



# Community Market Report



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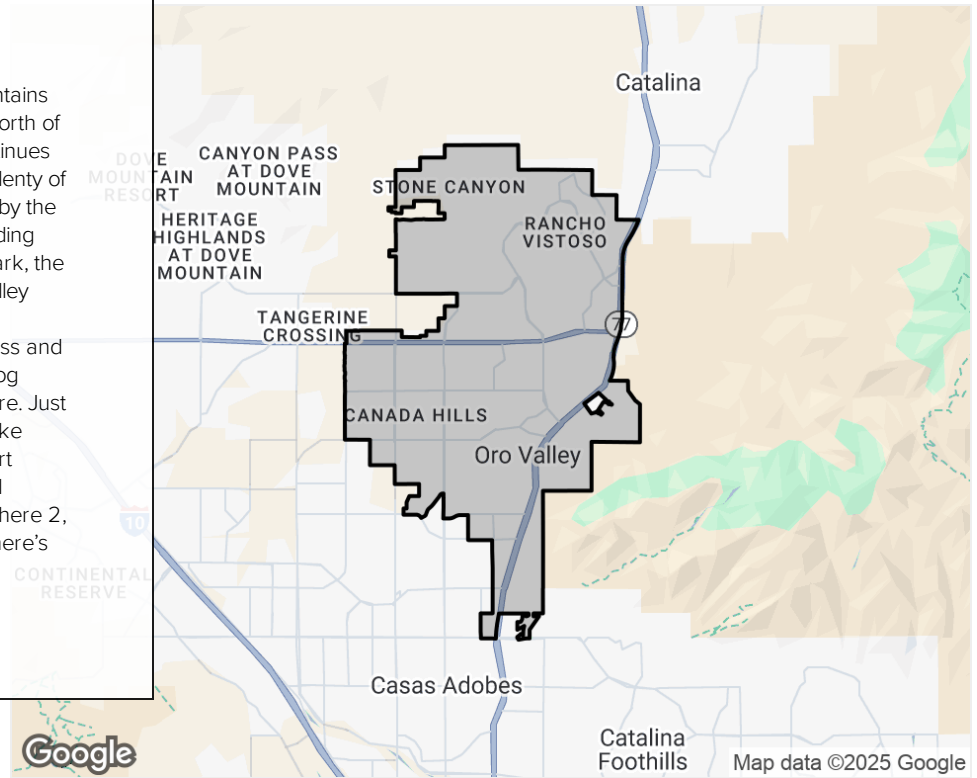
## Oro Valley, Arizona

May 2025



## About Oro Valley

Situated at the base of the Santa Catalina mountains Oro Valley is a vibrant, active community. Just north of Tucson, the town was founded in 1974 and continues to grow today. Oro Valley is a community with plenty of fun for all ages. Many programs are sponsored by the town's Parks and Recreation Department, including Spring Break Nature Camp at Catalina State Park, the Oro Valley Walking Club, The Nature of Oro Valley Parks Bird & Nature Walks, children and adults' aerobics and dance, organized hikes, adult fitness and personal training, All Age Tennis Tournament, dog obedience classes, yoga, Tai Chi, and much more. Just a short drive can bring residents to attractions like Picacho Peak State Park, Arizona-Sonora Desert Museum, Old Tucson Studios, Saguaro National Monument West, San Xavier Mission, and Biosphere 2, a three-acre model of the earth's ecosystem. There's certainly no shortage of things to do!



Contact me to get  
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Report and to learn  
more about Oro  
Valley.





# 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 April 2025.

	Current Period Apr 2025	Last Month Mar 2025	Change From Last Month	Last Year Apr 2024	Change From Last Year
Homes Sold	122	108	▲ 13%	94	▲ 30%
Median Sale Price	\$525,000	\$536,250	▼ 2%	\$487,500	▲ 8%
Median List Price	\$525,000	\$547,000	▼ 4%	\$491,975	▲ 7%
Sale to List Price Ratio	98%	98%	0%	99%	▼ 1%
Sales Volume	\$76,703,975	\$72,463,485	▲ 6%	\$62,598,157	▲ 23%
Average Days on Market	51 days	43 days	▲ 8 days	35 days	▲ 16 days
Homes Sold Year to Date	402	280	▲ 44%	286	▲ 41%
For Sale at Month's End	302	290	▲ 4%	194	▲ 56%

