



# Community Market Report



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## Oro Valley, Arizona

March 2023



# 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 February 2023.

	Current Period Feb 2023	Last Month Jan 2023	Change From Last Month	Last Year Feb 2022	Change From Last Year
<b>Homes Sold</b>	79	63	▲ 25%	104	▼ 24%
<b>Median Sale Price</b>	\$498,000	\$450,000	▲ 11%	\$500,950	▼ 1%
<b>Median List Price</b>	\$498,000	\$450,000	▲ 11%	\$491,250	▲ 1%
<b>Sale to List Price Ratio</b>	99%	97%	▲ 2%	101%	▼ 2%
<b>Sales Volume</b>	\$41,083,134	\$37,006,092	▲ 11%	\$64,089,924	▼ 36%
<b>Average Days on Market</b>	35 days	36 days	▼ 1 day	21 days	▲ 14 days
<b>Homes Sold Year to Date</b>	142	—	—	196	▼ 28%
<b>For Sale at Month's End</b>	192	196	▼ 2%	—	—

## Current Market

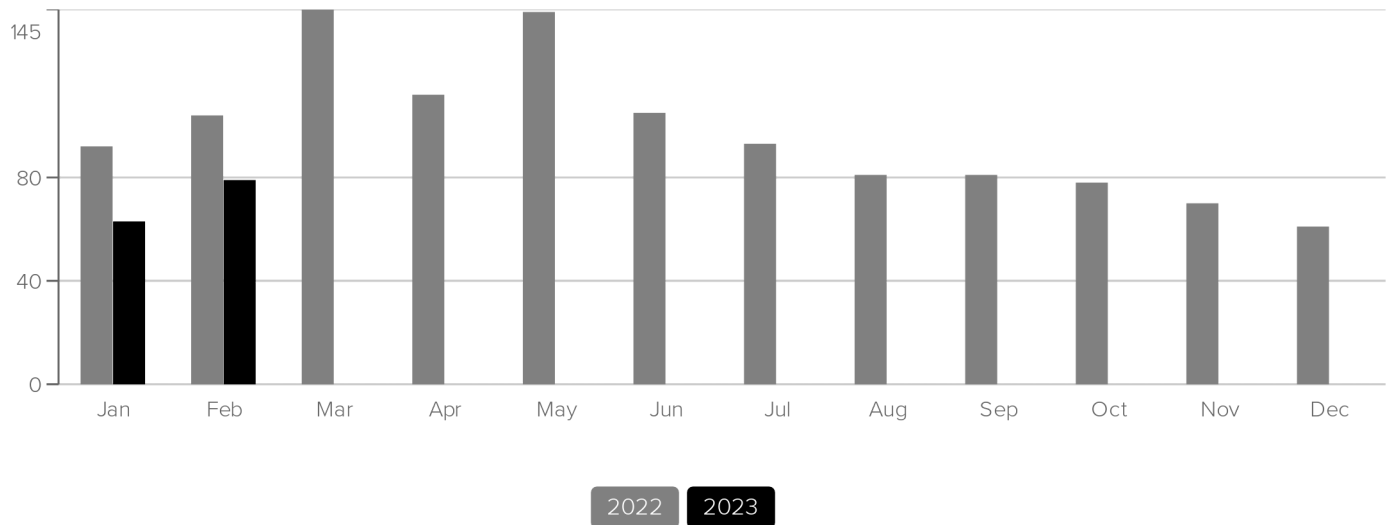
The statistics below provide an up-to-date snapshot of the listed inventory as of March 7, 2023. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

<b>203</b> Homes for Sale	<b>138</b> Homes Under Contract	<b>\$4,900,000</b> High Price
<b>\$169,000</b> Low Price	<b>\$625,470</b> Median List Price	



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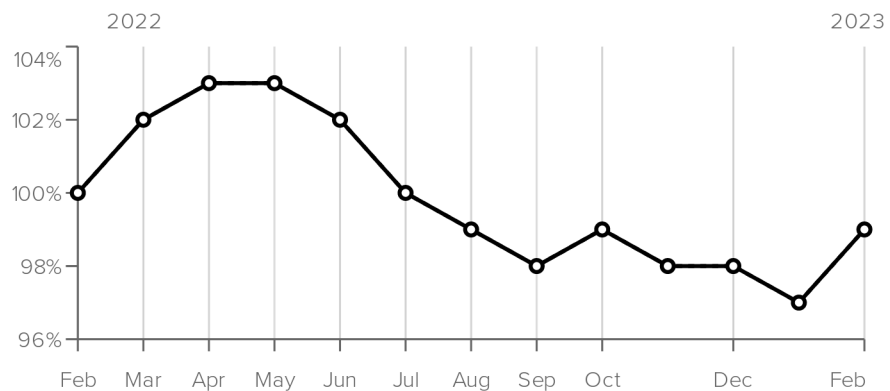
## Homes Sold



