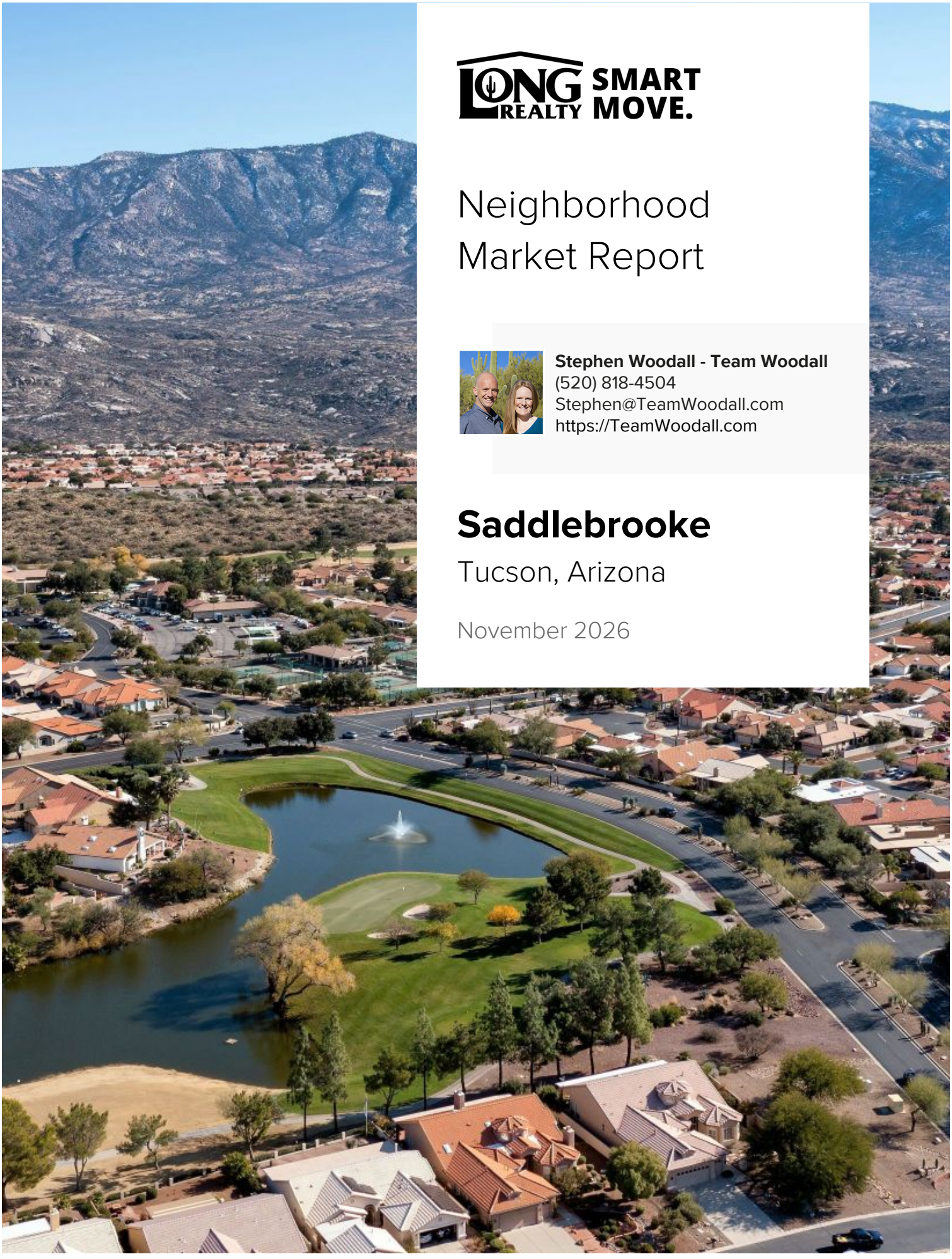


LONG REALTY SMART MOVE.

