



Neighborhood Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<https://TeamWoodall.com>

Sun City Oro Valley

Tucson, Arizona

July 2025



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 June 2025.

	Current Period Jun 2025	Last Month May 2025	Change From Last Month	Last Year Jun 2024	Change From Last Year
Homes Sold	16	20	▼ 20%	7	▲ 129%
Median Sale Price	\$503,500	\$482,500	▲ 4%	\$394,000	▲ 28%
Median List Price	\$512,450	\$497,000	▲ 3%	\$410,000	▲ 25%
Sale to List Price Ratio	97%	100%	▼ 3%	98%	▼ 1%
Sales Volume	\$7,753,250	\$9,742,500	▼ 20%	\$3,308,990	▲ 134%
Average Days on Market	53 days	38 days	▲ 15 days	16 days	▲ 37 days
Homes Sold Year to Date	114	98	▲ 16%	77	▲ 48%
For Sale at Month's End	42	46	▼ 9%	22	▲ 91%

Current Market

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

40

Homes for Sale

14

Homes Under Contract

\$690,000

High Price

\$255,000

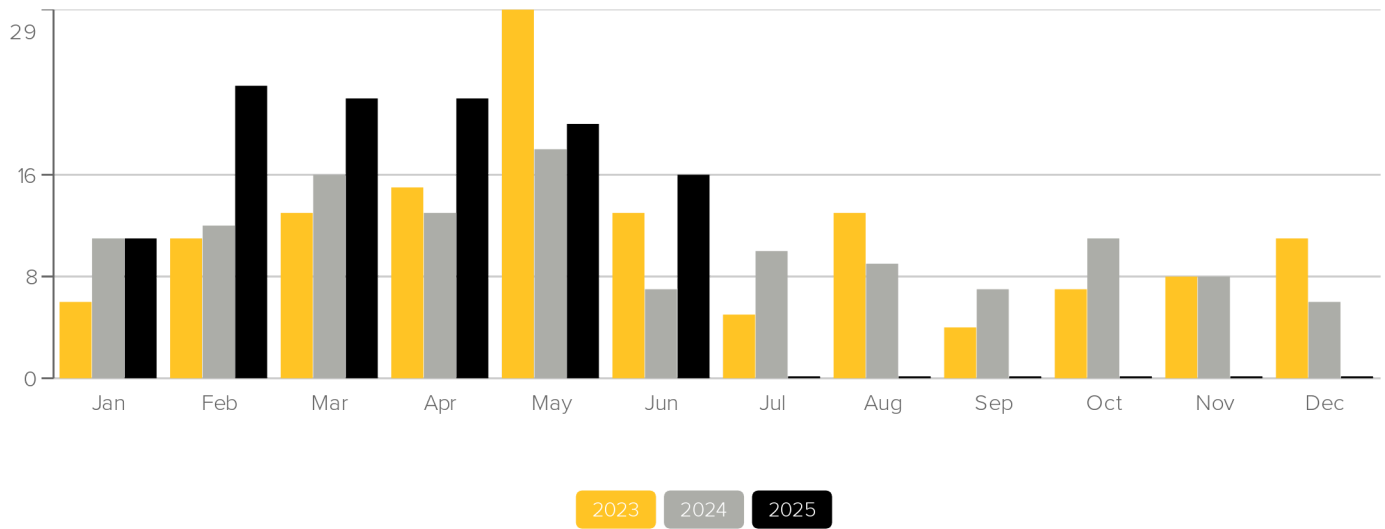
Low Price

\$412,500

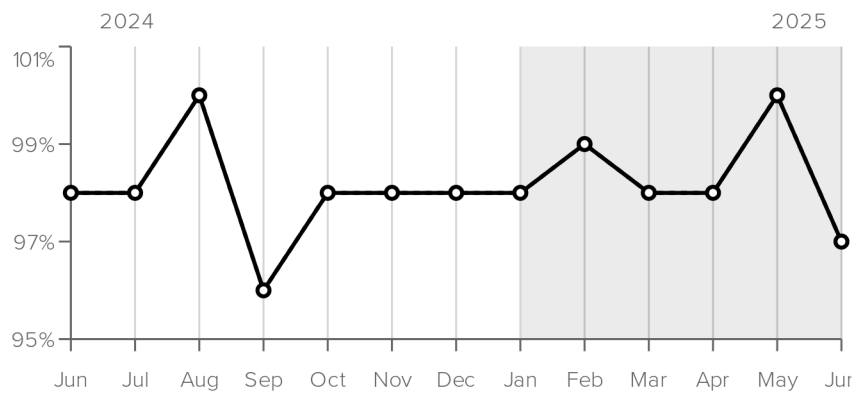
Median List Price



Homes Sold

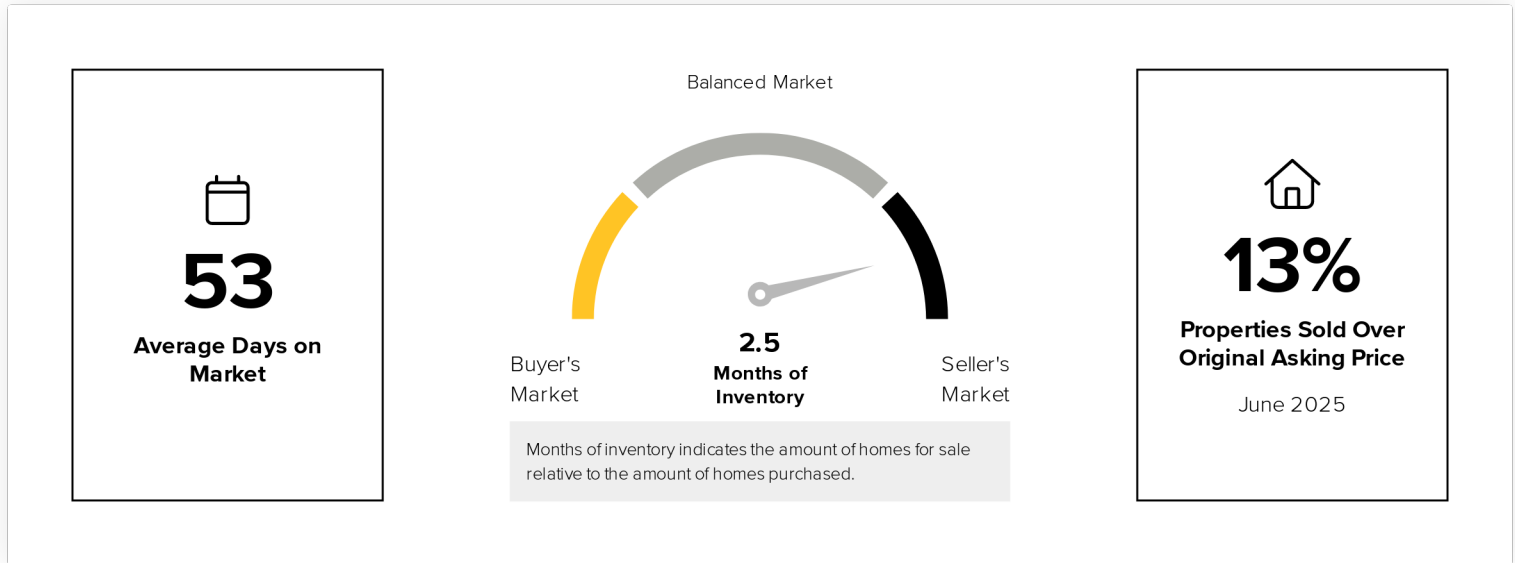


Sale to List Price Ratio





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 7/3/25	Current Period Jun 2025	3 Month Trend	Current Period Jun 2025	6 Month Avg	
All Price Ranges	40	2.5	0.7	16	19	Seller's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	0.0	0.0	2	0	● Seller's
\$300,000 - \$400,000	14	4.7	1.1	3	4	● Balanced
\$400,000 - \$500,000	17	5.7	1.0	3	6	● Balanced
\$500,000 - \$600,000	6	1.2	0.4	5	4	● Seller's
\$600,000 - \$700,000	3	1.5	0.3	2	2	● 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 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