## Sale to List Price Ratio

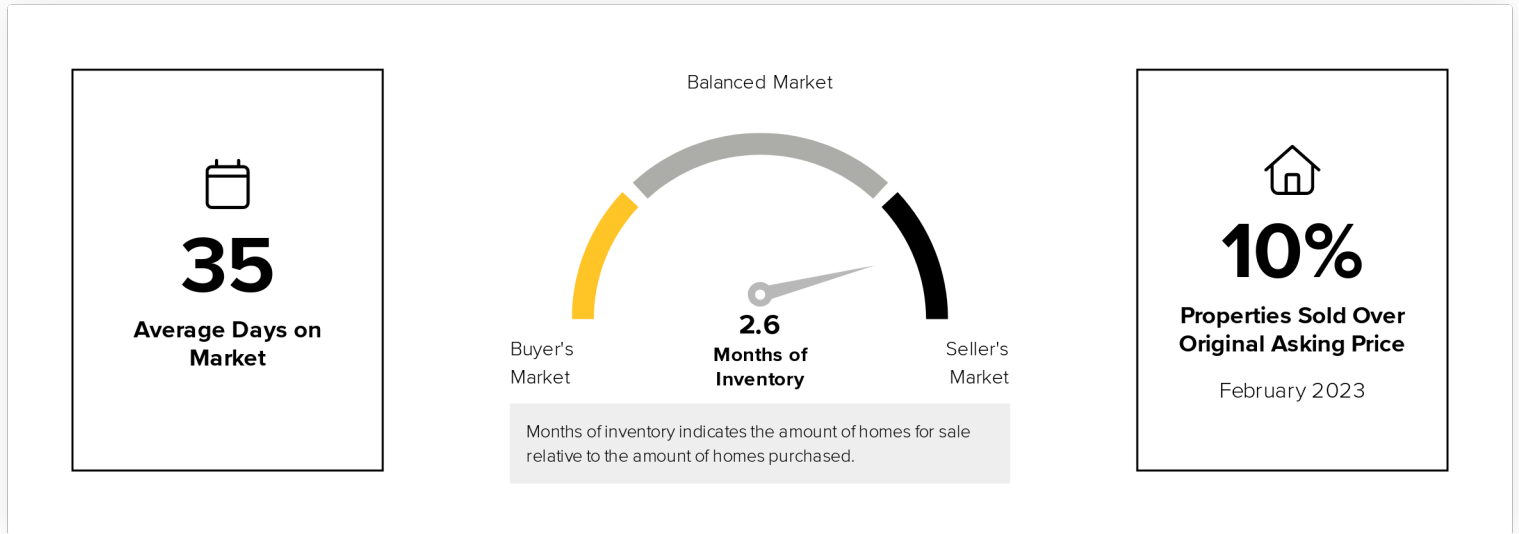


**99%**  
Average Sale to  
List Price Ratio  
February 2023





# 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 2/28/23	Current Period Feb 2023	3 Month Trend	Current Period Feb 2023	6 Month Avg		
< \$300,000	7	2.3	0.9	3	2	● Seller's	
\$300,000 - \$400,000	25	1.6	0.5	16	15	● Seller's	
\$400,000 - \$500,000	45	2.0	0.9	22	19	● Seller's	
\$500,000 - \$700,000	52	1.7	0.8	30	21	● Seller's	
\$700,000 - \$1,000,000	26	8.7	1.5	3	6	● Buyer's	
\$1,000,000 - \$1,400,000	20	5.0	2.2	4	3	● Balanced	
\$1,400,000 - \$1,900,000	8	—	1.6	0	1	—	
\$1,900,000 - \$2,800,000	13	—	13.0	0	0	—	
\$2,800,000 - \$3,600,000	4	—	—	0	0	—	
\$3,600,000 - \$4,000,000	2	—	—	0	0	—	
\$4,000,000 - \$5,000,000	2	—	—	0	0	—	
> \$5,000,000	0	—	—	0	0	—	
All Properties	204	2.6	1.0	78	72	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 February 2023.