Neighborhood Market Report

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Saddlebrooke

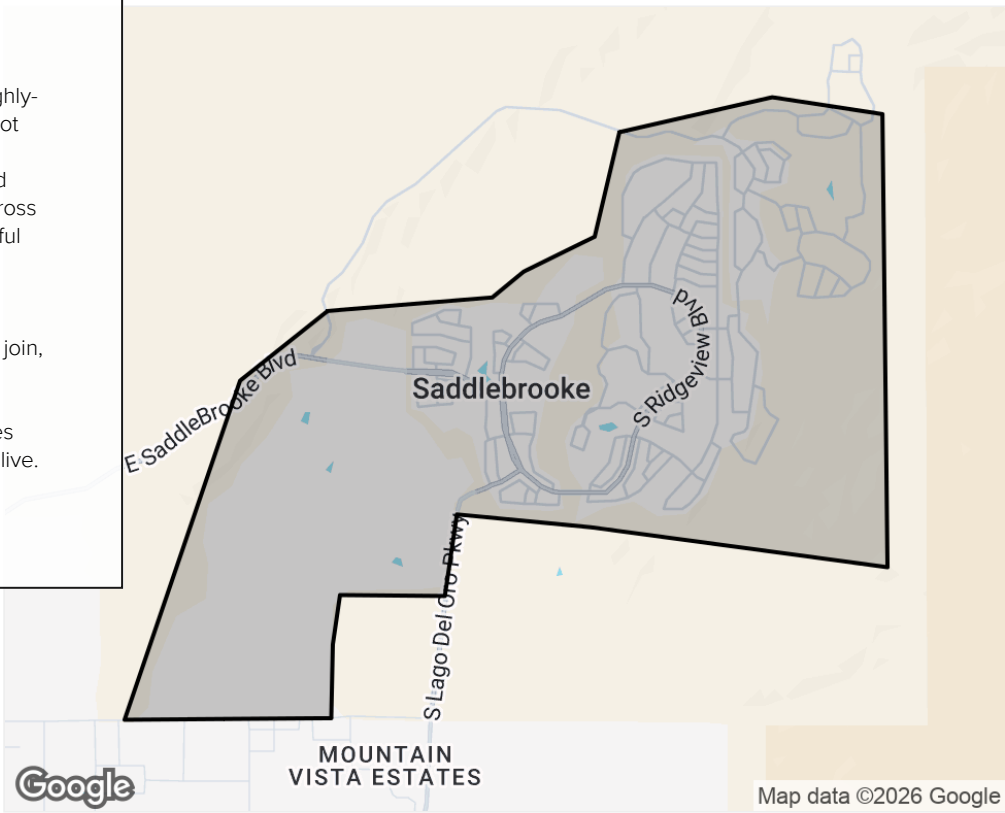
Tucson, Arizona

November 2026


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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.



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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 October 2026.

	Current Period Oct 2026	Last Month Sep 2026	Change From Last Month	Last Year Oct 2025	Change From Last Year
Homes Sold	22	23	▼ 4%	24	▼ 8%
Median Sale Price	$454,750	$450,000	▲ 1%	$458,886	▼ 1%
Median List Price	$459,950	$459,000	0%	$477,000	▼ 4%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	$11,913,780	$11,334,000	▲ 5%	$12,434,822	▼ 4%
Average Days on Market	58 days	49 days	▲ 9 days	85 days	▼ 27 days
Homes Sold Year to Date	303	281	▲ 8%	274	▲ 11%
For Sale at Month's End	114	91	▲ 25%	137	▼ 17%

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.

