



# Neighborhood Market Report



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## **Rancho Vistoso**

Oro Valley, Arizona

September 2022



# Market Summary

## All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Rancho Vistoso. The data in the Sold Listings table is based on homes sold within the month of August 2022.

	Current Period Aug 2022	Last Month Jul 2022	Change From Last Month	Last Year Aug 2021	Change From Last Year
<b>Homes Sold</b>	31	36	▼ 14%	47	▼ 34%
<b>Median Sale Price</b>	\$480,000	\$487,500	▼ 2%	\$420,000	▲ 14%
<b>Median List Price</b>	\$485,000	\$480,000	▲ 1%	\$415,000	▲ 17%
<b>Sale to List Price Ratio</b>	99%	101%	▼ 2%	100%	▼ 1%
<b>Sales Volume</b>	\$16,242,750	\$19,494,400	▼ 17%	\$23,510,217	▼ 31%
<b>Homes Sold Year to Date</b>	363	—	—	440	▼ 17%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 7, 2022. 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.

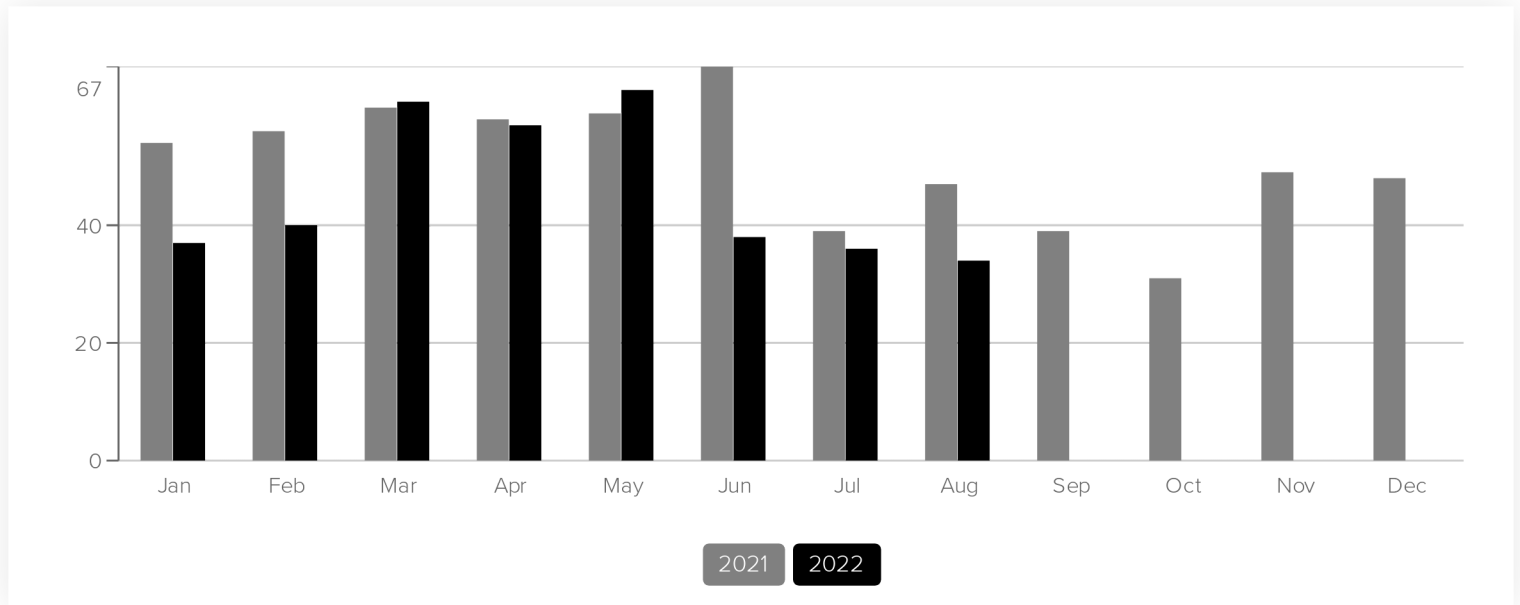
<b>55</b> Homes for Sale	<b>36</b> Homes Under Contract	<b>\$1,299,900</b> High Price
<b>\$325,000</b> Low Price	<b>\$510,000</b> Median List Price	

