



Neighborhood Market Report



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Dove Mountain

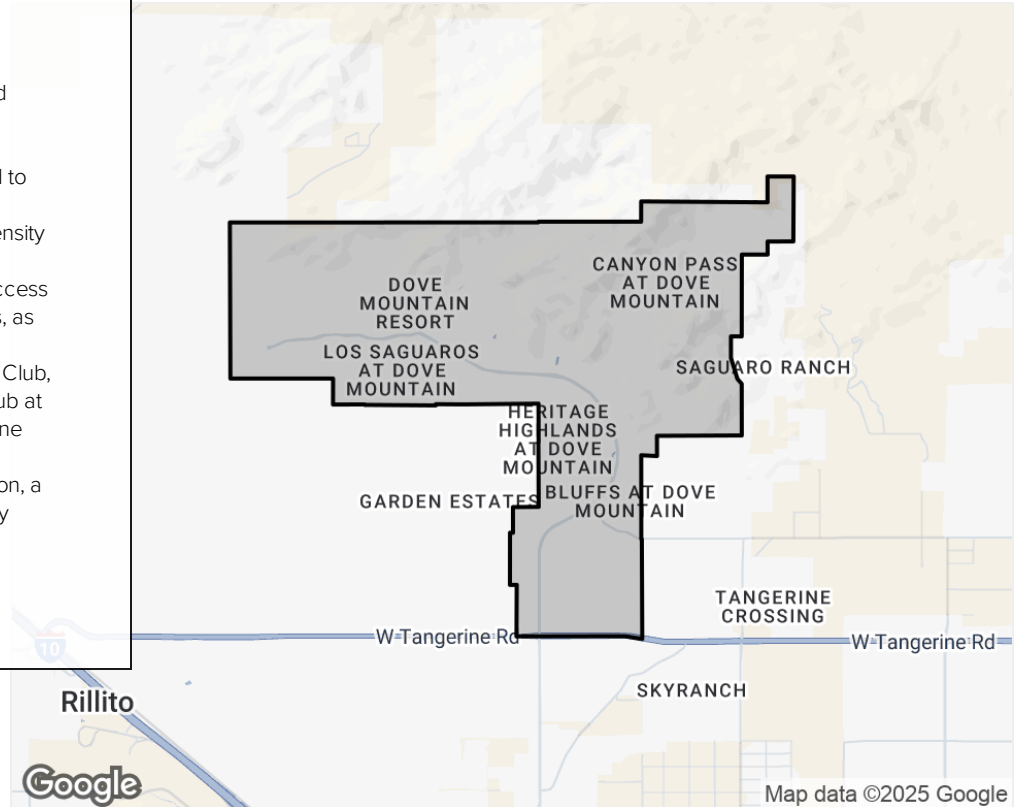
Marana, Arizona

November 2025



About Dove Mountain

Dove Mountain is a luxurious haven for golfers and nature enthusiasts alike nestled in the Tortolita Mountains on Tucson's north side. Since it was established in 1996, Dove Mountain has expanded to encompass some 4,000+ homes within its lush landscape. The community is notable for its low-density configuration, which bespeaks a respect for the majesty of the Sonoran Desert. Residents enjoy access to numerous hiking trails in the Tortolita Mountains, as well as eighty-one holes of golf across three of Tucson's premier clubs: The Gallery Golf & Sports Club, The Highlands at Dove Mountain, and The Golf Club at Dove Mountain. Dove Mountain's approximately nine square mile area includes luxury homes in several smaller neighborhoods in addition to the Ritz-Carlton, a 253-room resort hotel and spa adjacent to the fully customizable Ritz-Carlton Residences.



Contact me to get
the full Market
Report and to learn
more about Dove
Mountain.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Dove Mountain. The data in the Sold Listings table is based on homes sold within the month of October 2025.

| | Current Period Oct 2025 | Last Month Sep 2025 | Change From Last Month | Last Year Oct 2024 | Change From Last Year |
|--------------------------|----------------------------|------------------------|---------------------------|-----------------------|--------------------------|
| Homes Sold | 25 | 21 | ▲ 19% | 29 | ▼ 14% |
| Median Sale Price | \$640,000 | \$537,169 | ▲ 19% | \$580,000 | ▲ 10% |
| Median List Price | \$659,900 | \$539,990 | ▲ 22% | \$625,000 | ▲ 6% |
| Sale to List Price Ratio | 97% | 98% | ▼ 1% | 97% | 0% |
| Sales Volume | \$19,471,046 | \$14,853,953 | ▲ 31% | \$25,566,926 | ▼ 24% |
| Average Days on Market | 85 days | 123 days | ▼ 38 days | 65 days | ▲ 20 days |
| Homes Sold Year to Date | 297 | 272 | ▲ 9% | 282 | ▲ 5% |
| For Sale at Month's End | 157 | 140 | ▲ 12% | 120 | ▲ 31% |

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 2, 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.