114
Homes for Sale

25
Homes Under Contract

$1,780,000
High Price

$256,200
Low Price

$490,000
Median List Price

Values pulled on 11/1/2026

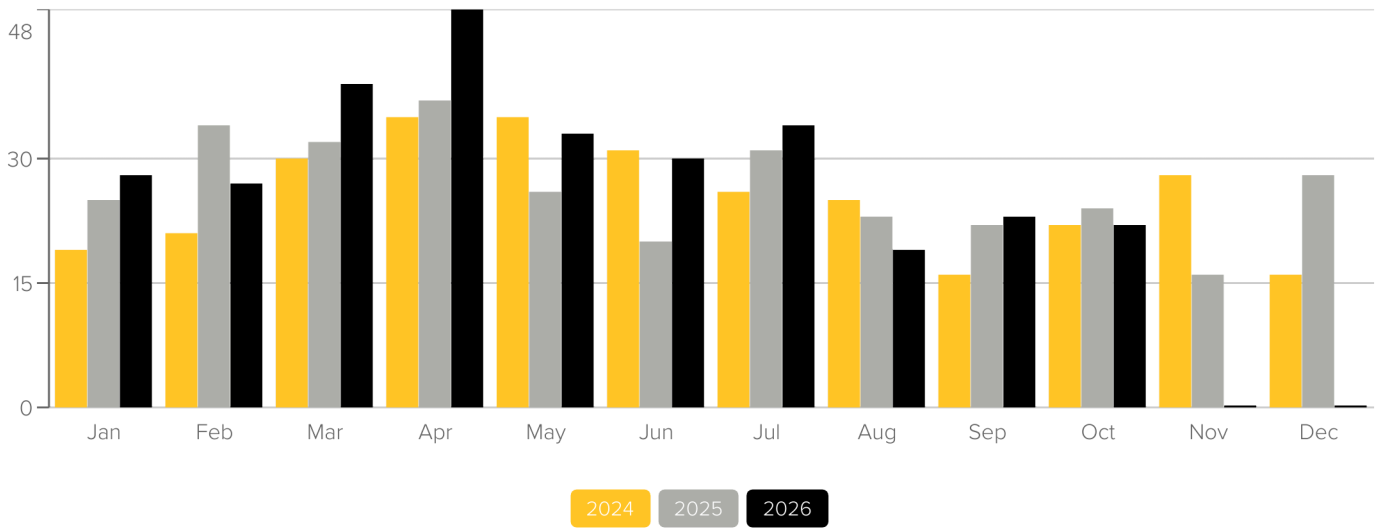
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Homes Sold

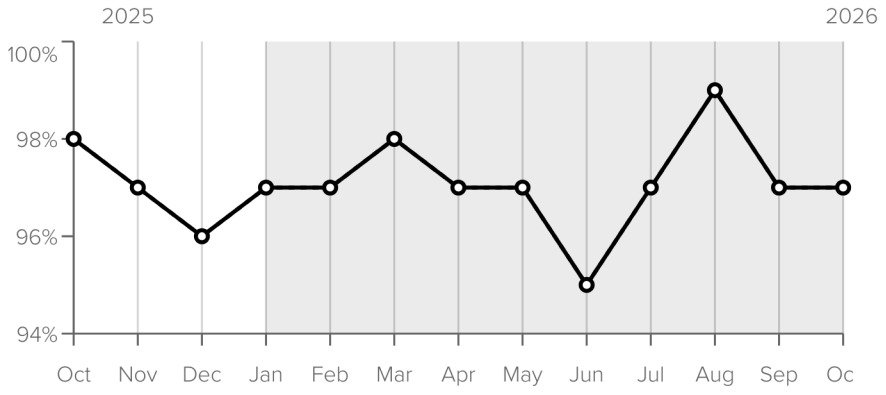


Sale to List Price Ratio

97%

Average Sale to List Price Ratio

October 2026



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Market Conditions

58
Average Days on Market

Balanced Market



Buyer's Market | **5.2 Months of Inventory** | Seller's Market

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

0%
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	114	5.2	1.8	22	27	Balanced
< $250,000	0	—	—	0	0	—
$250,000 - $300,000	3	3.0	1.0	1	1	● Seller's
$300,000 - $350,000	3	3.0	1.0	1	1	● Seller's
$350,000 - $400,000	14	2.8	1.8	5	2	● Seller's
$400,000 - $450,000	24	12.0	2.2	2	4	● Buyer's
$450,000 - $500,000	15	3.8	1.4	4	4	● Seller's
$500,000 - $600,000	18	6.0	1.2	3	6	● Buyer's
$600,000 - $750,000	14	7.0	2.3	2	3	● Buyer's
$750,000 - $1,000,000	13	6.5	3.3	2	1	● Buyer's
$1,000,000 - $2,000,000	10	5.0	3.3	2	0	● Balanced
> $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

