



Neighborhood Market Report



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Continental Ranch

Tucson, Arizona

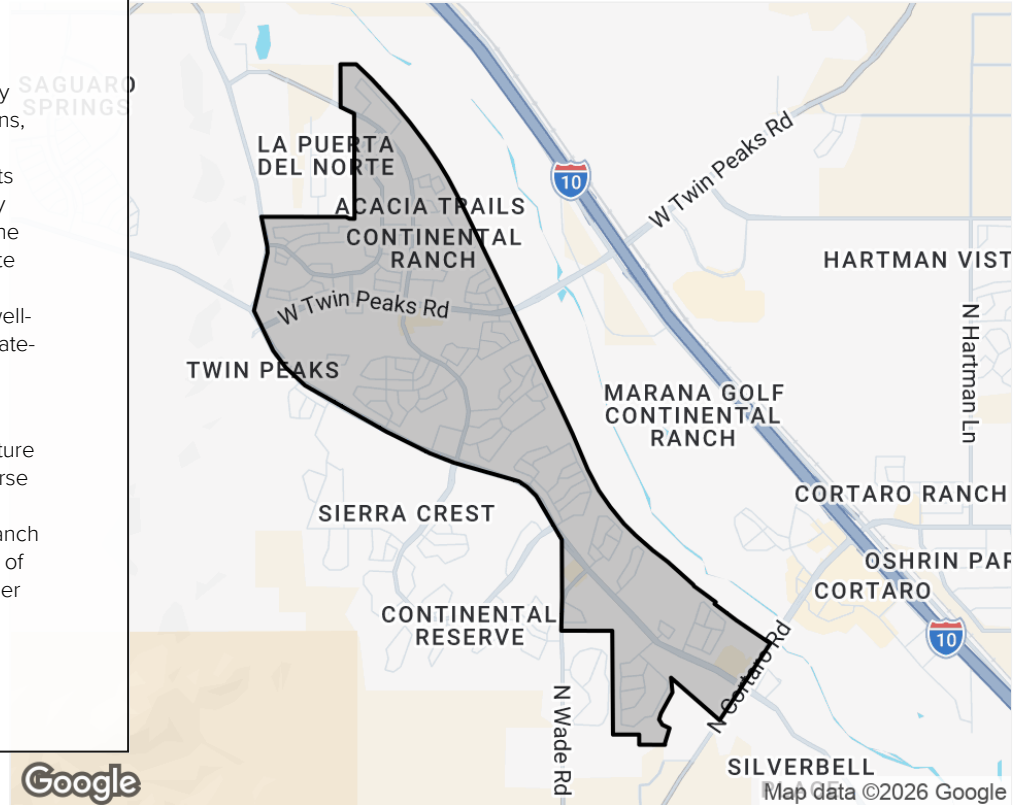
August 2026



About Continental Ranch

Continental Ranch, a top-notch Marana community nestled at the base of the scenic Tucson Mountains, offers a prime location for residents seeking to embrace the wonders of Southern Arizona. With its convenient access to Interstate 10, this community serves as a gateway to the myriad of attractions the region has to offer. Moreover, within the immediate area, residents are greeted with a plethora of exceptional amenities, such as sprawling parks, well-maintained baseball and soccer fields, and two state-of-the-art pool facilities.

Homes within Continental Ranch showcase a harmonious blend of traditional Santa Fe architecture and contemporary design styles, providing a diverse range of options to suit various preferences. As a testament to its growth and vitality, Continental Ranch continues to flourish, witnessing regular additions of new residential and retail developments that further enhance the overall community experience.



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 July 2026.

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	21	20	▲ 5%	14	▲ 50%
Median Sale Price	\$350,000	\$344,000	▲ 2%	\$351,950	▼ 1%
Median List Price	\$350,000	\$349,950	0%	\$354,450	▼ 1%
Sale to List Price Ratio	99%	100%	▼ 1%	99%	0%
Sales Volume	\$7,872,800	\$7,803,500	▲ 1%	\$5,167,841	▲ 52%
Average Days on Market	50 days	71 days	▼ 21 days	68 days	▼ 18 days
Homes Sold Year to Date	113	92	▲ 23%	102	▲ 11%
For Sale at Month's End	43	49	▼ 12%	57	▼ 25%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 5, 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.

