



# Neighborhood Market Report

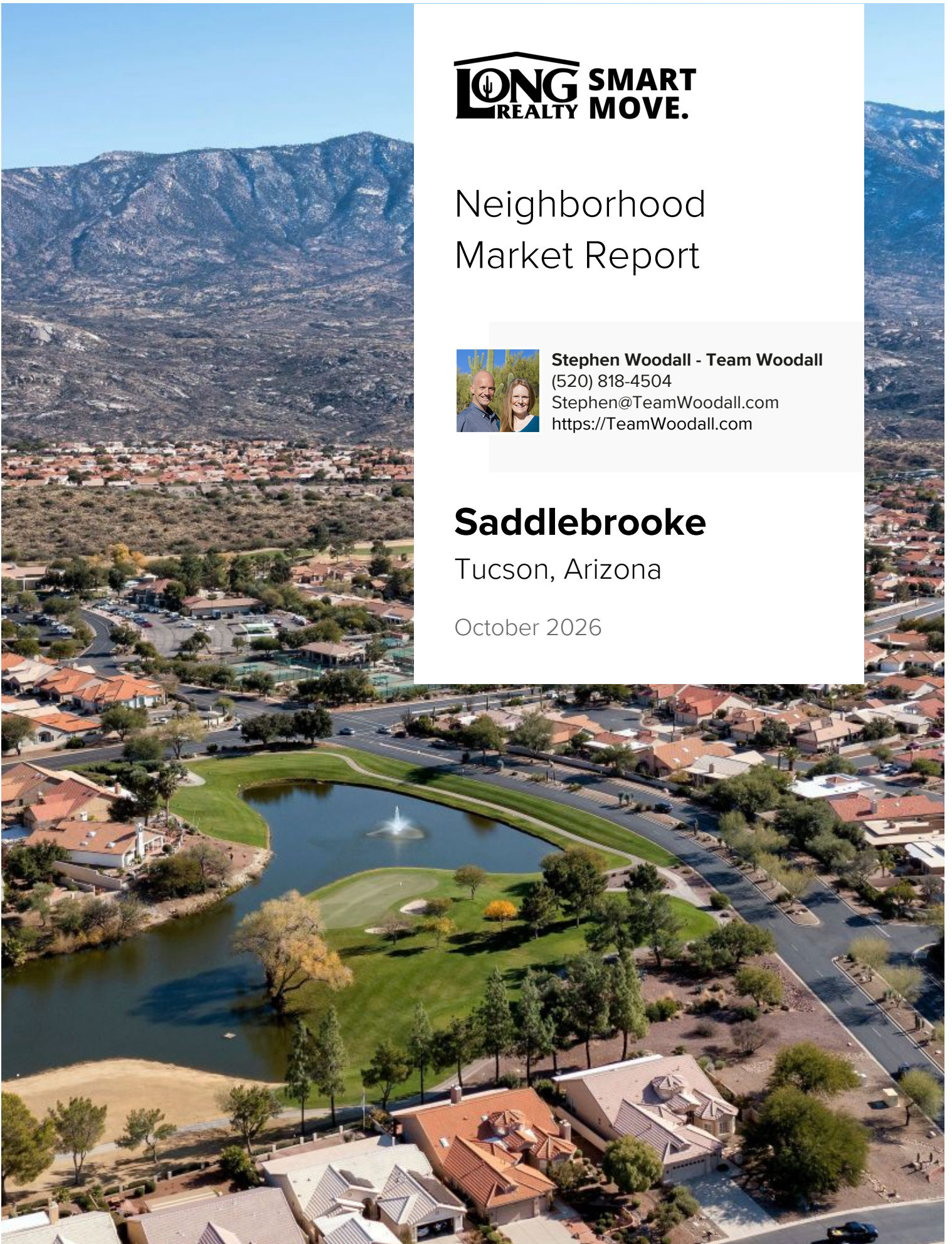


**Stephen Woodall - Team Woodall**  
(520) 818-4504  
Stephen@TeamWoodall.com  
<https://TeamWoodall.com>

## Saddlebrooke

Tucson, Arizona

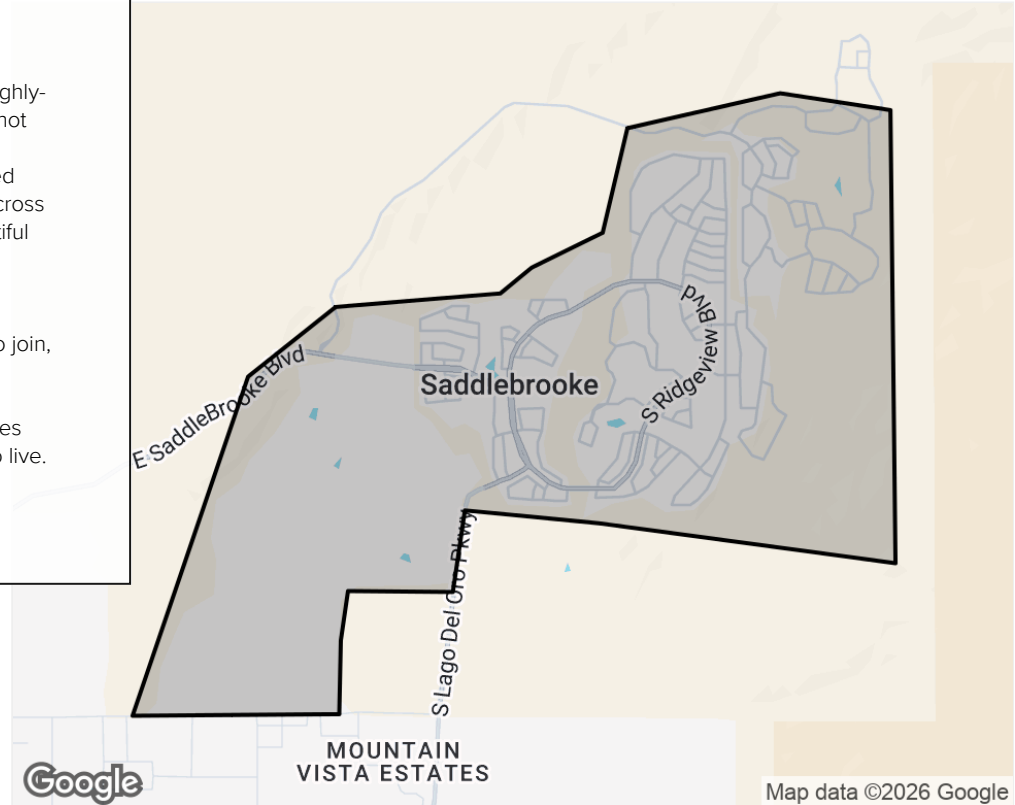
October 2026





## About Saddlebrooke

Saddlebrooke, one of Southern Arizona's most highly-regarded active adult communities, is a straight shot north as Oracle Road winds beyond the limits of Tucson and into Pinal County. This master-planned community was founded in 1987, and stretches across 1,200 acres of land that contain over 5,000 beautiful homes. Saddlebrooke residents are a tightly-knit group who enjoy private, resort-style amenities including golf, Pickleball, a fitness center, two swimming pools, and more. With over 170 clubs to join, residents have a wealth of social networking opportunities to suit their individual lifestyles and preferences. Year-round temperate weather makes Saddlebrooke a wonderfully comfortable place to live.



Scan to view the full digital market report for Saddlebrooke.





# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Saddlebrooke. The data in the Sold Listings table is based on homes sold within the month of September 2026.

|                          | Current Period<br>Sep 2026 | Last Month<br>Aug 2026 | Change From<br>Last Month | Last Year<br>Sep 2025 | Change From<br>Last Year |
|--------------------------|----------------------------|------------------------|---------------------------|-----------------------|--------------------------|
| Homes Sold               | 23                         | 19                     | ▲ 21%                     | 22                    | ▲ 5%                     |
| Median Sale Price        | \$450,000                  | \$507,000              | ▼ 11%                     | \$448,750             | 0%                       |
| Median List Price        | \$459,000                  | \$520,000              | ▼ 12%                     | \$460,250             | 0%                       |
| Sale to List Price Ratio | 97%                        | 99%                    | ▼ 2%                      | 98%                   | ▼ 1%                     |
| Sales Volume             | \$11,334,000               | \$9,976,050            | ▲ 14%                     | \$10,340,000          | ▲ 10%                    |
| Average Days on Market   | 49 days                    | 33 days                | ▲ 16 days                 | 83 days               | ▼ 34 days                |
| Homes Sold Year to Date  | 281                        | 258                    | ▲ 9%                      | 250                   | ▲ 12%                    |
| For Sale at Month's End  | 91                         | 67                     | ▲ 36%                     | 115                   | ▼ 21%                    |