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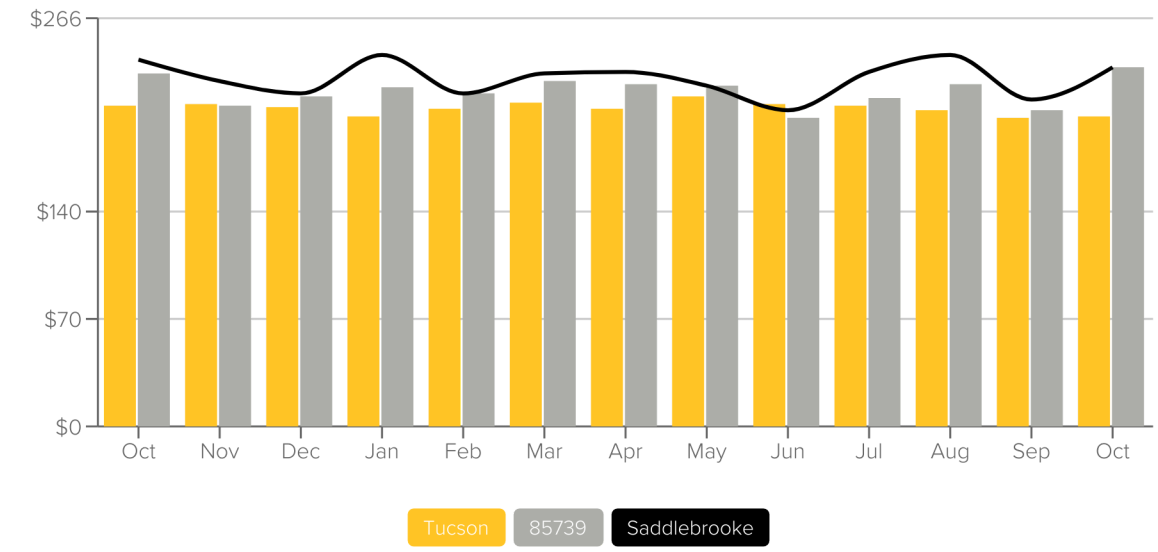


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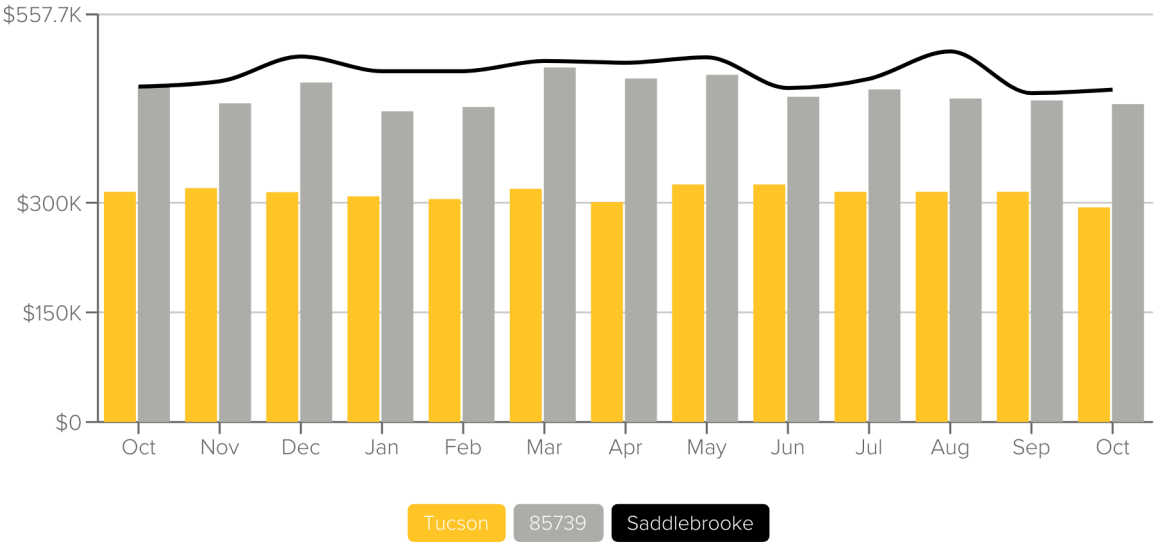
Compare Saddlebrooke to Zip Code and City

