



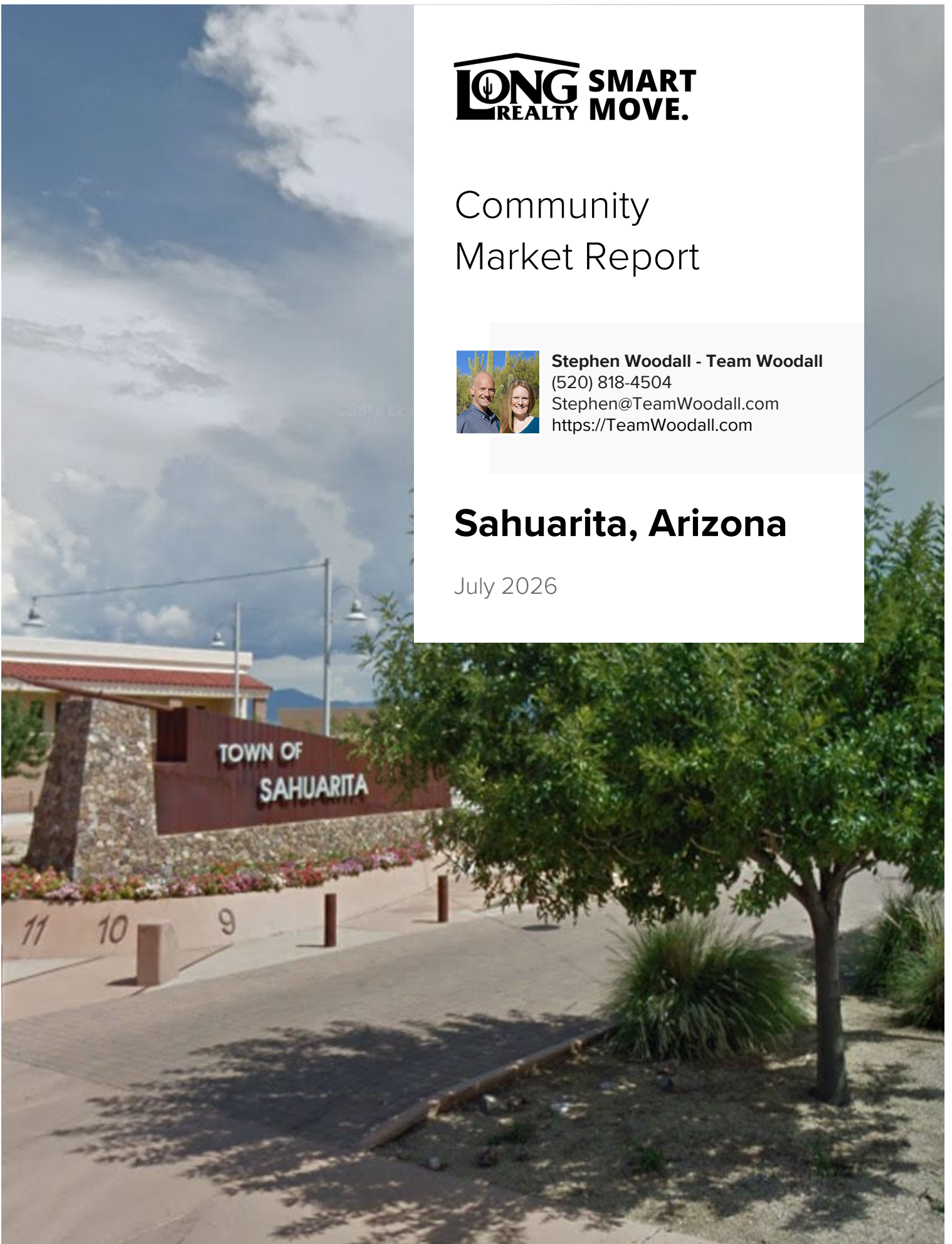
Community Market Report



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Sahuarita, Arizona

July 2026

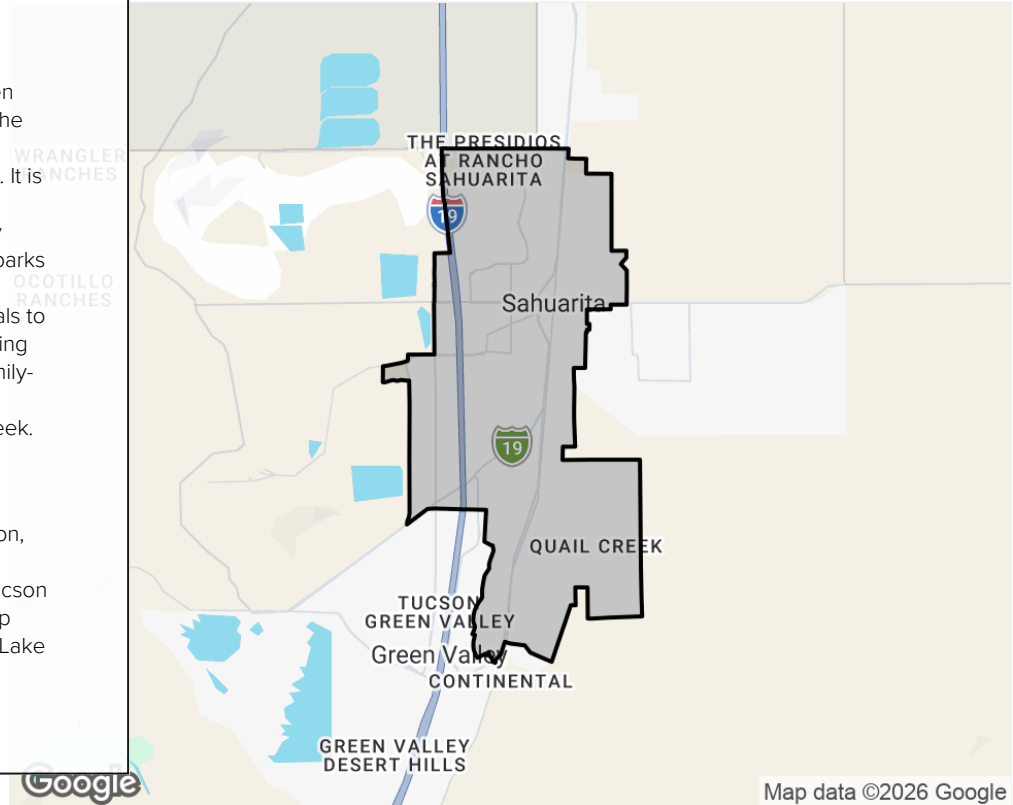




About Sahuarita

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 June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	85	81	▲ 5%	78	▲ 9%
Median Sale Price	\$339,990	\$350,000	▼ 3%	\$343,500	▼ 1%
Median List Price	\$339,990	\$349,900	▼ 3%	\$345,000	▼ 1%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$30,842,670	\$30,999,329	▼ 1%	\$28,968,039	▲ 6%
Average Days on Market	52 days	68 days	▼ 16 days	81 days	▼ 29 days
Homes Sold Year to Date	478	393	▲ 22%	414	▲ 15%
For Sale at Month's End	287	287	0%	322	▼ 11%

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.