Values pulled on 9/7/2022

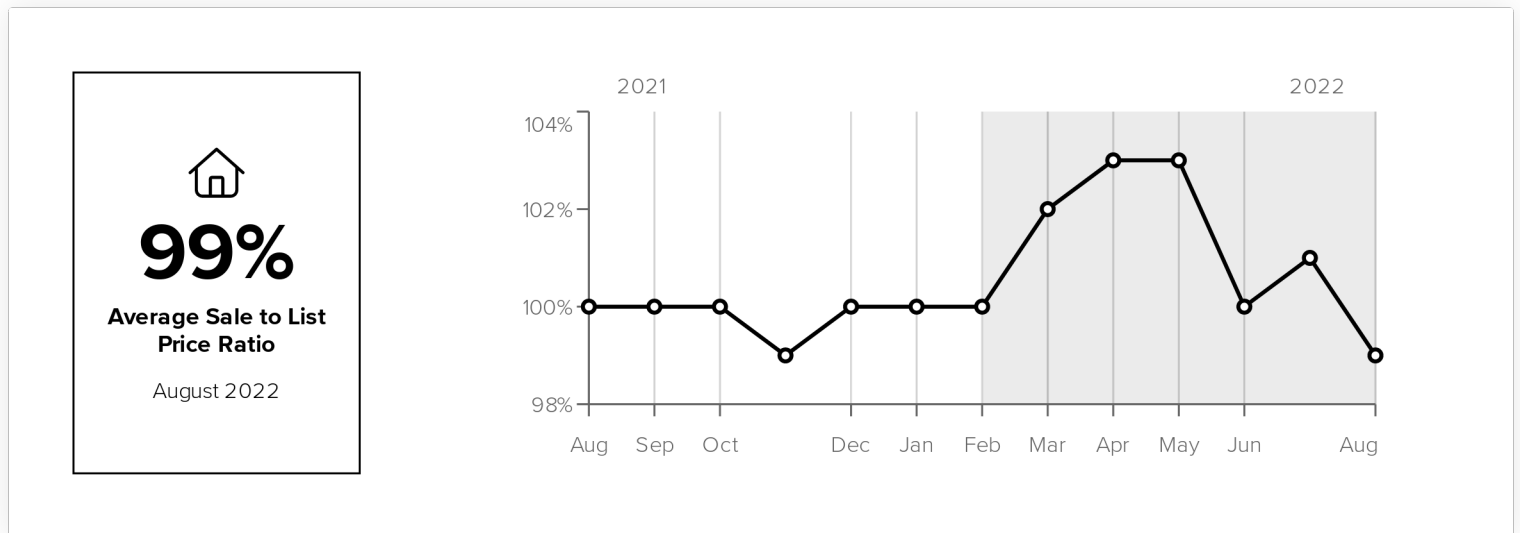


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## Homes Sold

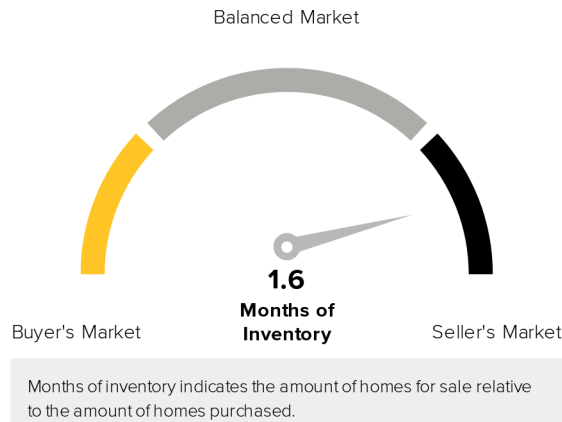


## Sale to List Price Ratio





# Market Conditions



**23%**

**Properties Sold Over Original Asking Price**

August 2022

## 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
- More negotiating power
- 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
- Less negotiating power
- 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 8/31/22	Current Period Aug 2022	3 Month Trend	Current Period Aug 2022	6 Month Avg		
< \$100,000	0	—	—	0	0	—	
\$100,000 - \$150,000	0	—	—	0	0	—	
\$150,000 - \$200,000	0	—	—	0	0	—	
\$200,000 - \$250,000	0	—	—	0	0	—	
\$250,000 - \$300,000	0	—	—	0	0	—	
\$300,000 - \$350,000	2	1.0	0.4	2	2	● Seller's	
\$350,000 - \$400,000	4	0.8	0.3	5	6	● Seller's	
\$400,000 - \$450,000	12	1.7	0.5	7	8	● Seller's	
\$450,000 - \$500,000	8	1.1	0.3	7	9	● Seller's	
\$500,000 - \$550,000	5	5.0	0.6	1	3	● Balanced	
> \$550,000	24	2.0	0.7	12	17	● Seller's	
All Properties	55	1.6	0.5	34	48	Seller's	

