



Neighborhood Market Report



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Sun City Oro Valley

Tucson, Arizona

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About Sun City Oro Valley

Sun City Oro Valley is a premier active adult community located just north of Tucson. Situated in the greater Rancho Vistoso community, Sun City Oro Valley provides its residents with a wealth of structured activities to enjoy. There are over 130 clubs and group offerings, including Bocce and Pickleball courts, golf courses, an aquatic/fitness center, a library, an artisan center, and more. Residents can live and play with peace of mind that shopping and healthcare facilities are only minutes away from anywhere in the community. With over 2,500 homes in varying sizes, Sun City Oro Valley truly has a space to accommodate any need.



Contact me to get the full Market Report and to learn more about Sun City Oro Valley.





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 2024.

	Current Period Dec 2024	Last Month Nov 2024	Change From Last Month	Last Year Dec 2023	Change From Last Year
Homes Sold	6	8	▼ 25%	11	▼ 45%
Median Sale Price	\$442,500	\$438,750	▲ 1%	\$472,000	▼ 6%
Median List Price	\$450,000	\$450,000	0%	\$465,000	▼ 3%
Sale to List Price Ratio	98%	98%	0%	99%	▼ 1%
Sales Volume	\$2,887,414	\$3,656,000	▼ 21%	\$5,545,713	▼ 48%
Average Days on Market	50 days	69 days	▼ 19 days	30 days	▲ 20 days
Homes Sold Year to Date	128	122	▲ 5%	135	▼ 5%
For Sale at Month's End	—	39	▼ 100%	—	—

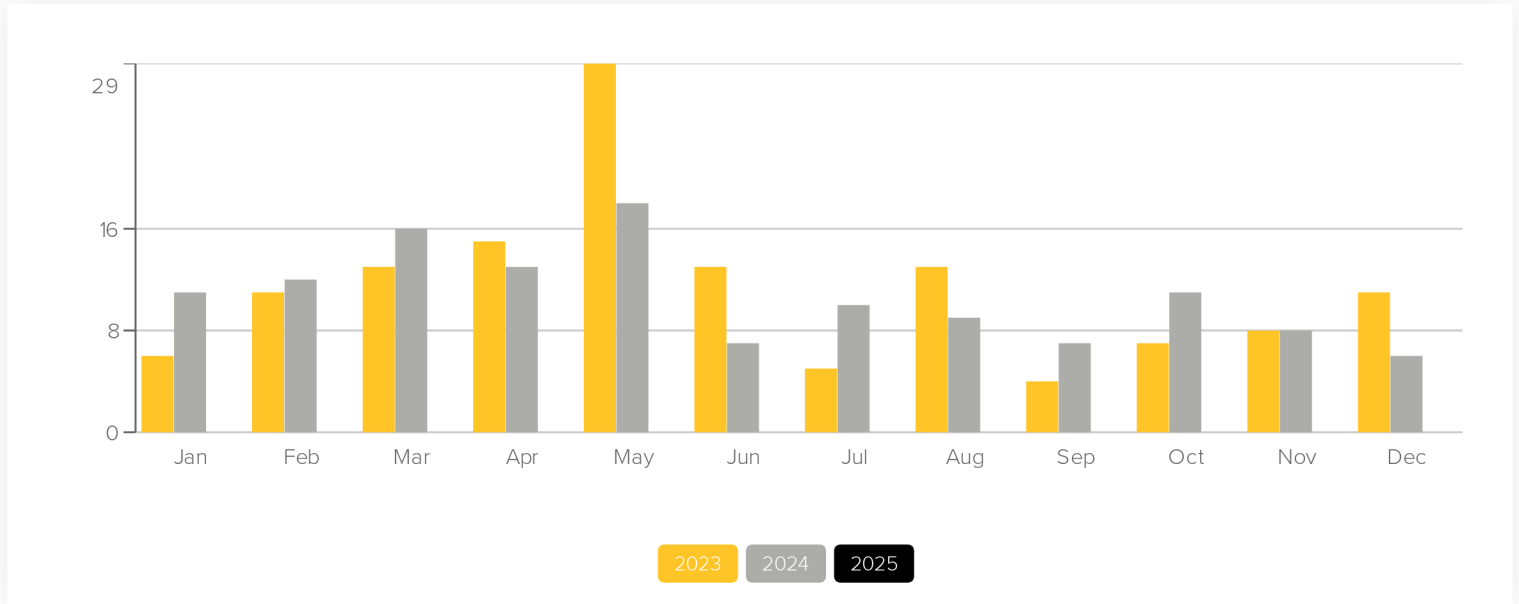
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 1, 2025. 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.