## 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.

92

Homes for Sale

20

Homes Under Contract

\$1,780,000

High Price

\$260,000

Low Price

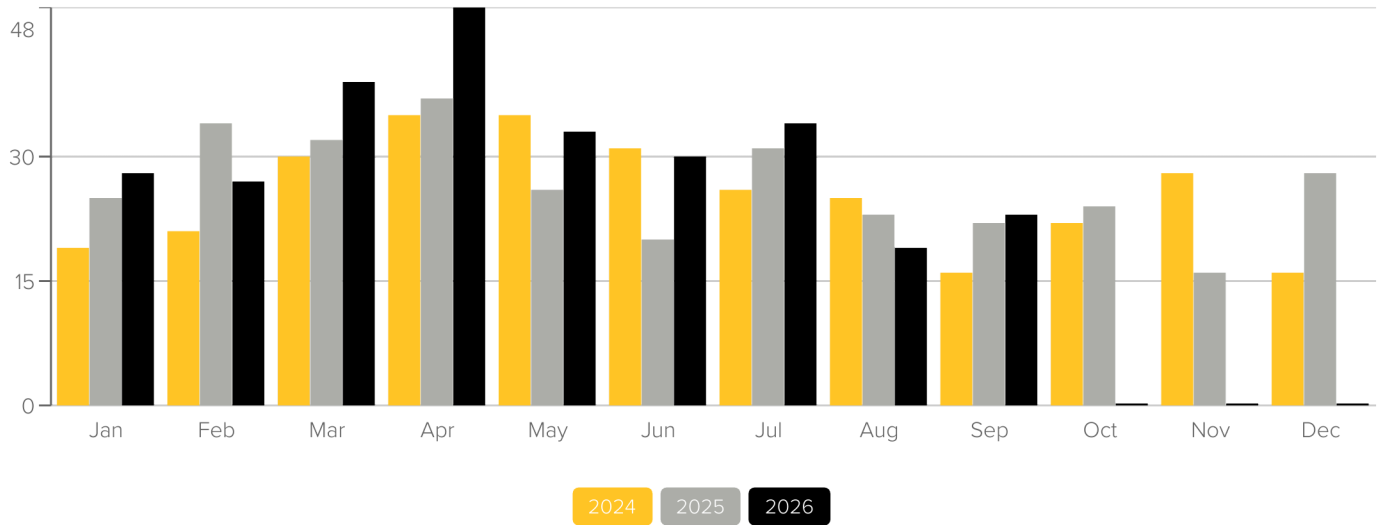
\$497,000

Median List Price

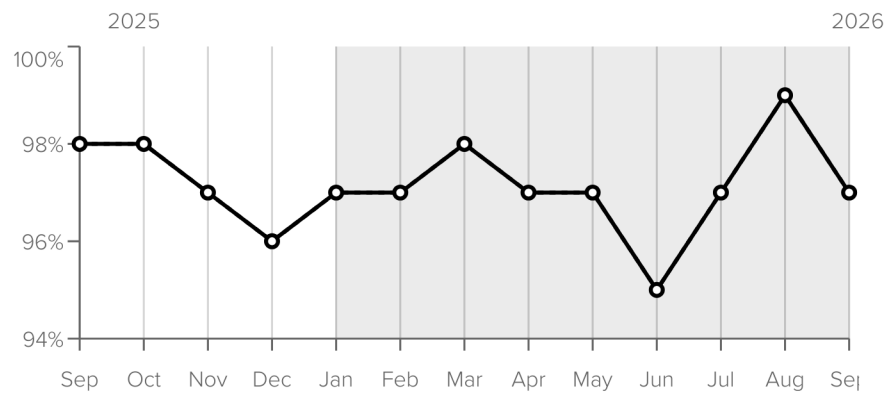
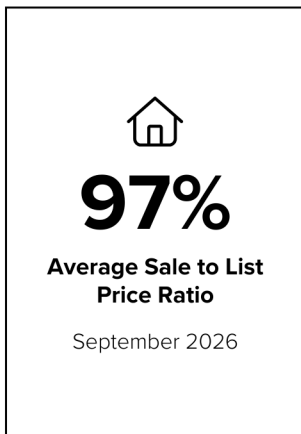
Values pulled on 10/4/2026



## Homes Sold

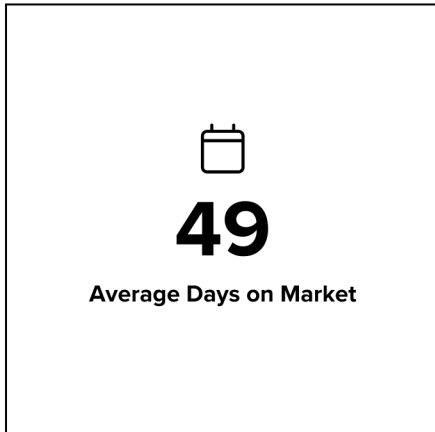


## Sale to List Price Ratio





# 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<br>10/4/26    | Current Period<br>Sep 2026 | 3 Month Trend | Current Period<br>Sep 2026 | 6 Month Avg |                |
| All Price Ranges          | 92              | 3.5                 | 1.2                        | 26            | 32                         | Seller's    |                |
| < \$250,000               | 0               | —                   | 0.0                        | 0             | 0                          | —           |                |
| \$250,000 - \$300,000     | 4               | 4.0                 | 1.0                        | 1             | 1                          | ● Balanced  |                |
| \$300,000 - \$350,000     | 4               | —                   | 1.0                        | 0             | 2                          | —           |                |
| \$350,000 - \$400,000     | 9               | 2.3                 | 1.5                        | 4             | 2                          | ● Seller's  |                |
| \$400,000 - \$450,000     | 14              | 2.0                 | 1.0                        | 7             | 5                          | ● Seller's  |                |
| \$450,000 - \$500,000     | 15              | 5.0                 | 1.1                        | 3             | 5                          | ● Balanced  |                |
| \$500,000 - \$600,000     | 16              | 2.7                 | 0.8                        | 6             | 7                          | ● Seller's  |                |
| \$600,000 - \$750,000     | 10              | 3.3                 | 1.0                        | 3             | 4                          | ● Seller's  |                |
| \$750,000 - \$1,000,000   | 13              | 6.5                 | 2.6                        | 2             | 1                          | ● Buyer's   |                |
| \$1,000,000 - \$2,000,000 | 7               | —                   | 7.0                        | 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