276

Homes for Sale

84

Homes Under Contract

\$1,229,000

High Price

\$74,999

Low Price

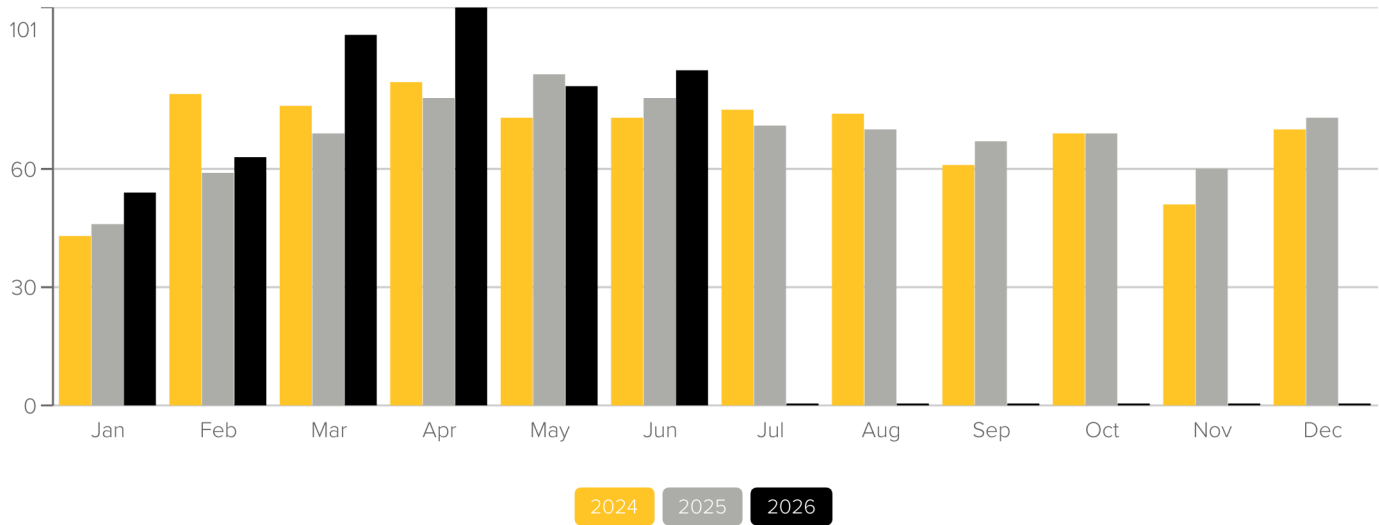
\$365,000

Median List Price

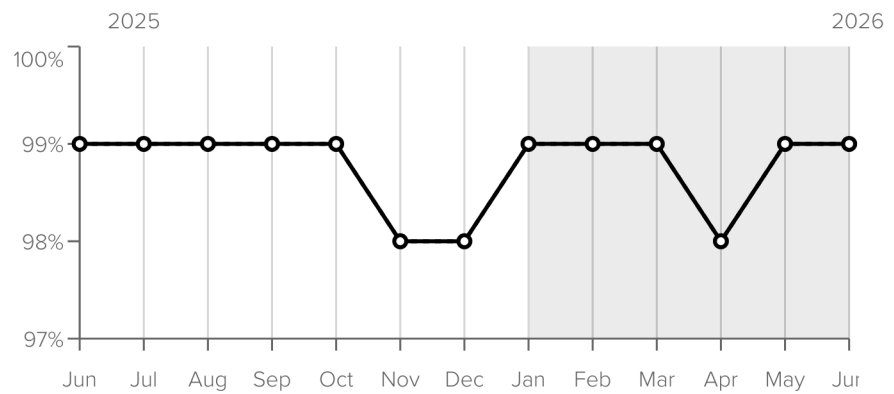
Values pulled on 7/4/2026



Homes Sold

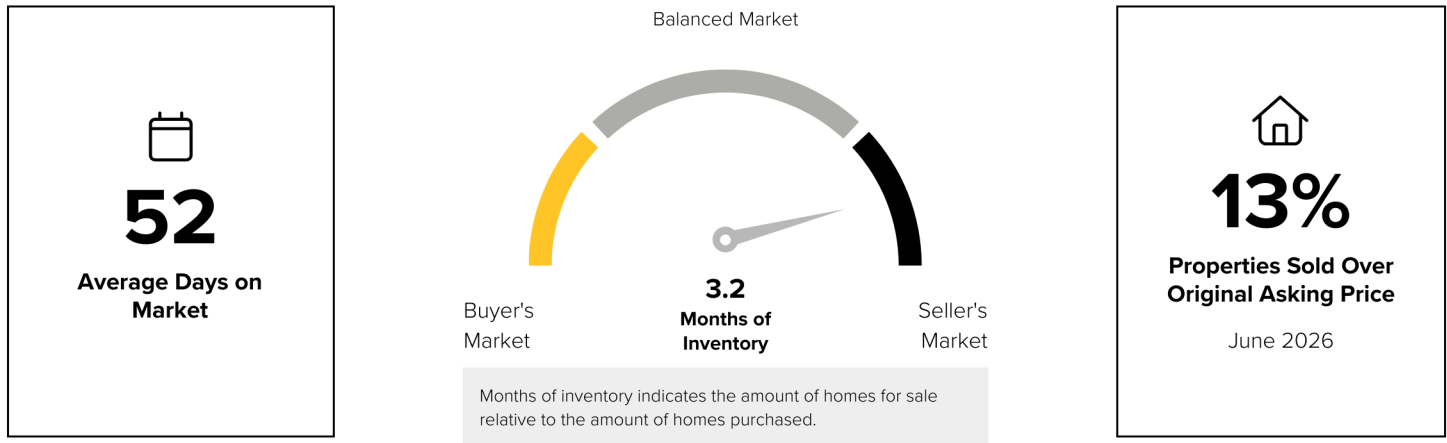


Sale to List Price Ratio





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	276	3.2	1.0	85	80	Seller's
< \$250,000	11	3.7	1.1	3	2	● Seller's
\$250,000 - \$275,000	7	1.0	0.2	7	7	● Seller's
\$275,000 - \$300,000	30	2.0	1.1	15	9	● Seller's
\$300,000 - \$325,000	26	2.0	0.6	13	12	● Seller's
\$325,000 - \$350,000	32	2.5	0.9	13	8	● Seller's
\$350,000 - \$375,000	33	3.3	1.2	10	9	● Seller's
\$375,000 - \$400,000	27	6.8	1.7	4	6	● Buyer's
\$400,000 - \$425,000	16	3.2	1.0	5	4	● Seller's
\$425,000 - \$450,000	17	8.5	1.0	2	4	● Buyer's
\$450,000 - \$475,000	13	4.3	1.9	3	2	● Balanced
> \$475,000	64	6.4	1.7	10	11	● Buyer'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



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 June 2026.