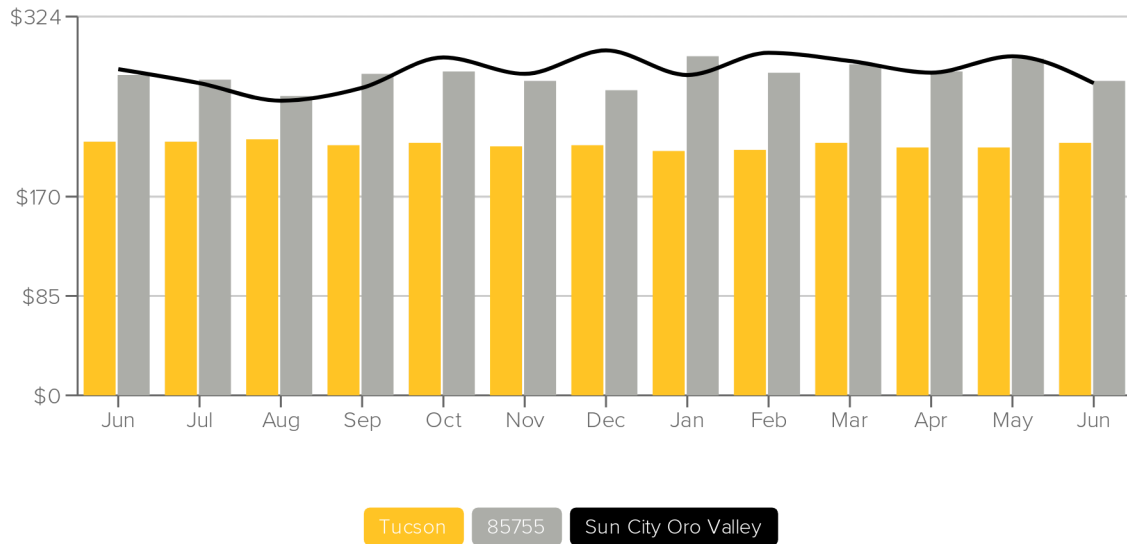
More than 6 months of inventory



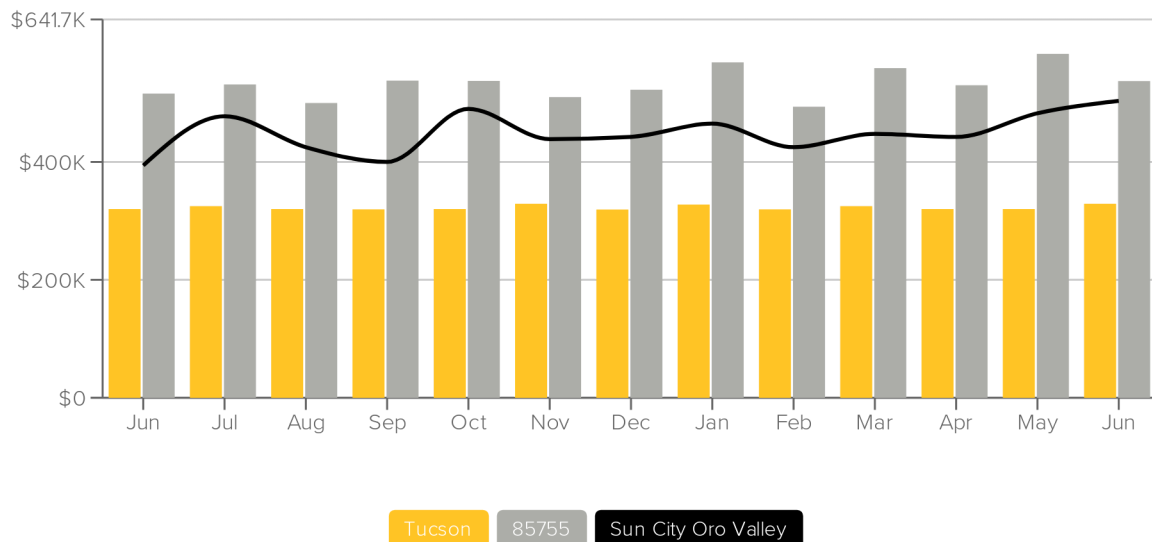
Compare Sun City Oro Valley to Zip Code and City

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



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 June 2025.

