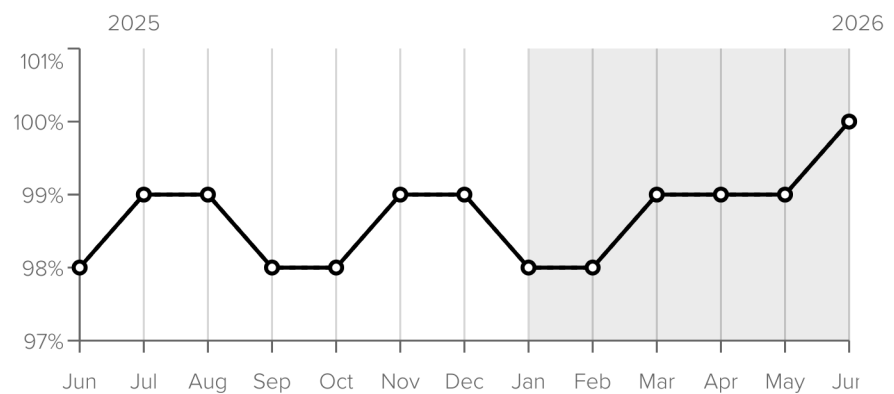




Homes Sold

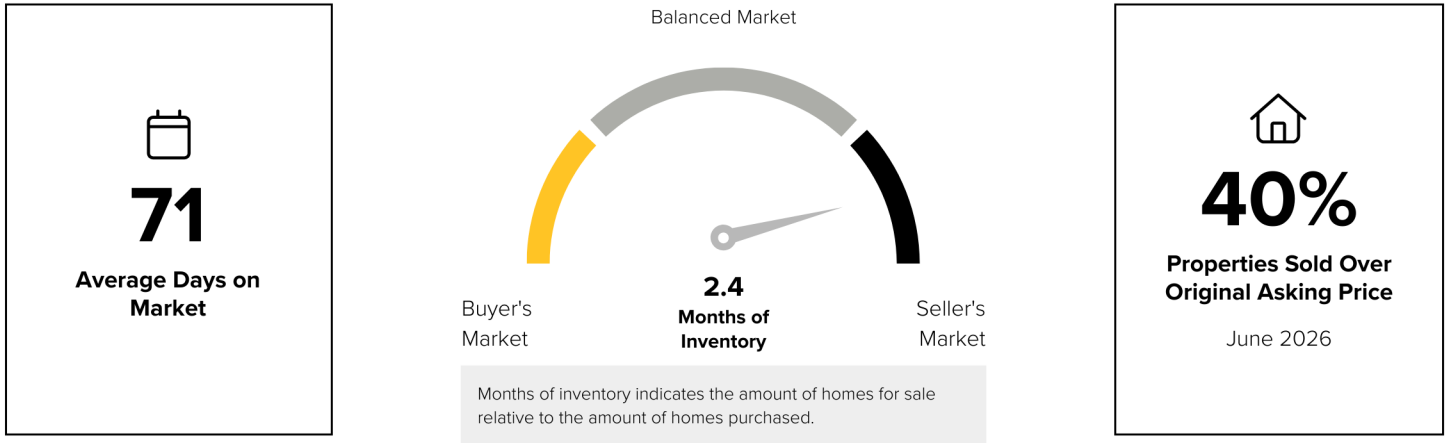


Sale to List Price Ratio





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

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	Months of Inventory			Sales		Market Climate
	As of 7/4/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg		
All Price Ranges	47	2.4	0.8	20	15	Seller's	
< \$300,000	2	—	0.7	0	1	—	
\$300,000 - \$325,000	3	0.5	0.3	6	2	● Seller's	
\$325,000 - \$350,000	8	1.6	0.5	5	4	● Seller's	
\$350,000 - \$375,000	8	8.0	1.6	1	1	● Buyer's	
\$375,000 - \$400,000	9	—	2.3	0	1	—	
\$400,000 - \$425,000	1	1.0	0.2	1	1	● Seller's	
\$425,000 - \$450,000	4	1.3	1.0	3	1	● Seller's	
\$450,000 - \$475,000	4	—	2.0	0	0	—	
\$475,000 - \$500,000	4	2.0	0.8	2	1	● Seller's	
\$500,000 - \$525,000	4	—	4.0	0	0	—	
> \$525,000	0	0.0	0.0	2	0	● Seller's	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

