



Neighborhood Market Report



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Continental Ranch

Tucson, Arizona

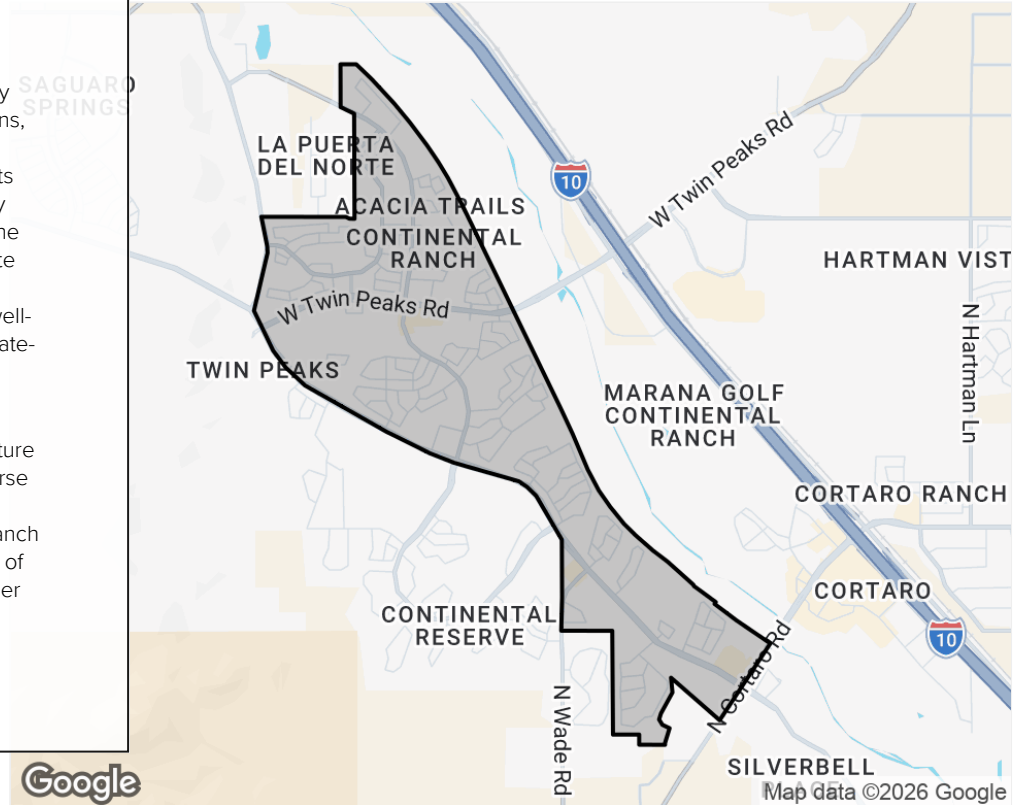
October 2026



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 September 2026.

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	23	15	▲ 53%	10	▲ 130%
Median Sale Price	\$357,000	\$370,000	▼ 4%	\$366,250	▼ 3%
Median List Price	\$358,000	\$379,900	▼ 6%	\$381,500	▼ 6%
Sale to List Price Ratio	99%	98%	▲ 1%	98%	▲ 1%
Sales Volume	\$8,482,503	\$5,636,400	▲ 50%	\$3,658,500	▲ 132%
Average Days on Market	46 days	55 days	▼ 9 days	60 days	▼ 14 days
Homes Sold Year to Date	151	128	▲ 18%	134	▲ 13%
For Sale at Month's End	52	41	▲ 27%	49	▲ 6%