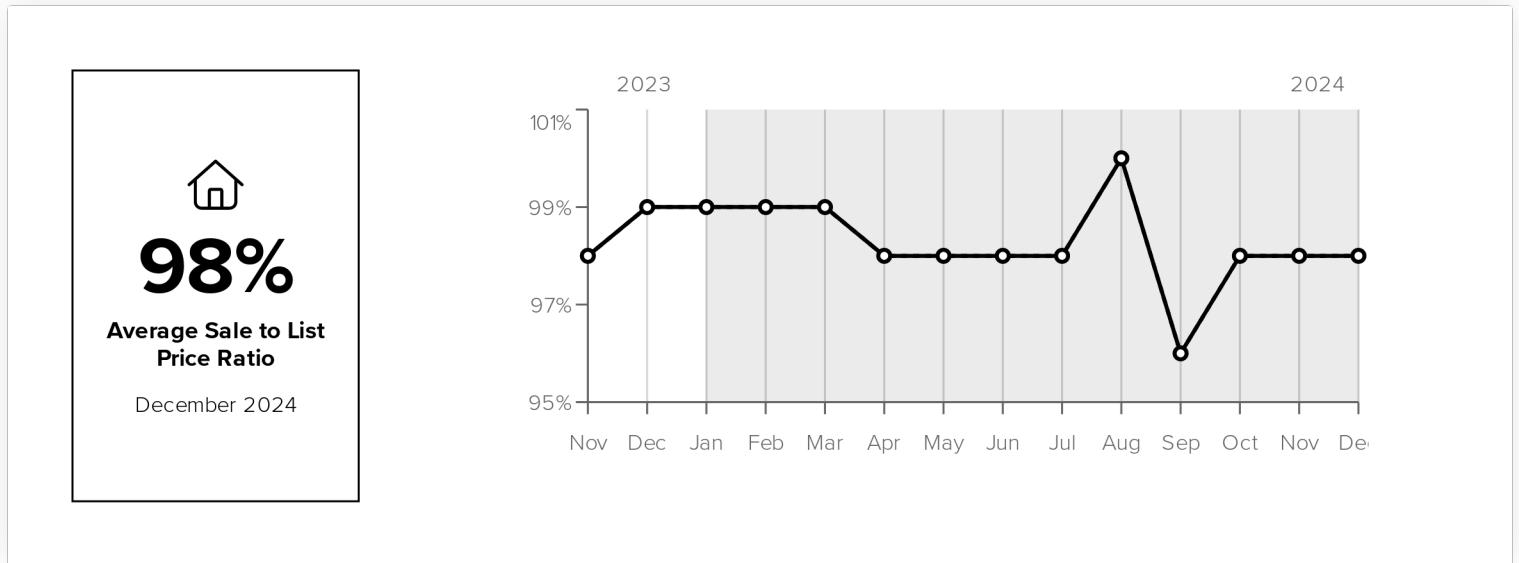
40 Homes for Sale	8 Homes Under Contract	\$749,900 High Price
\$349,000 Low Price	\$439,000 Median List Price	



