

LONG REALTY SMART MOVE.

Neighborhood Market Report

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

Continental Ranch

Tucson, Arizona

November 2026

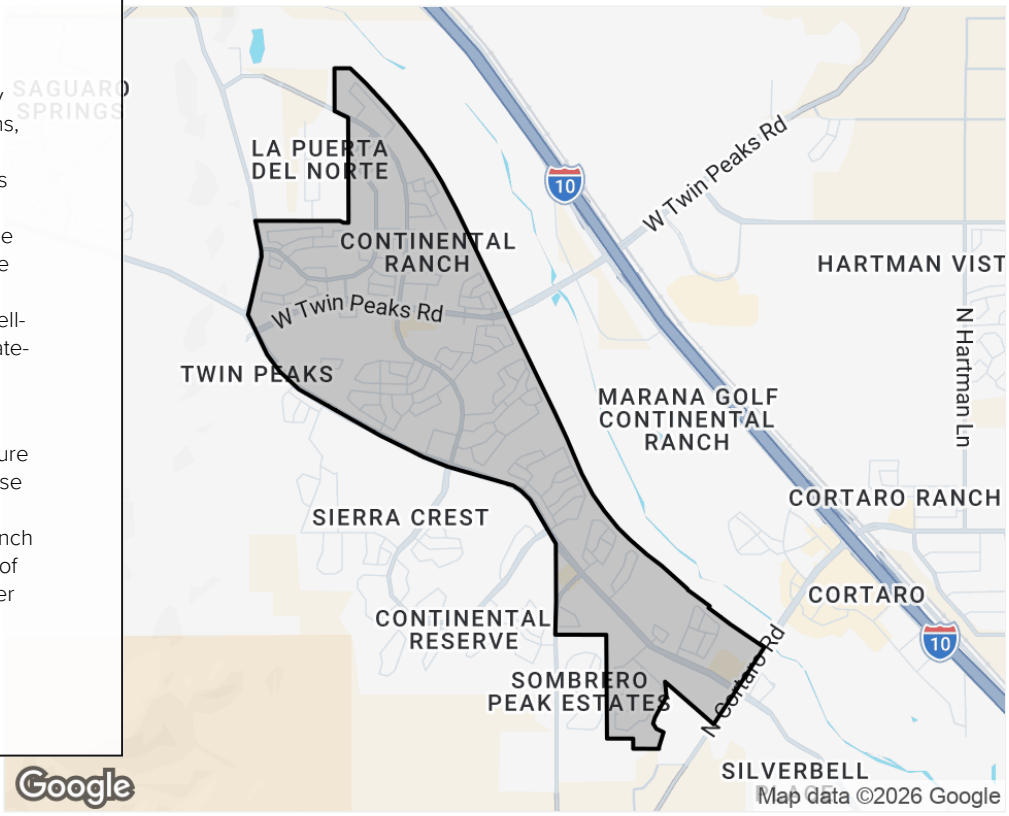


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About Continental Ranch

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.


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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 October 2026.

	Current Period Oct 2026	Last Month Sep 2026	Change From Last Month	Last Year Oct 2025	Change From Last Year
Homes Sold	8	23	▼ 65%	10	▼ 20%
Median Sale Price	$365,000	$357,000	▲ 2%	$381,500	▼ 4%
Median List Price	$364,950	$358,000	▲ 2%	$387,500	▼ 6%
Sale to List Price Ratio	99%	99%	0%	98%	▲ 1%
Sales Volume	$3,113,999	$8,482,503	▼ 63%	$3,743,000	▼ 17%
Average Days on Market	32 days	46 days	▼ 14 days	75 days	▼ 43 days
Homes Sold Year to Date	159	151	▲ 5%	144	▲ 10%
For Sale at Month's End	61	52	▲ 17%	57	▲ 7%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 1, 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.