Current Market

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

55

Homes for Sale

13

Homes Under Contract

\$649,999

High Price

\$260,000

Low Price

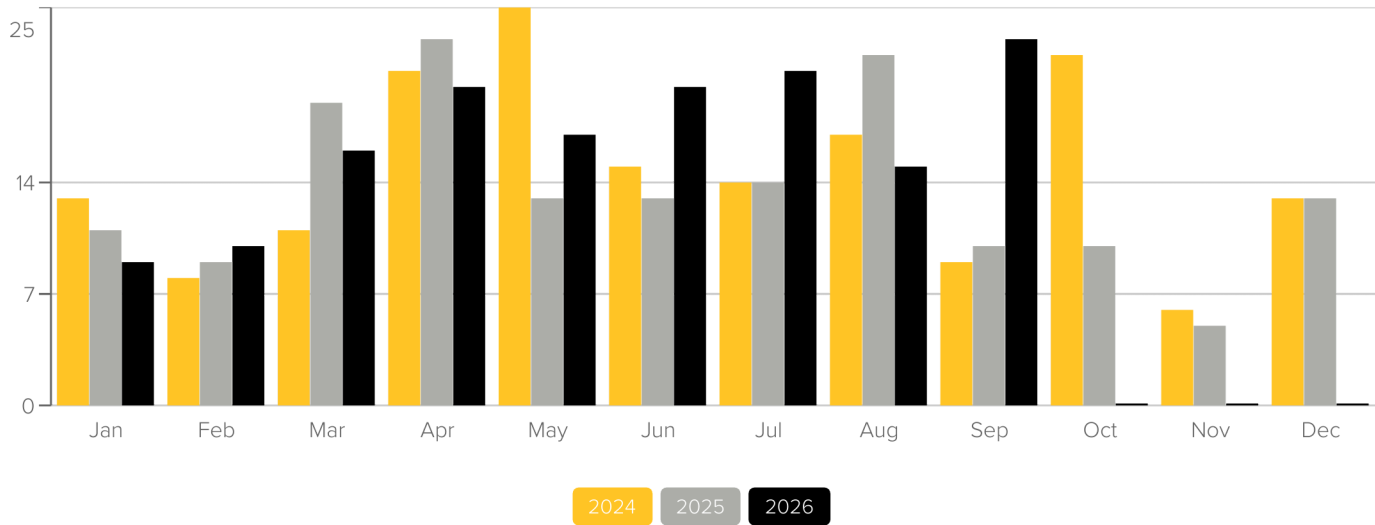
\$372,450

Median List Price

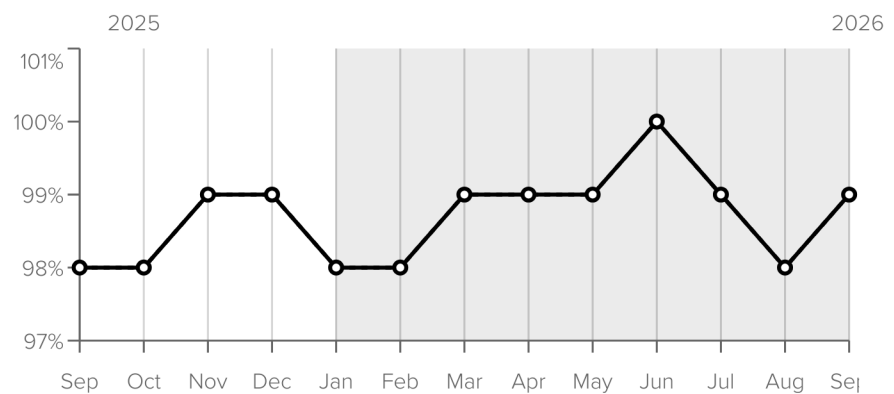
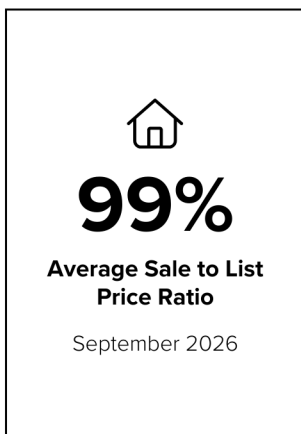
Values pulled on 10/4/2026



Homes Sold



Sale to List Price Ratio

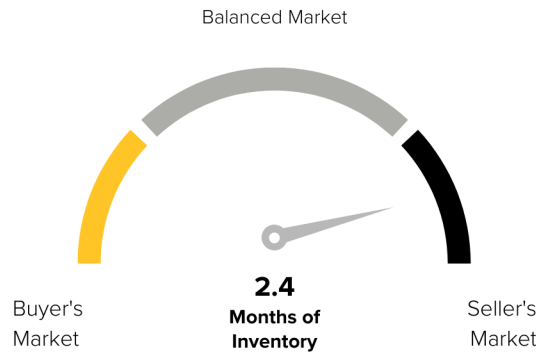




Market Conditions


46

Average Days on Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.


