



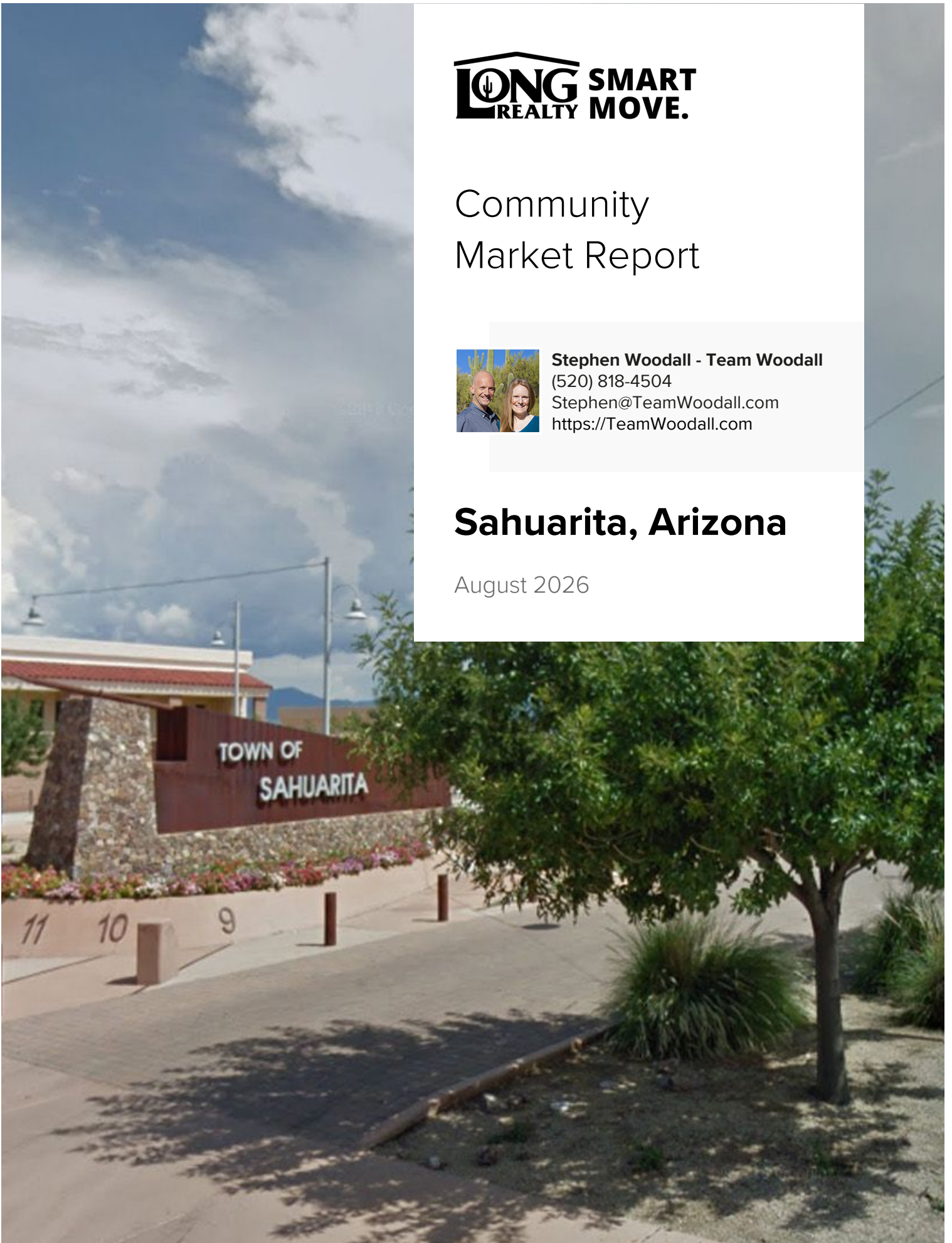
Community Market Report



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Sahuarita, Arizona

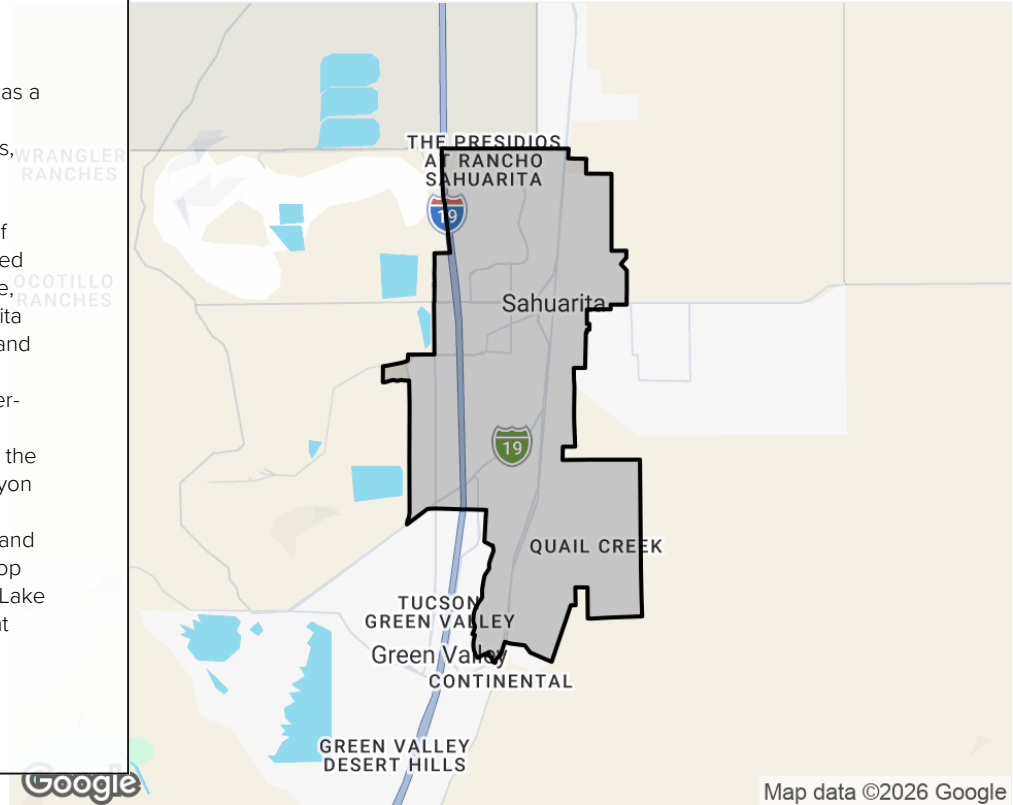
August 2026





About Sahuarita

Sahuarita, a city incorporated in 1994, has thrived as a modern "boom town" nestled in the historic Santa Cruz Valley, surrounded by early Spanish missions, frontier outposts, and historic mines. Located just northeast of the age-restricted Green Valley retirement community, Sahuarita offers a wealth of housing options, top-notch schools, well-maintained parks, and picturesque subdivisions. Among these, the master-planned community of Rancho Sahuarita stands out, attracting both first-time homebuyers and savvy investors seeking proximity to schools, job opportunities, and amenities. Other notable master-planned communities in the area include Madera Highlands and Quail Creek. Sahuarita also boasts the world's largest pecan grove. Nearby Madera Canyon offers excellent hiking and bird watching opportunities, drawing visitors from Green Valley and Tucson. Every year, Sahuarita hosts the Barbershop Harmony Annual Show and the Annual Sahuarita Lake Triathlon, making it a vibrant hub for entertainment and outdoor activities within Arizona.



Map data ©2026 Google

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 July 2026.

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	58	87	▼ 33%	71	▼ 18%
Median Sale Price	\$348,495	\$339,990	▲ 3%	\$338,400	▲ 3%
Median List Price	\$349,995	\$339,990	▲ 3%	\$344,990	▲ 1%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$21,185,858	\$31,544,790	▼ 33%	\$25,607,401	▼ 17%
Average Days on Market	63 days	51 days	▲ 12 days	91 days	▼ 28 days
Homes Sold Year to Date	541	483	▲ 12%	485	▲ 12%
For Sale at Month's End	262	287	▼ 9%	289	▼ 9%

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.