### Buyer's Market

More than 7 months of inventory  
 Home prices will depreciate

### Balanced Market

Between 6-7 months of inventory  
 Home prices will only appreciate with inflation

### Seller's Market

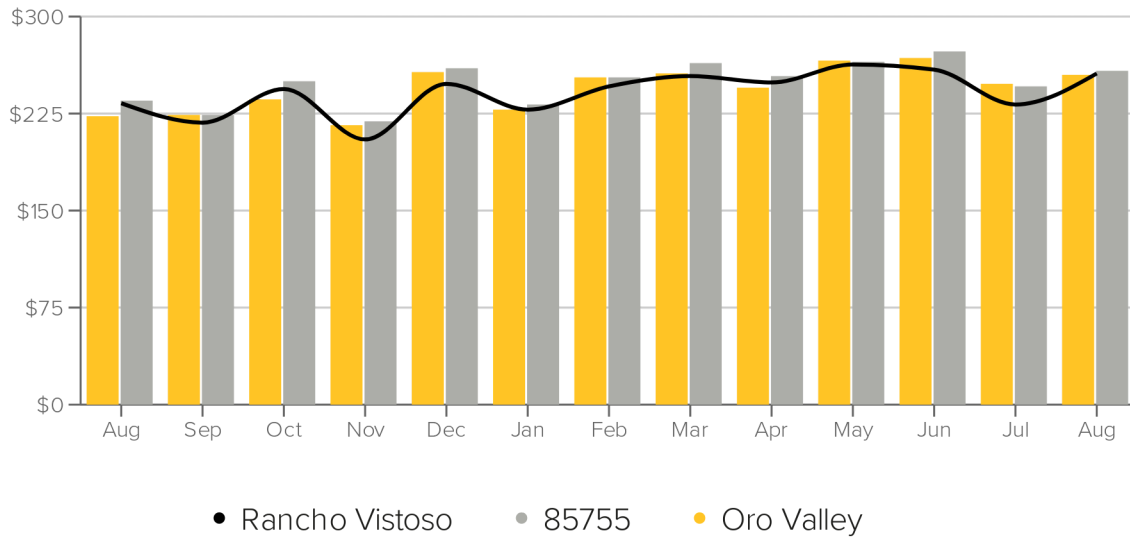
Less than 6 months of inventory  
 Home prices will appreciate



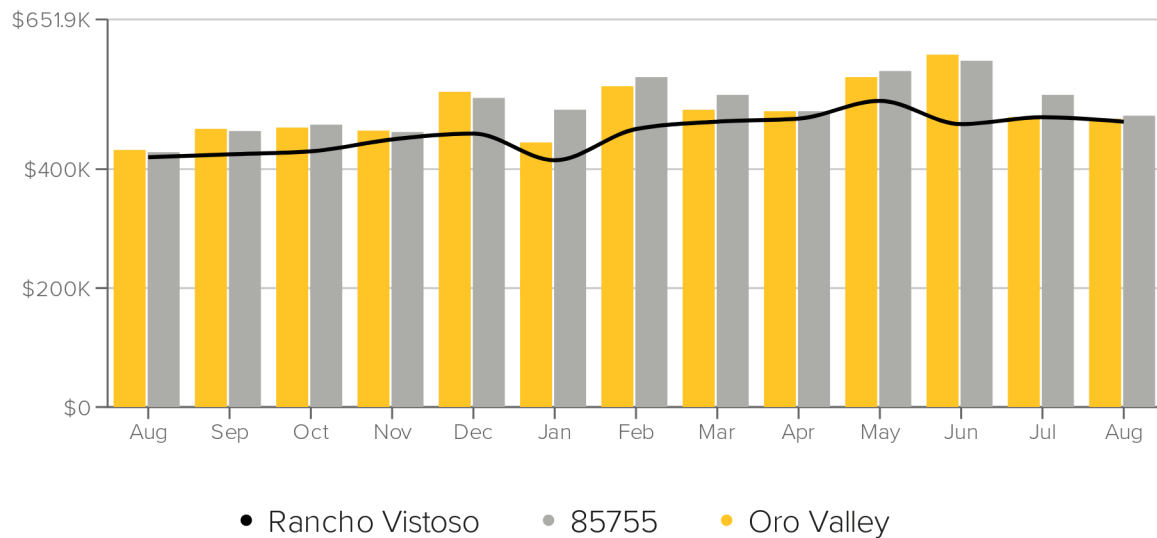
# Compare Rancho Vistoso to Zip Code and City

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 Rancho Vistoso. The values are based on closed transactions in August 2022.