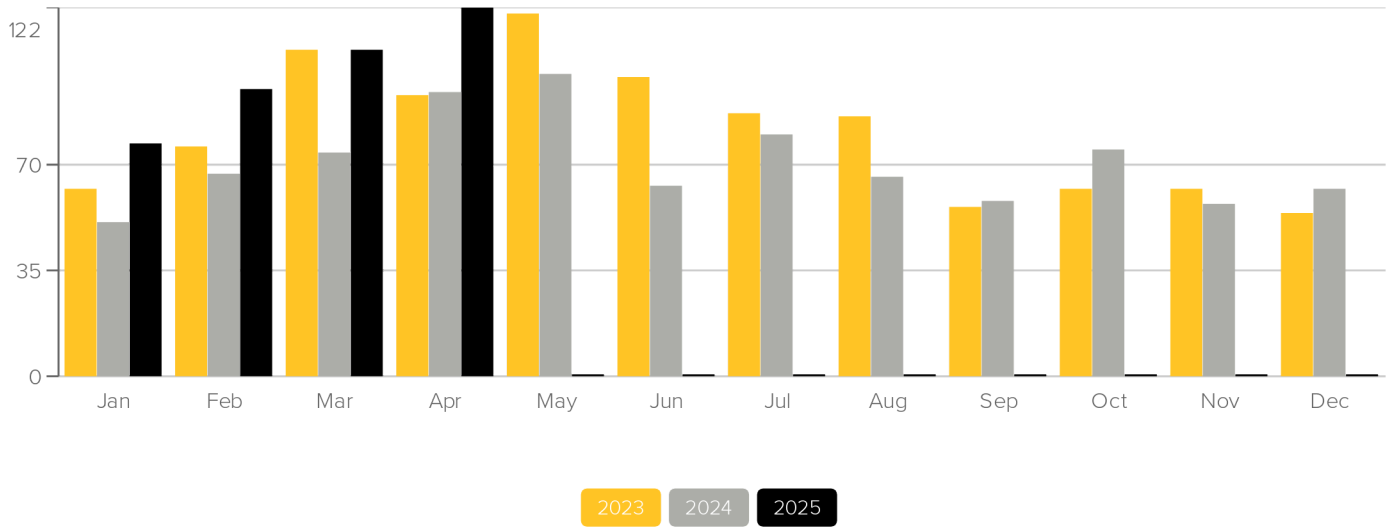
## Current Market

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

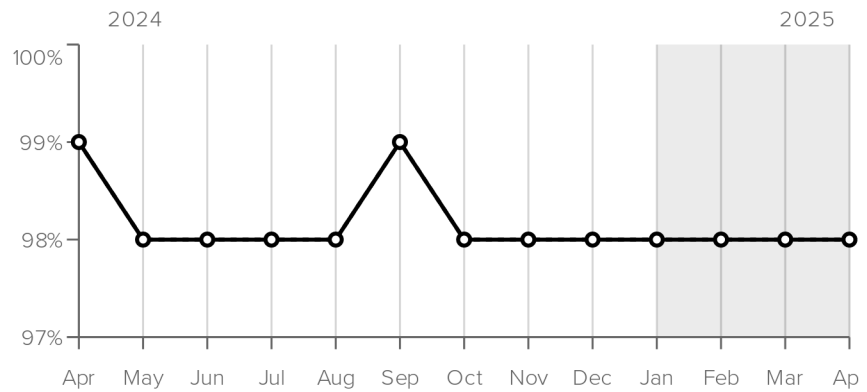
309 Homes for Sale	113 Homes Under Contract	\$4,900,000 High Price
\$215,000 Low Price	\$550,000 Median List Price	



## 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 5/6/25	Current Period Apr 2025	3 Month Trend	Current Period Apr 2025	6 Month Avg
All Price Ranges	309	2.4	0.9	128	88	Seller's
< \$200,000	0	—	—	0	0	—
\$200,000 - \$400,000	65	3.1	1.1	21	16	● Seller's
\$400,000 - \$600,000	123	1.9	0.8	65	40	● Seller's
\$600,000 - \$800,000	54	2.3	0.9	24	16	● Seller's
\$800,000 - \$1,000,000	18	2.6	0.9	7	5	● Seller's
\$1,000,000 - \$1,200,000	10	5.0	1.1	2	3	● Balanced
\$1,200,000 - \$1,400,000	9	3.0	0.8	3	2	● Seller's
\$1,400,000 - \$1,600,000	2	2.0	0.5	1	1	● Seller's
\$1,600,000 - \$1,850,000	6	3.0	1.2	2	1	● Seller's
\$1,850,000 - \$2,000,000	2	—	2.0	0	0	—
> \$2,000,000	20	6.7	4.0	3	1	● Buyer's

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





# 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 April 2025.

