



Community Market Report



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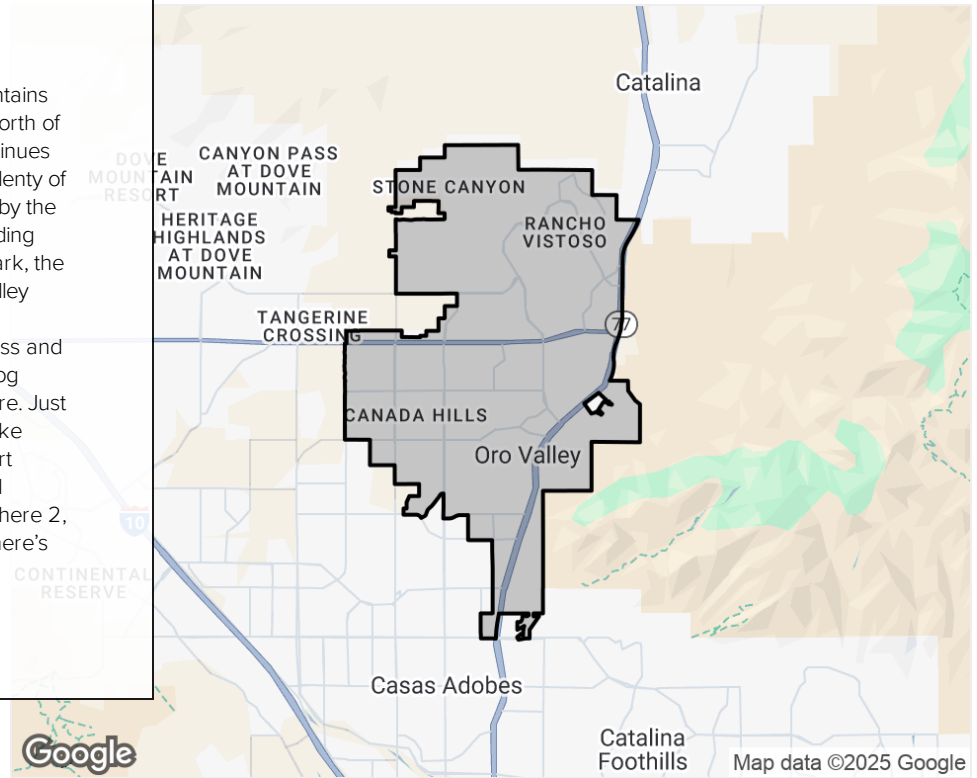
Oro Valley, Arizona

June 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
the full Market
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 May 2025.

	Current Period May 2025	Last Month Apr 2025	Change From Last Month	Last Year May 2024	Change From Last Year
Homes Sold	97	122	▼ 20%	100	▼ 3%
Median Sale Price	\$540,000	\$525,000	▲ 3%	\$475,000	▲ 14%
Median List Price	\$539,000	\$525,000	▲ 3%	\$498,500	▲ 8%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$68,631,836	\$76,703,975	▼ 11%	\$60,913,610	▲ 13%
Average Days on Market	39 days	51 days	▼ 12 days	31 days	▲ 8 days
Homes Sold Year to Date	499	402	▲ 24%	386	▲ 29%
For Sale at Month's End	304	302	▲ 1%	200	▲ 52%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of June 3, 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.