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



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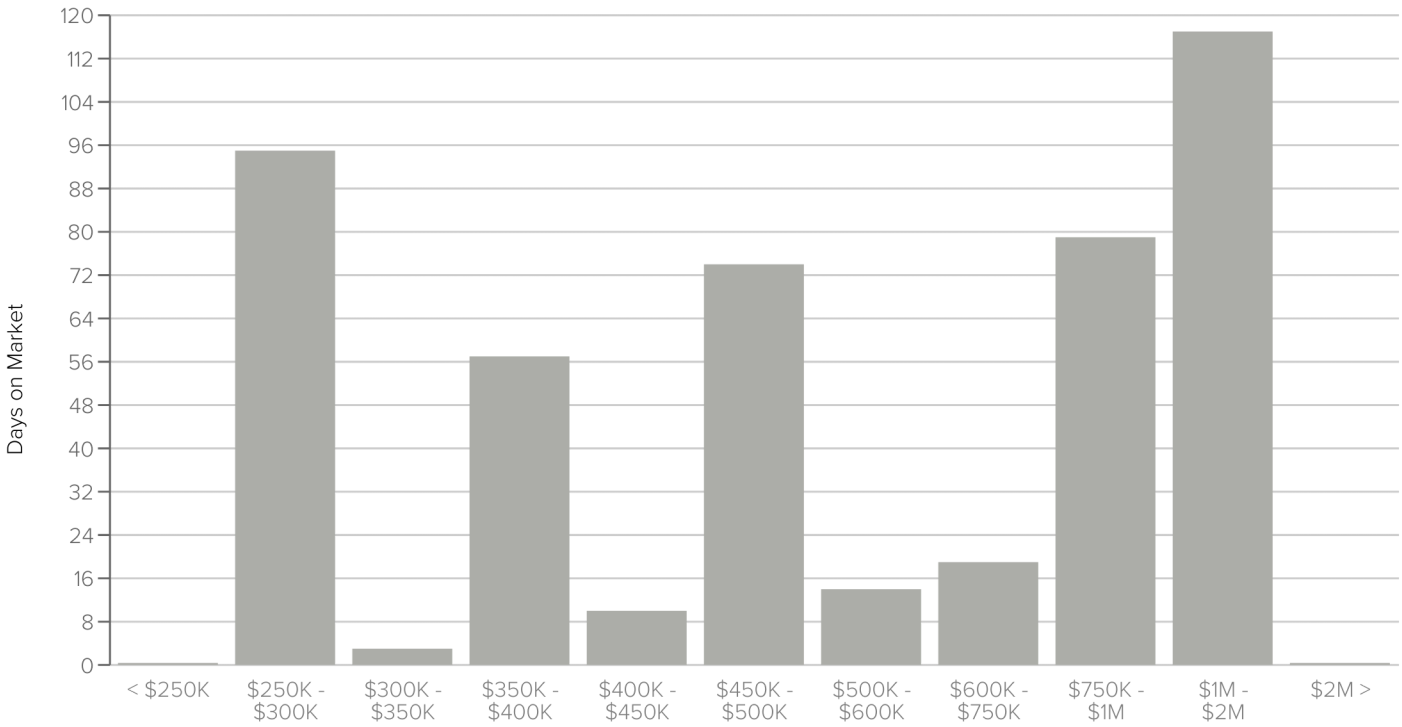
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Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Saddlebrooke. The values are based on closed transactions in October 2026.



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