



# Neighborhood Market Report



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## **Sun City Oro Valley**

Tucson, Arizona

January 2024



# Market Summary

## All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Sun City Oro Valley. The data in the Sold Listings table is based on homes sold within the month of December 2023.

	Current Period Dec 2023	Last Month Nov 2023	Change From Last Month	Last Year Dec 2022	Change From Last Year
Homes Sold	11	8	▲ 38%	8	▲ 38%
Median Sale Price	\$472,000	\$498,328	▼ 5%	\$443,750	▲ 6%
Median List Price	\$465,000	\$517,450	▼ 10%	\$452,000	▲ 3%
Sale to List Price Ratio	96%	98%	▼ 2%	96%	0%
Sales Volume	\$5,545,713	\$3,967,655	▲ 40%	\$3,711,500	▲ 49%
Average Days on Market	31 days	20 days	▲ 11 days	25 days	▲ 6 days
Homes Sold Year to Date	135	124	▲ 9%	148	▼ 9%
For Sale at Month's End	15	16	▼ 6%	14	▲ 7%

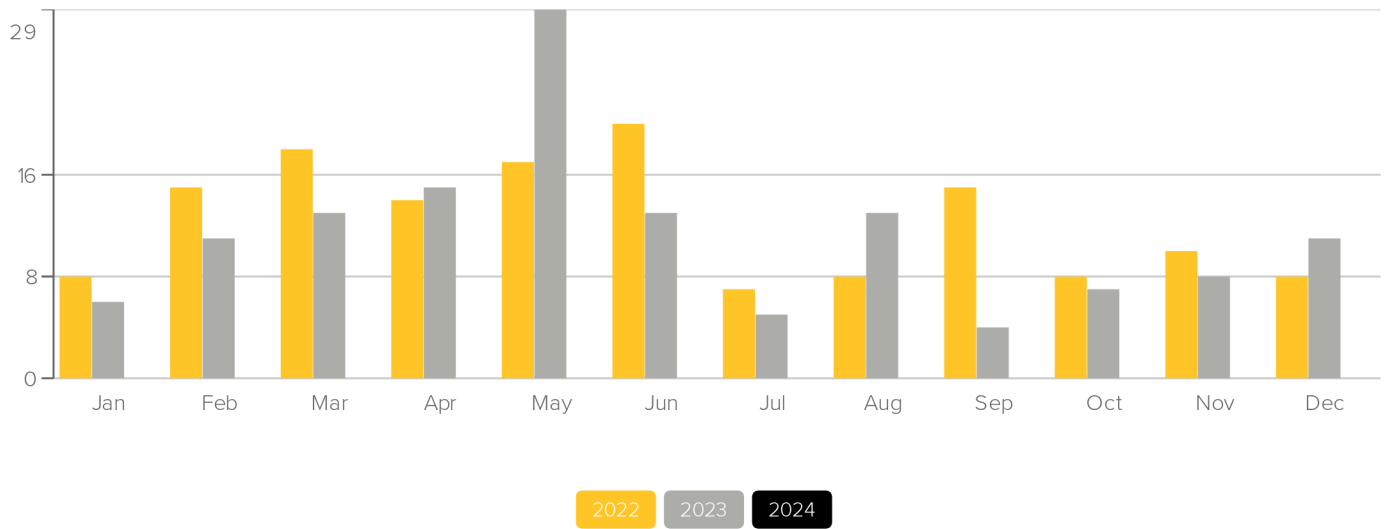
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 6, 2024. 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.

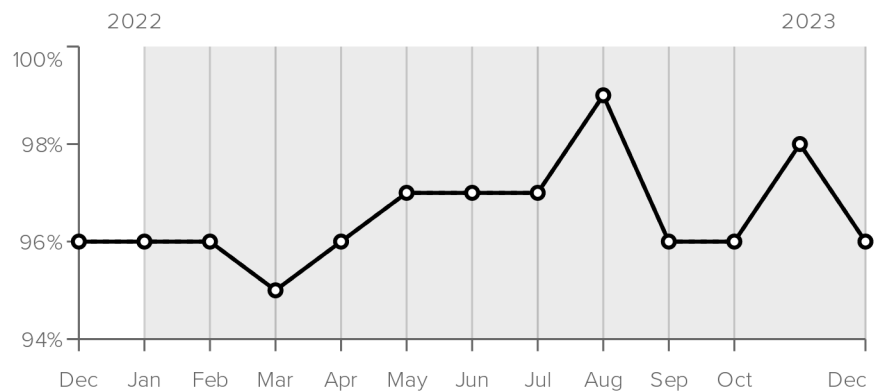
15 Homes for Sale	9 Homes Under Contract	\$649,900 High Price
\$350,000 Low Price	\$470,000 Median List Price	