17%

Properties Sold Over Original Asking Price

September 2026

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 10/4/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg	
All Price Ranges	55	2.4	0.9	23	19	Seller's
< \$300,000	4	4.0	4.0	1	0	Balanced
\$300,000 - \$325,000	3	0.4	0.2	7	4	Seller's
\$325,000 - \$350,000	11	3.7	1.2	3	4	Seller's
\$350,000 - \$375,000	8	2.0	0.7	4	2	Seller's
\$375,000 - \$400,000	8	4.0	1.3	2	1	Balanced
\$400,000 - \$425,000	5	5.0	1.0	1	1	Balanced
\$425,000 - \$450,000	4	2.0	0.7	2	1	Seller's
\$450,000 - \$475,000	2	—	—	0	0	—
\$475,000 - \$500,000	3	3.0	1.5	1	1	Seller's
\$500,000 - \$525,000	3	3.0	1.0	1	0	Seller's
> \$525,000	4	4.0	4.0	1	0	Balanced

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

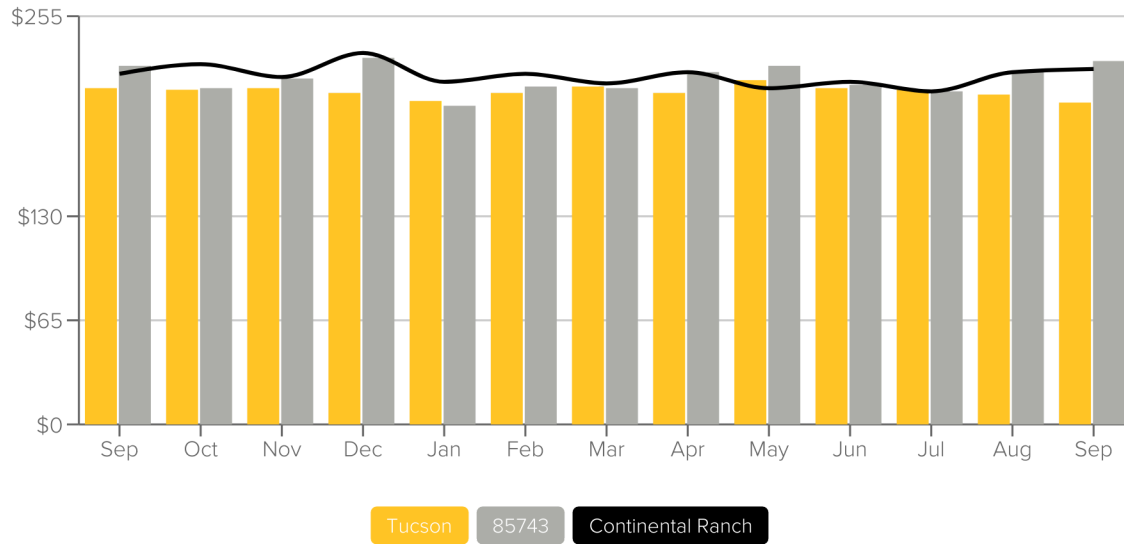
More than 6 months of inventory



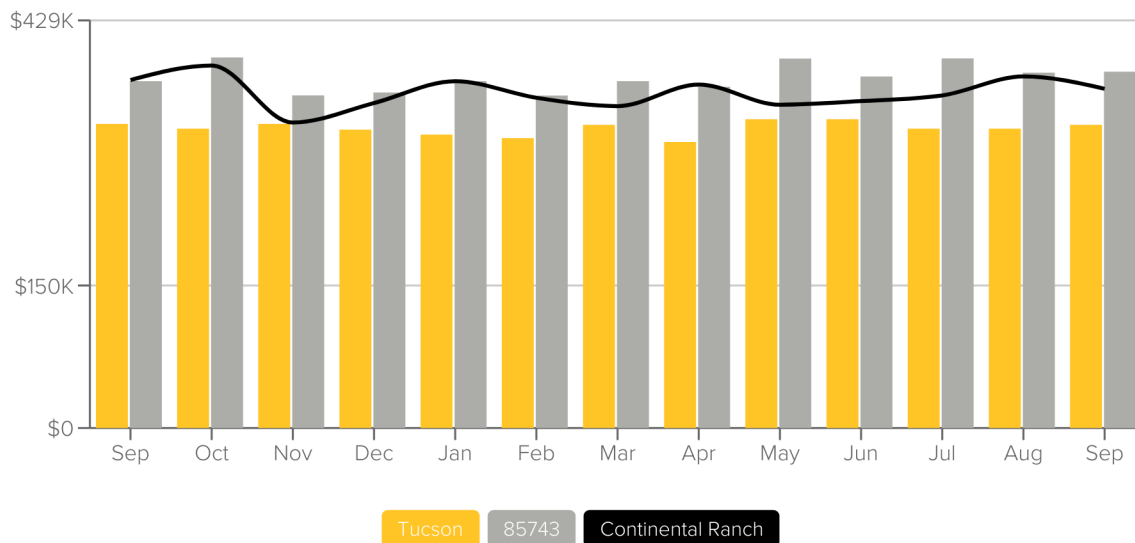
Compare Continental Ranch to Zip Code and City

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 September 2026.

