



Community Market Report



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

Oro Valley, Arizona

December 2022



Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Oro Valley, Arizona. The data in the Sold Listings table is based on homes sold within the month of November 2022.

	Current Period Nov 2022	Last Month Oct 2022	Change From Last Month	Last Year Nov 2021	Change From Last Year
Homes Sold	66	77	▼ 14%	108	▼ 39%
Median Sale Price	\$467,500	\$485,000	▼ 4%	\$460,000	▲ 2%
Median List Price	\$484,500	\$485,000	0%	\$462,500	▲ 5%
Sale to List Price Ratio	98%	99%	▼ 1%	100%	▼ 2%
Sales Volume	\$35,657,817	\$44,798,500	▼ 20%	\$53,374,502	▼ 33%
Average Days on Market	34 days	26 days	▲ 8 days	23 days	▲ 11 days
Homes Sold Year to Date	1,096	—	—	1,334	▼ 18%
For Sale at Month's End	200	204	▼ 2%	—	—

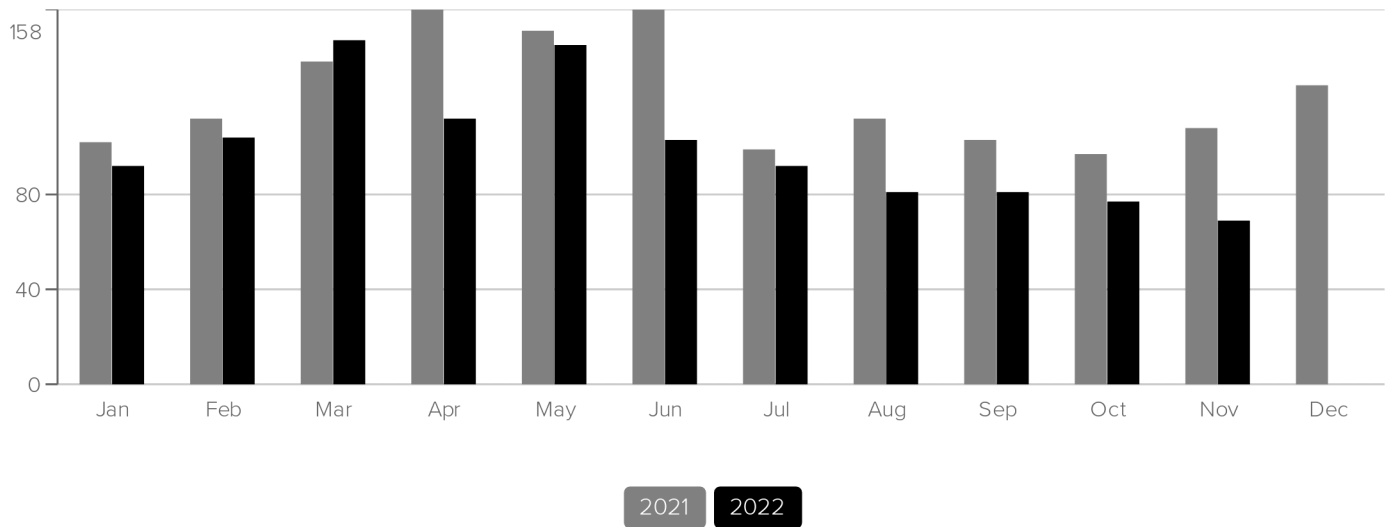
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 5, 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.