306
Homes for Sale

\$229,000
Low Price

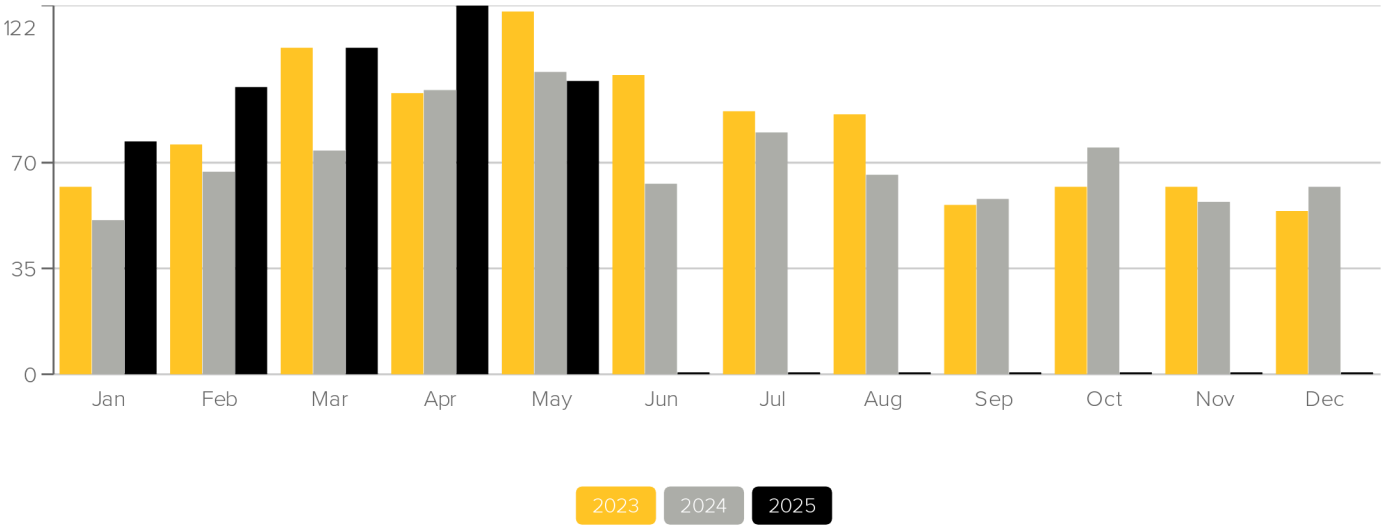
112
Homes Under Contract

\$540,000
Median List Price

\$4,900,000
High Price



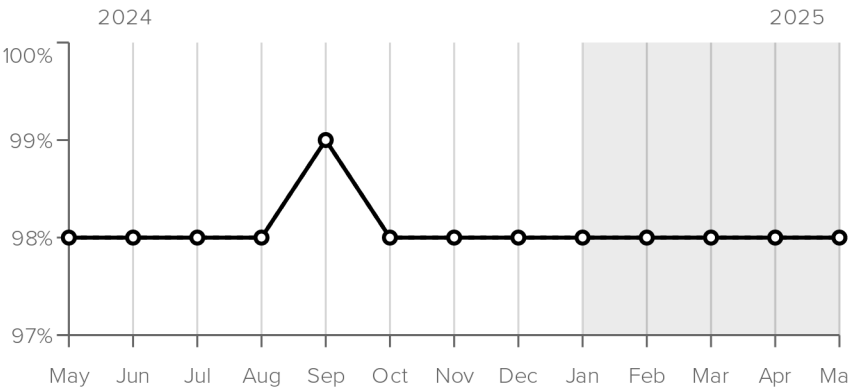
Homes Sold



Sale to List Price Ratio



98%
Average Sale to List
Price Ratio
May 2025





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 6/3/25	Current Period May 2025	3 Month Trend	Current Period May 2025	6 Month Avg
All Price Ranges	302	3.1	0.9	96	93	Seller's
< \$200,000	0	—	—	0	0	—
\$200,000 - \$400,000	58	2.6	1.0	22	18	● Seller's
\$400,000 - \$600,000	124	3.6	0.8	34	41	● Seller's
\$600,000 - \$800,000	53	2.9	0.9	18	17	● Seller's
\$800,000 - \$1,000,000	26	6.5	1.6	4	5	● Buyer's
\$1,000,000 - \$1,200,000	10	1.7	1.0	6	3	● Seller's
\$1,200,000 - \$1,400,000	7	1.8	0.5	4	3	● Seller's
\$1,400,000 - \$1,600,000	1	0.5	0.3	2	1	● Seller's
\$1,600,000 - \$1,850,000	5	1.7	0.8	3	1	● Seller's
\$1,850,000 - \$2,000,000	2	—	2.0	0	0	—
> \$2,000,000	16	5.3	2.0	3	1	● Balanced

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 May 2025.