61
Homes for Sale

10
Homes Under Contract

$644,999
High Price

$260,000
Low Price

$375,000
Median List Price

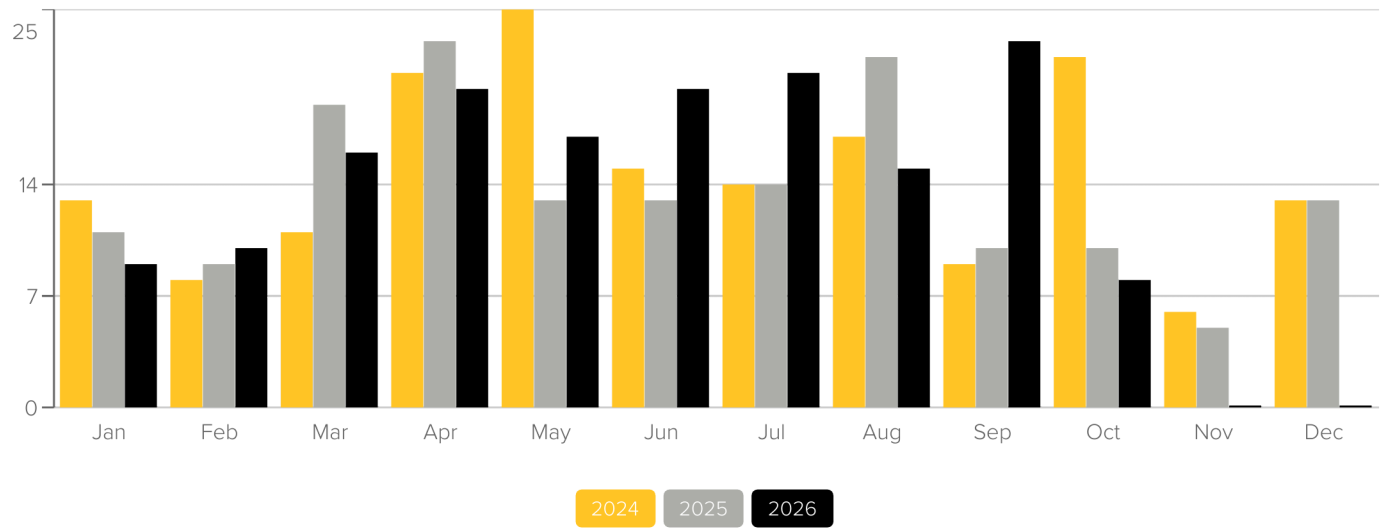
Values pulled on 11/1/2026

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

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Homes Sold

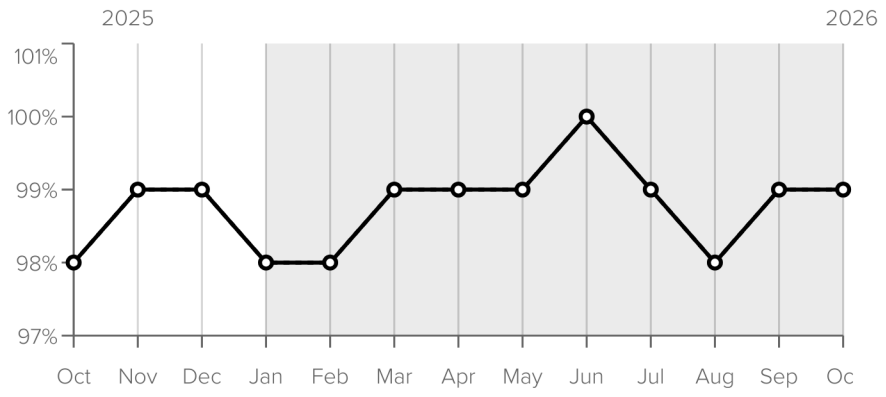


Sale to List Price Ratio

99%

Average Sale to List Price Ratio

October 2026



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Market Conditions

32
Average Days on Market

Balanced Market



Buyer's Market

7.6
Months of Inventory

Seller's Market

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

13%
Properties Sold Over Original Asking Price
October 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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	**More homes to choose from** **Could spend less than asking price** **Price restrictions** **Rarely competing offers**	**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	**Takes more time to sell** **Fewer offers received** **Could get lower than asking price** **May have to make repairs and/or concessions**	**Home sells quickly** **Multiple offers likely** **Could get more than asking price** **Buyers willing to overlook repairs**