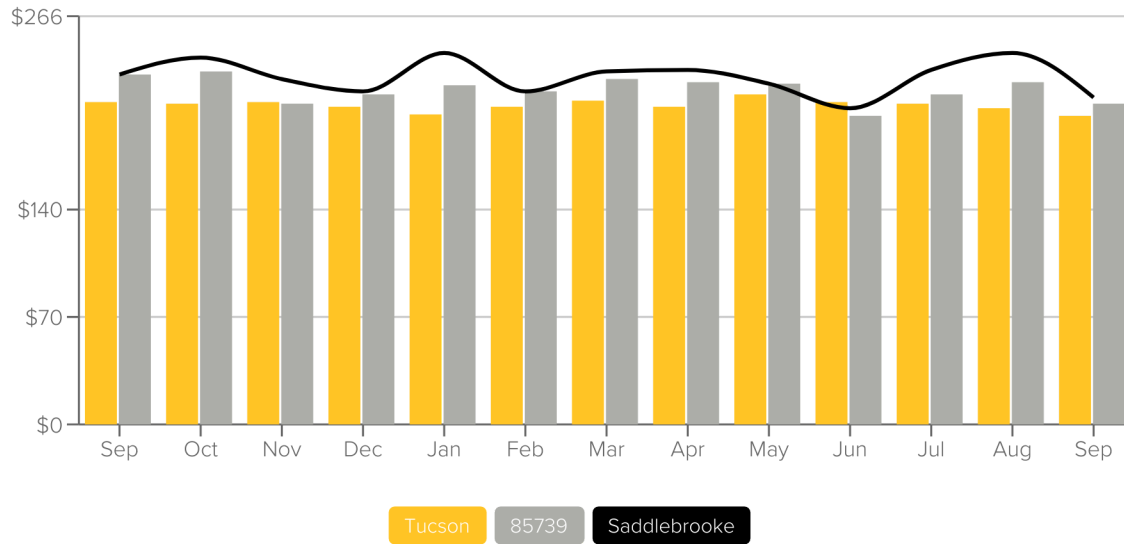
More than 6 months of inventory



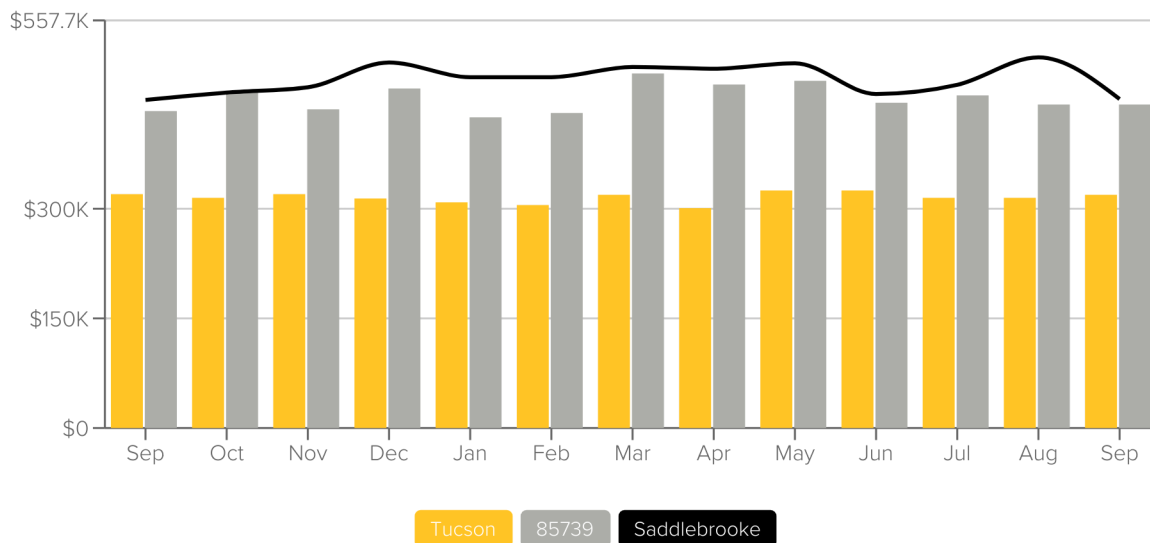
# Compare Saddlebrooke to Zip Code and City

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 Saddlebrooke. The values are based on closed transactions in September 2026.