262

Homes for Sale

76

Homes Under Contract

\$1,170,000

High Price

\$74,999

Low Price

\$360,000

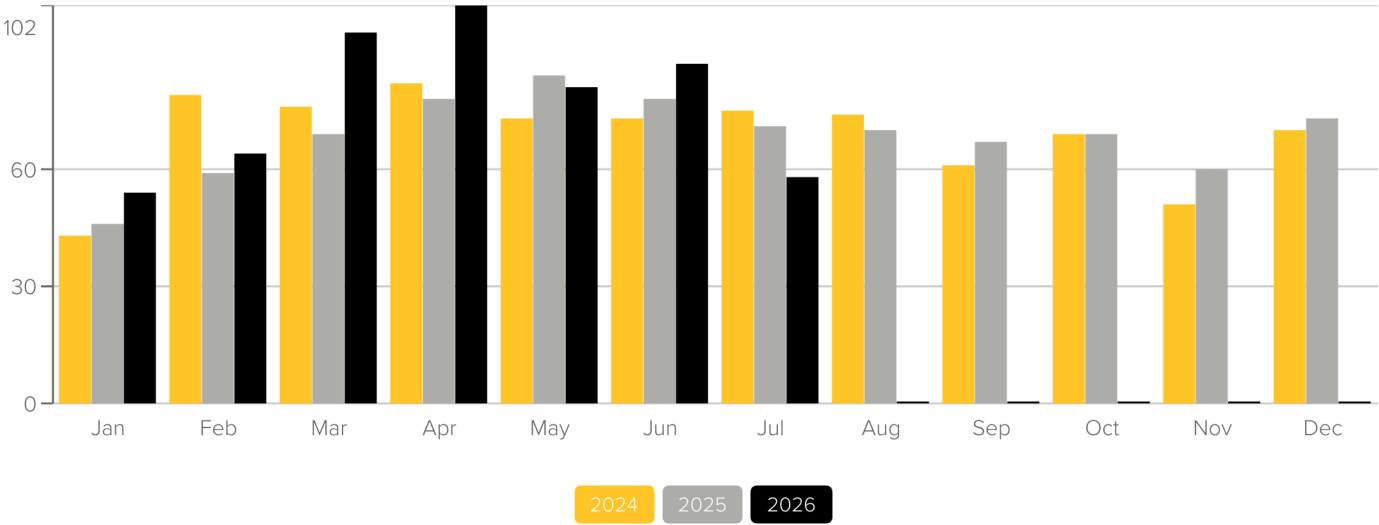
Median List Price

Values pulled on 8/5/2026





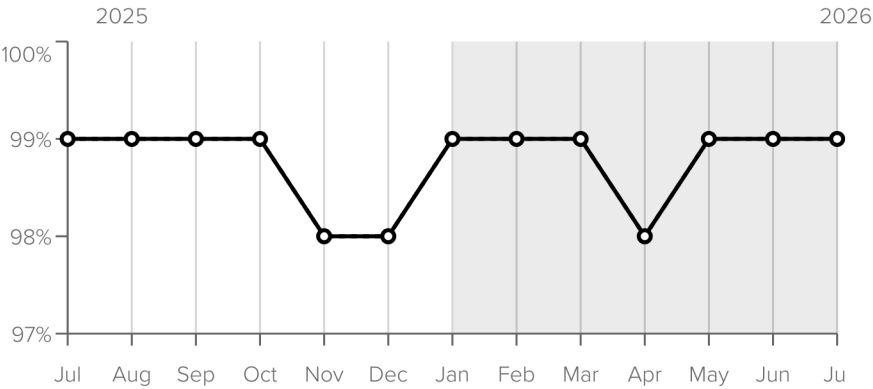
Homes Sold



Sale to List Price Ratio

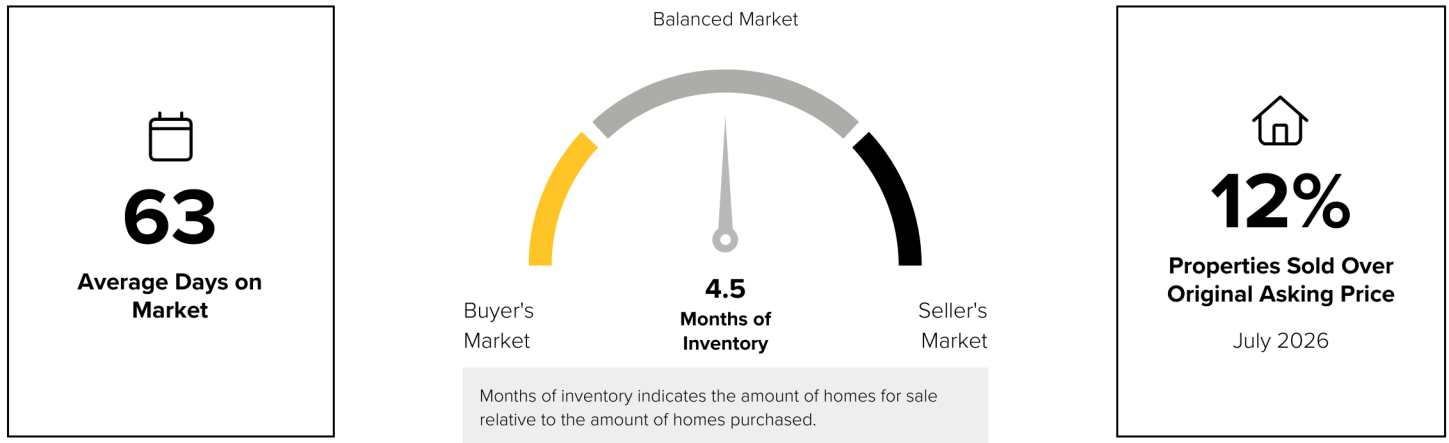


99%
Average Sale to List
Price Ratio
July 2026





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

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	262	4.5	1.2	58	81	Balanced	
< \$250,000	8	1.6	0.7	5	3	● Seller's	
\$250,000 - \$300,000	43	4.3	1.0	10	17	● Balanced	
\$300,000 - \$350,000	55	3.7	0.8	15	21	● Seller's	
\$350,000 - \$400,000	60	6.0	1.5	10	14	● Buyer's	
\$400,000 - \$450,000	31	3.9	1.2	8	9	● Seller's	
\$450,000 - \$500,000	29	9.7	2.2	3	4	● Buyer's	
\$500,000 - \$600,000	17	2.8	1.2	6	4	● Seller's	
\$600,000 - \$750,000	8	8.0	0.8	1	4	● Buyer's	
\$750,000 - \$1,000,000	10	—	5.0	0	0	—	
\$1,000,000 - \$2,000,000	1	—	—	0	0	—	
> \$2,000,000	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



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 July 2026.