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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 11/1/26	Current Period Oct 2026	3 Month Trend	Current Period Oct 2026	6 Month Avg	
All Price Ranges	61	7.6	1.3	8	17	Buyer's
< $300,000	4	4.0	2.0	1	0	Balanced
$300,000 - $325,000	4	—	0.3	0	3	—
$325,000 - $350,000	14	4.7	2.3	3	4	Balanced
$350,000 - $375,000	6	—	0.9	0	2	—
$375,000 - $400,000	12	6.0	2.4	2	1	Buyer's
$400,000 - $425,000	3	—	1.0	0	1	—
$425,000 - $450,000	6	—	1.2	0	1	—
$450,000 - $475,000	2	2.0	2.0	1	0	Seller's
$475,000 - $500,000	4	—	2.0	0	1	—
$500,000 - $525,000	2	—	2.0	0	0	—
> $525,000	4	4.0	2.0	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

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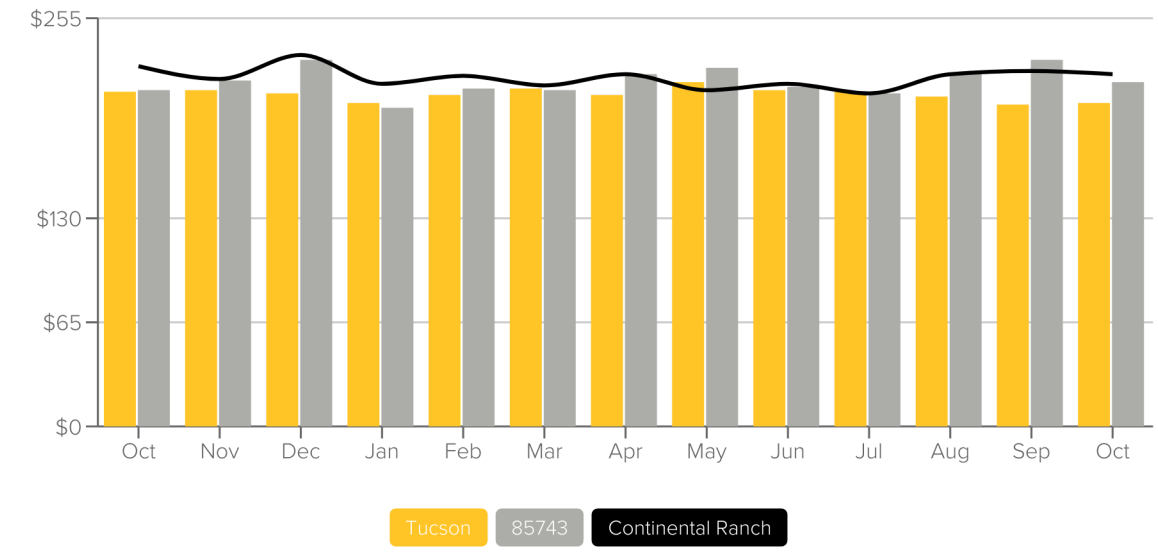


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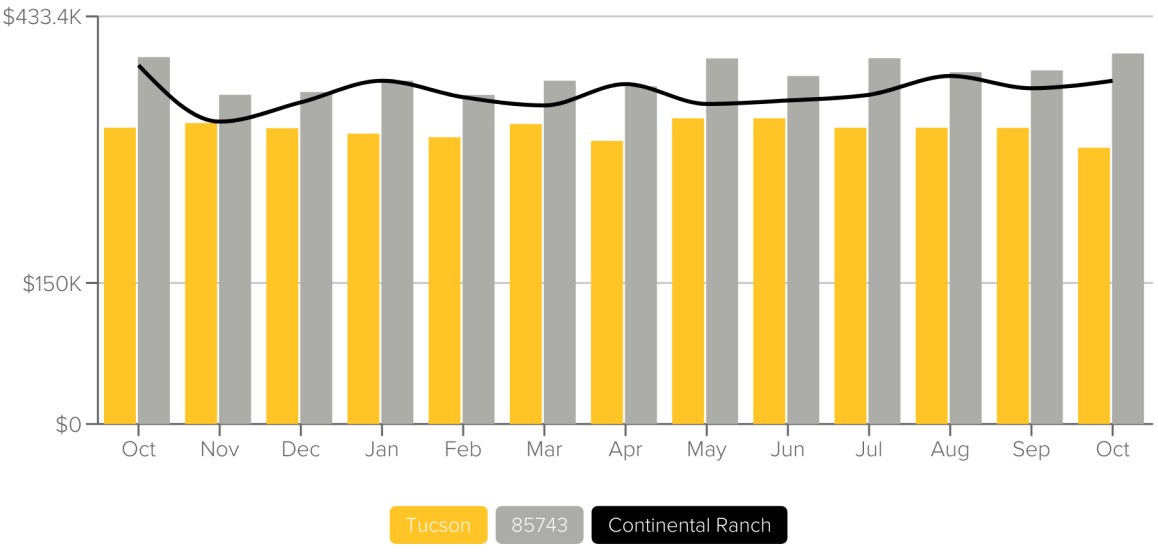
Compare Continental Ranch to Zip Code and City