Homes Sold

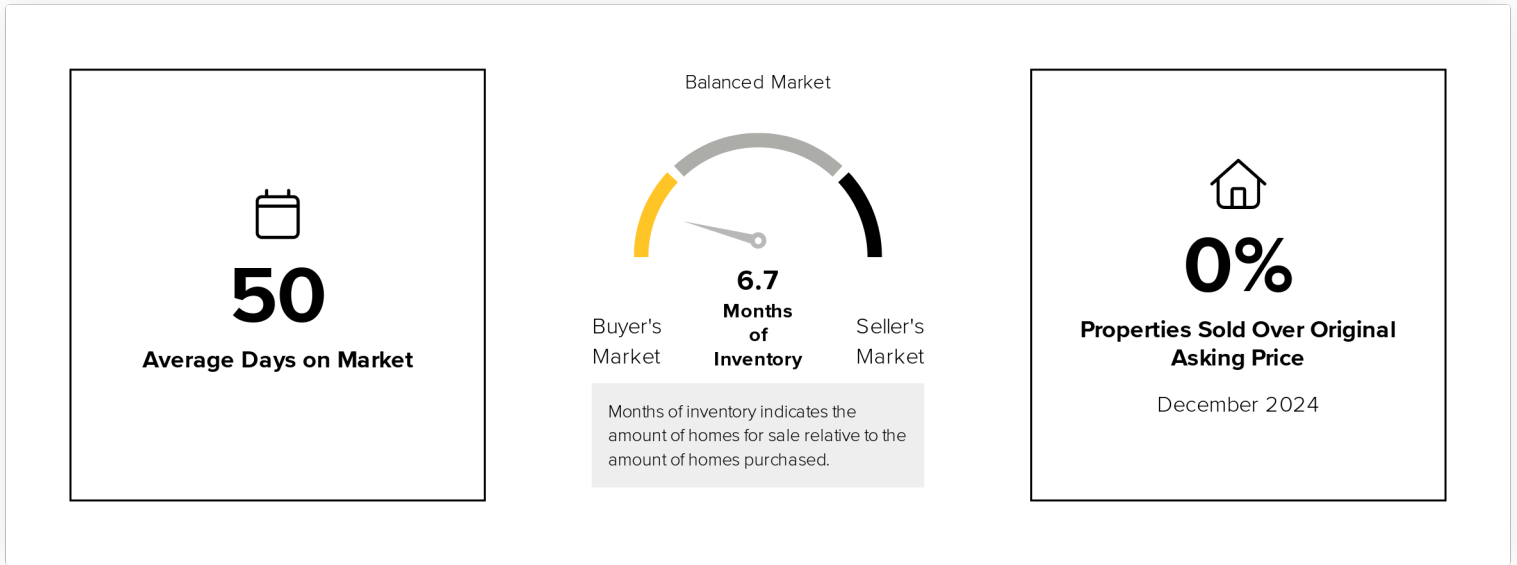


Sale to List Price Ratio





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 1/1/25	Current Period Dec 2024	3 Month Trend	Current Period Dec 2024	
All Price Ranges	40	6.7	1.6	6	9	Buyer's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	—	0	0	—
\$300,000 - \$400,000	10	3.3	1.4	3	2	● Seller's
\$400,000 - \$500,000	24	24.0	2.7	1	3	● Buyer's
\$500,000 - \$600,000	3	3.0	0.4	1	2	● Seller's
\$600,000 - \$700,000	2	2.0	1.0	1	0	● Seller's
\$700,000 - \$800,000	1	—	—	0	0	—
\$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 4 months of inventory

Balanced Market
 Between 4-6 months of inventory

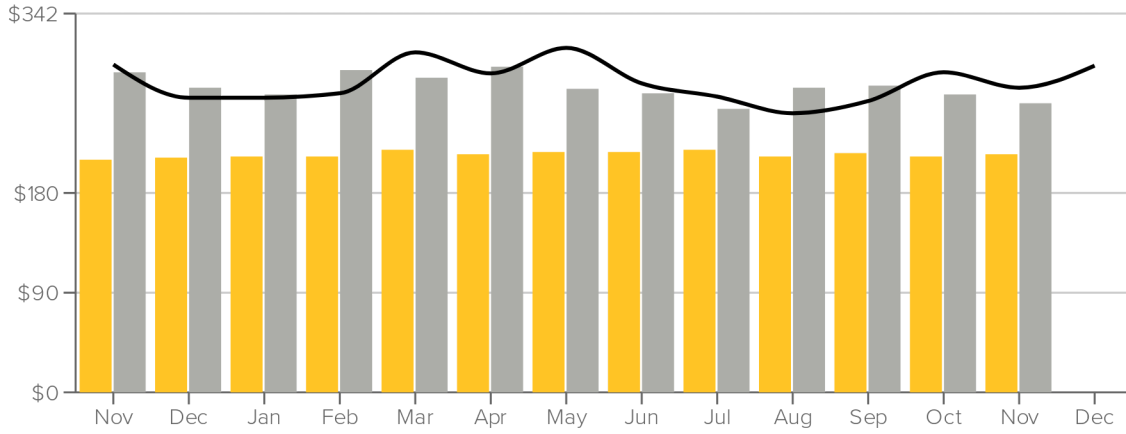
Buyer's Market
 More than 6 months of inventory



Compare Sun City Oro Valley to Zip Code and City

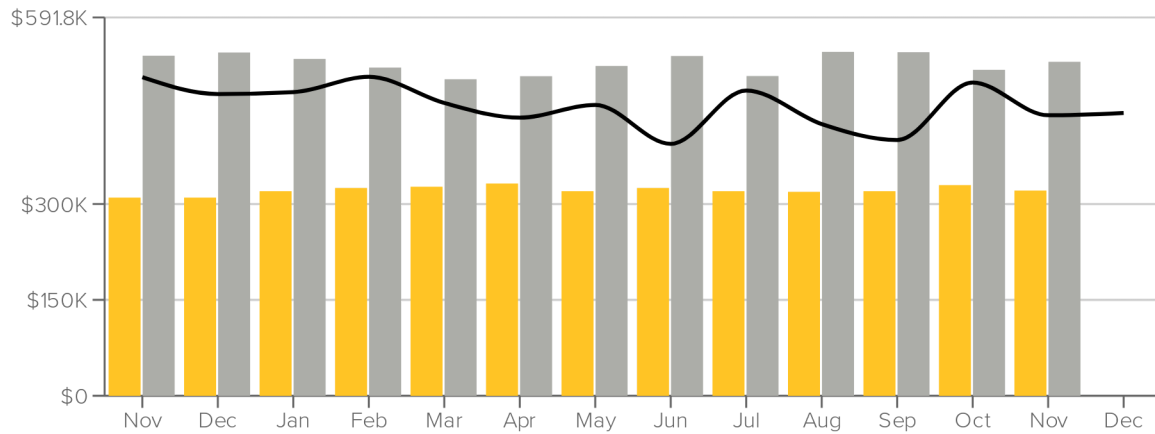
The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

Average Price per Square Foot



Tucson 85755 Sun City Oro Valley

Median Sale Price



Tucson 85755 Sun City Oro Valley



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 2024.