45

Homes for Sale

22

Homes Under Contract

\$549,000

High Price

\$255,000

Low Price

\$365,000

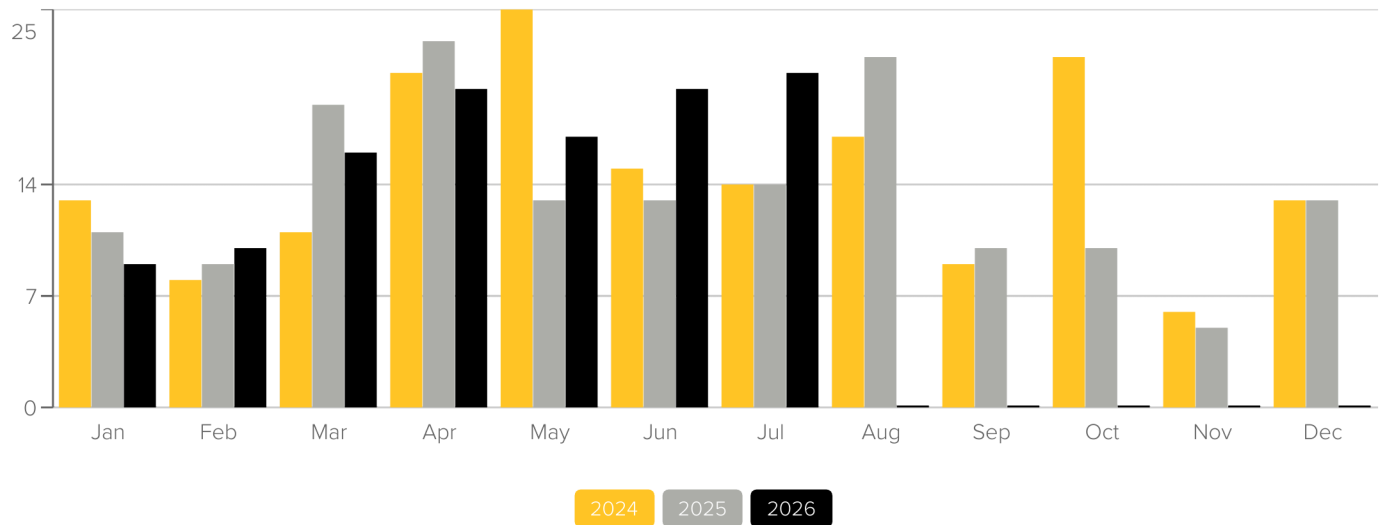
Median List Price

Values pulled on 8/5/2026

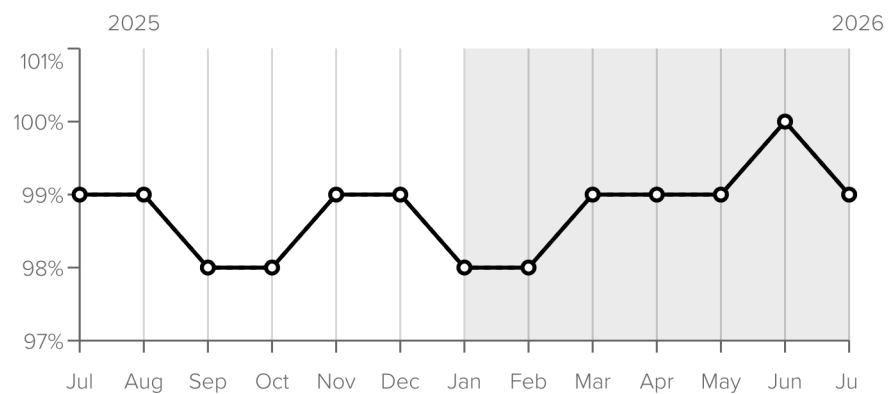




Homes Sold

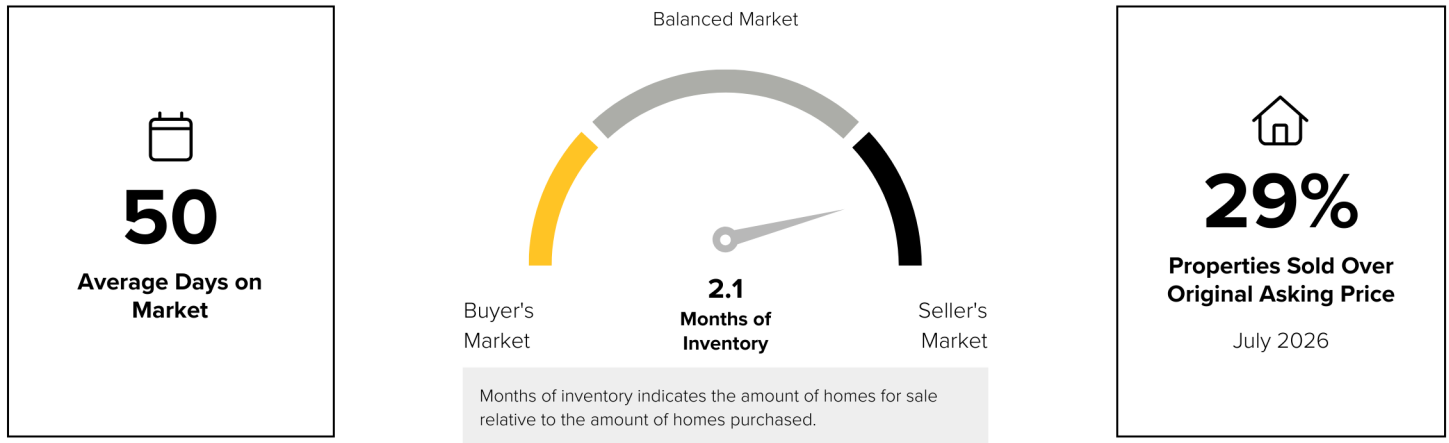


Sale to List Price Ratio





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 8/5/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg		
All Price Ranges	45	2.1	0.8	21	17	Seller's	
< \$200,000	0	—	—	0	0	—	
\$200,000 - \$250,000	0	—	—	0	0	—	
\$250,000 - \$300,000	2	—	—	0	0	—	