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



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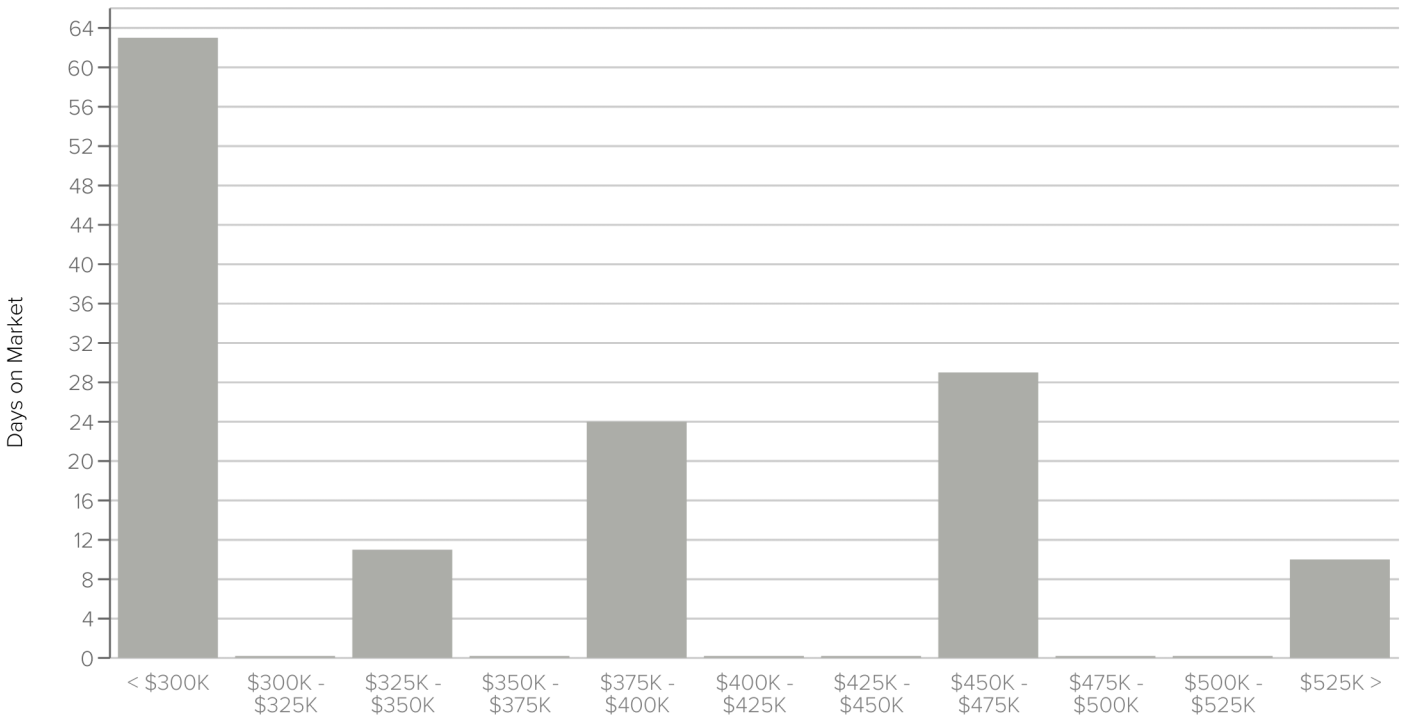


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Statistics

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 October 2026.



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