200 Homes for Sale	92 Homes Under Contract	\$3,950,000 High Price
\$250,000 Low Price	\$580,000 Median List Price	



Homes Sold

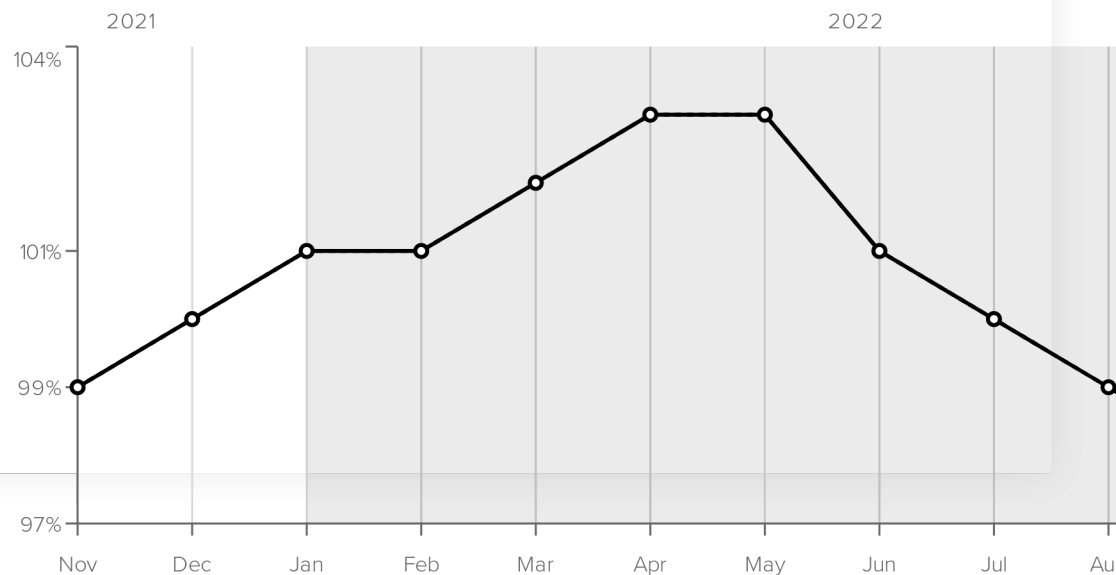


Sale to List Price Ratio

98%

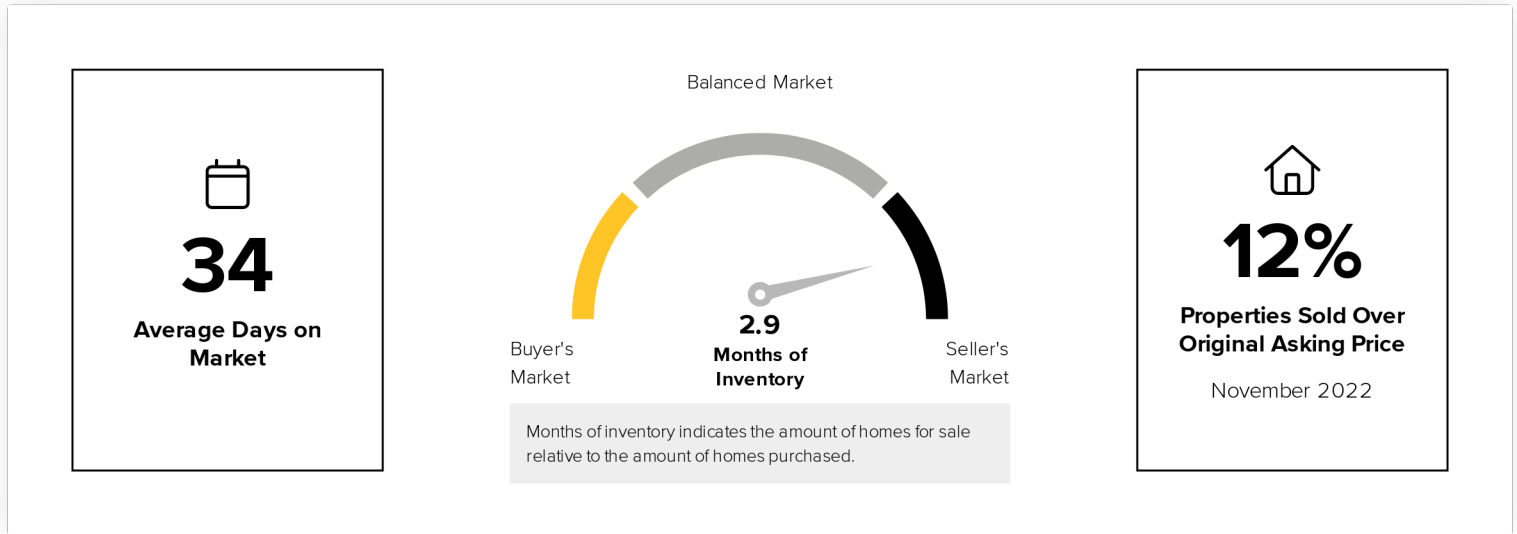
Average Sale to List Price Ratio

November 2022





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

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 11/30/22	Current Period Nov 2022	3 Month Trend	Current Period Nov 2022	6 Month Avg
< \$400,000	28	1.5	0.5	19	19	● Seller's
\$400,000 - \$500,000	43	2.3	0.6	19	25	● Seller's
\$500,000 - \$600,000	35	2.9	1.0	12	13	● Seller's
\$600,000 - \$700,000	33	4.1	1.1	8	11	● Seller's
\$700,000 - \$800,000	14	7.0	1.8	2	3	● Buyer's
\$800,000 - \$1,100,000	19	3.8	1.1	5	6	● Seller's
\$1,100,000 - \$1,400,000	13	4.3	1.9	3	2	● Seller's
\$1,400,000 - \$1,900,000	5	5.0	1.7	1	1	● Balanced
\$1,900,000 - \$2,600,000	6	—	3.0	0	0	—
\$2,600,000 - \$3,200,000	2	—	—	0	0	—
\$3,200,000 - \$4,100,000	2	—	—	0	0	—
> \$4,100,000	0	—	—	0	0	—
All Properties	200	2.9	0.9	69	84	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



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 Oro Valley, Arizona. The values are based on closed transactions in November 2022.