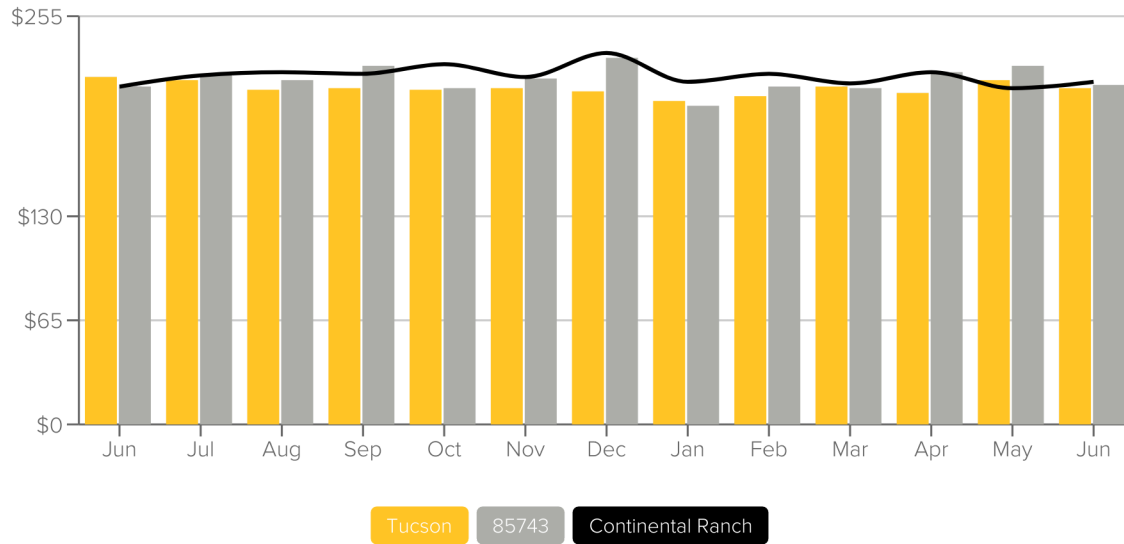
More than 6 months of inventory



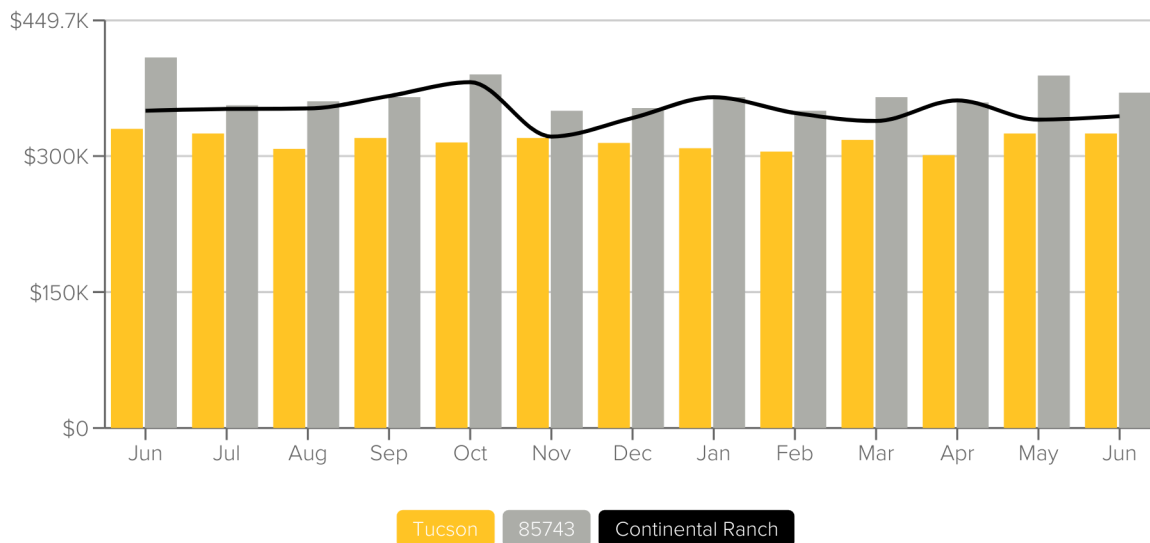
Compare Continental Ranch to Zip Code and City

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 June 2026.