\$300,000 - \$350,000	15	1.7	0.5	9	7	● Seller's	
\$350,000 - \$400,000	14	2.0	1.3	7	3	● Seller's	
\$400,000 - \$450,000	5	1.7	0.6	3	2	● Seller's	
\$450,000 - \$500,000	5	—	1.0	0	1	—	
\$500,000 - \$550,000	4	2.0	1.3	2	0	● Seller's	
\$550,000 - \$600,000	0	—	—	0	0	—	
\$600,000 - \$650,000	0	—	0.0	0	0	—	
> \$650,000	0	—	—	0	0	—	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

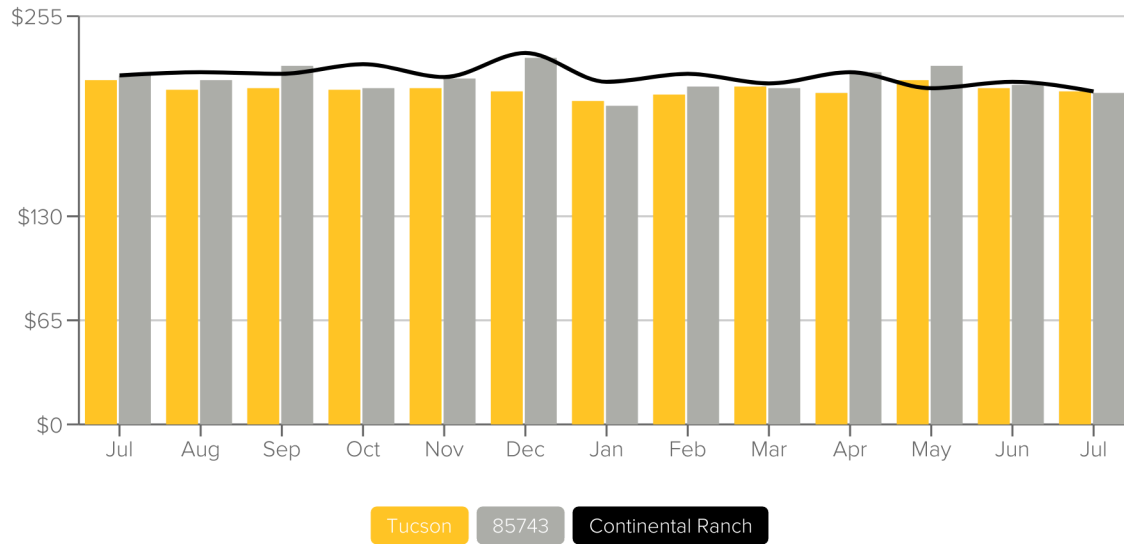
More than 6 months of inventory



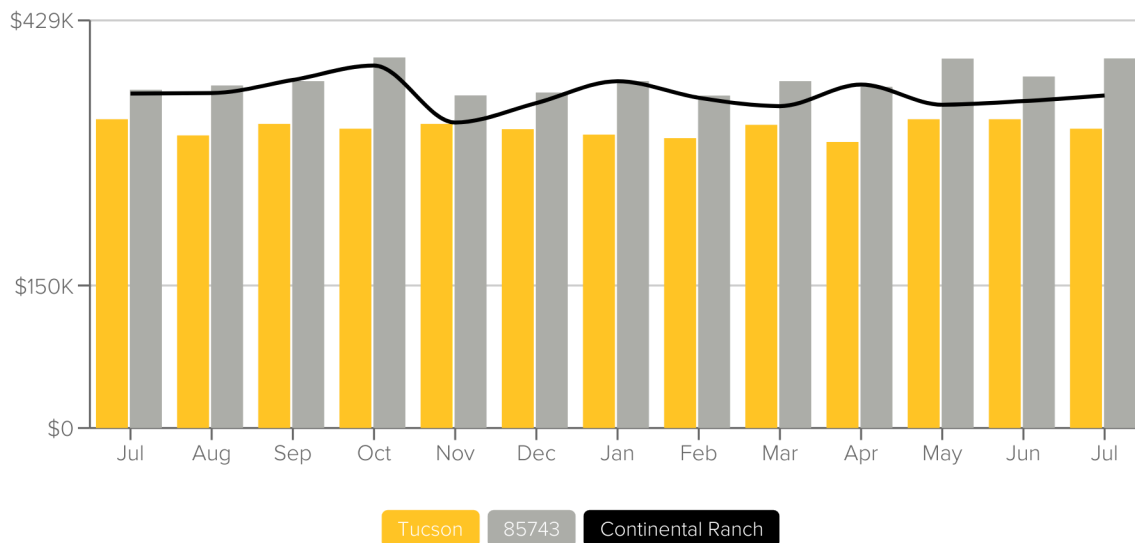
Compare Continental Ranch to Zip Code and City

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 July 2026.