## Homes Sold



## Sale to List Price Ratio





# 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 1/6/24	Current Period Dec 2023	3 Month Trend	Current Period Dec 2023	6 Month Avg	
<b>All Price Ranges</b>	15	1.4	0.6	11	8	Seller's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	—	0	0	—
\$300,000 - \$400,000	4	4.0	1.0	1	1	● Seller's
\$400,000 - \$500,000	7	1.2	0.6	6	3	● Seller's
\$500,000 - \$600,000	3	1.5	0.4	2	1	● Seller's
\$600,000 - \$700,000	1	1.0	1.0	1	0	● Seller's
\$700,000 - \$800,000	0	0.0	0.0	1	0	● Seller's
\$800,000 - \$900,000	0	—	—	0	0	—
\$900,000 - \$1,000,000	0	—	—	0	0	—
> \$1,000,000	0	—	—	0	0	—

### Seller's Market

Less than 6 months of inventory

### Balanced Market

Between 6-7 months of inventory

### Buyer's Market

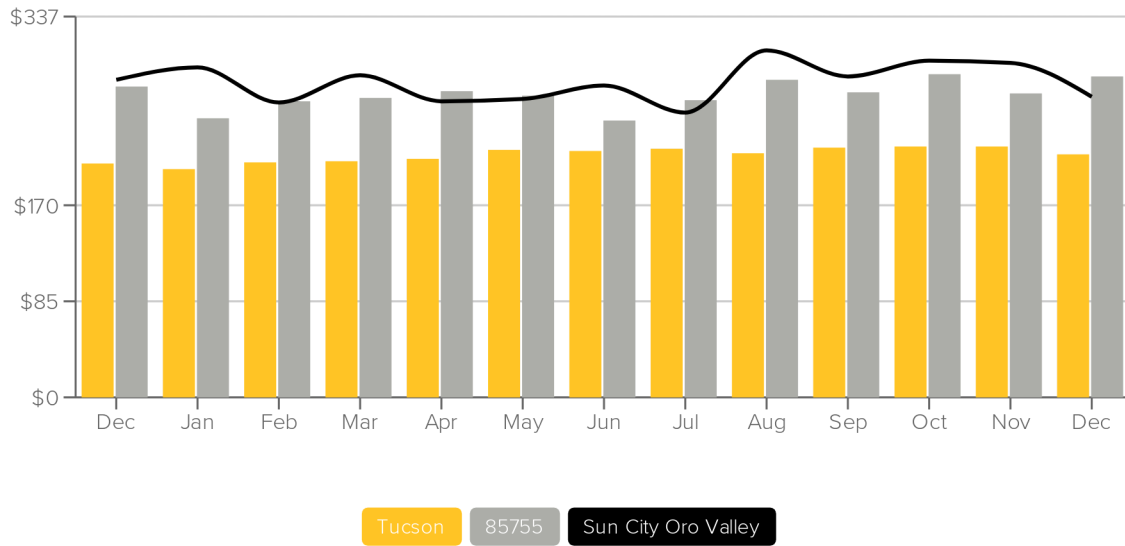
More than 7 months of inventory



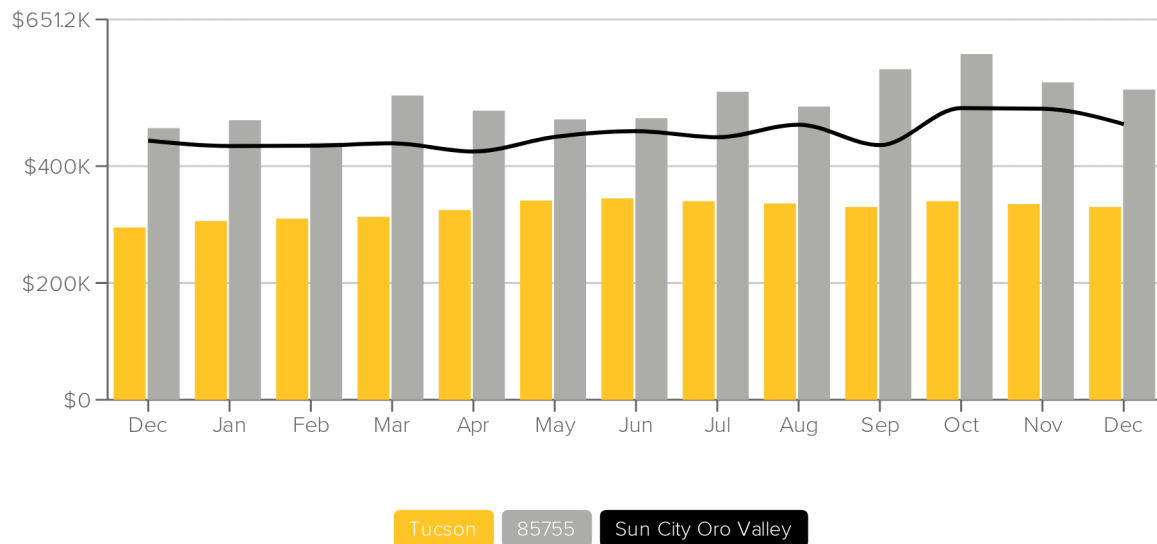
# Compare Sun City Oro Valley to Zip Code and City

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 Sun City Oro Valley. The values are based on closed transactions in December 2023.