177
Homes for Sale

36
Homes Under Contract

\$6,249,900
High Price

\$310,000
Low Price

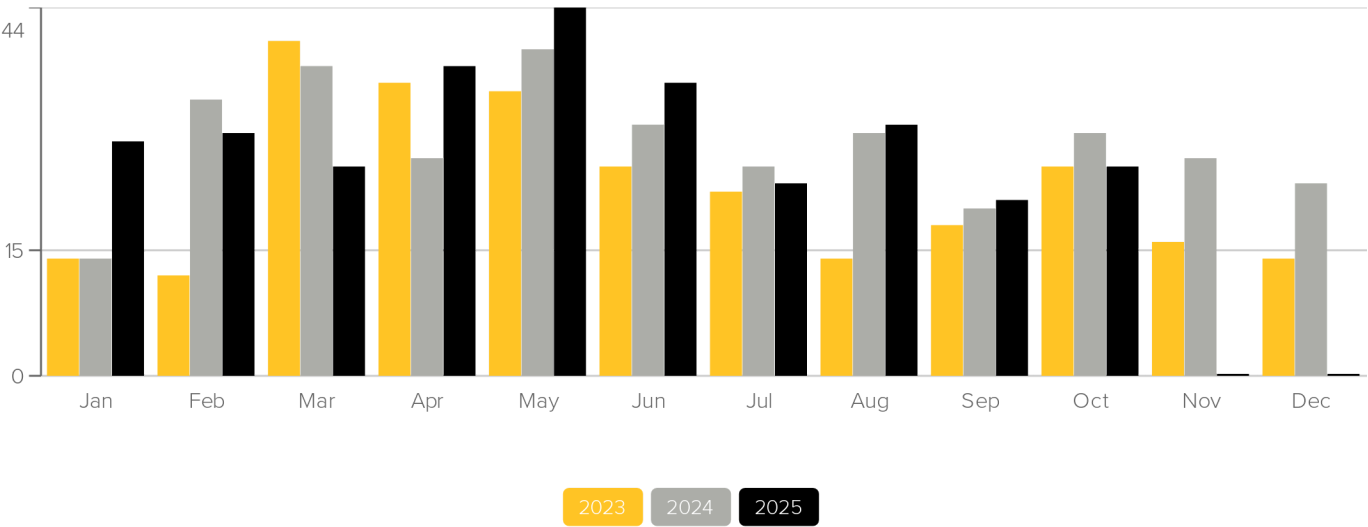
\$604,740
Median List Price

Values pulled on 11/2/2025





Homes Sold



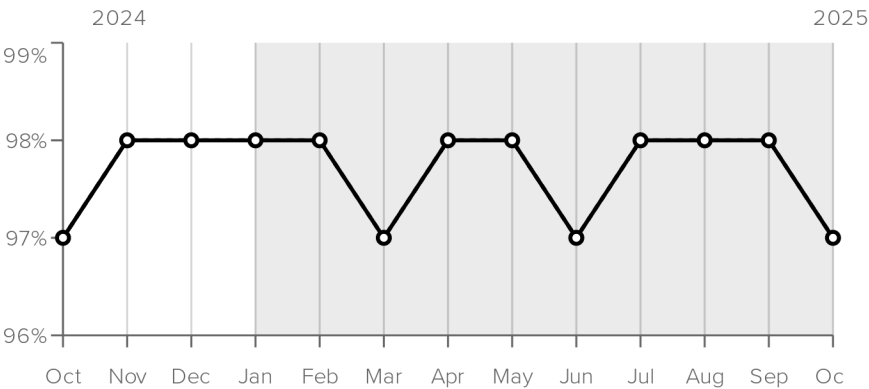
Sale to List Price Ratio



97%

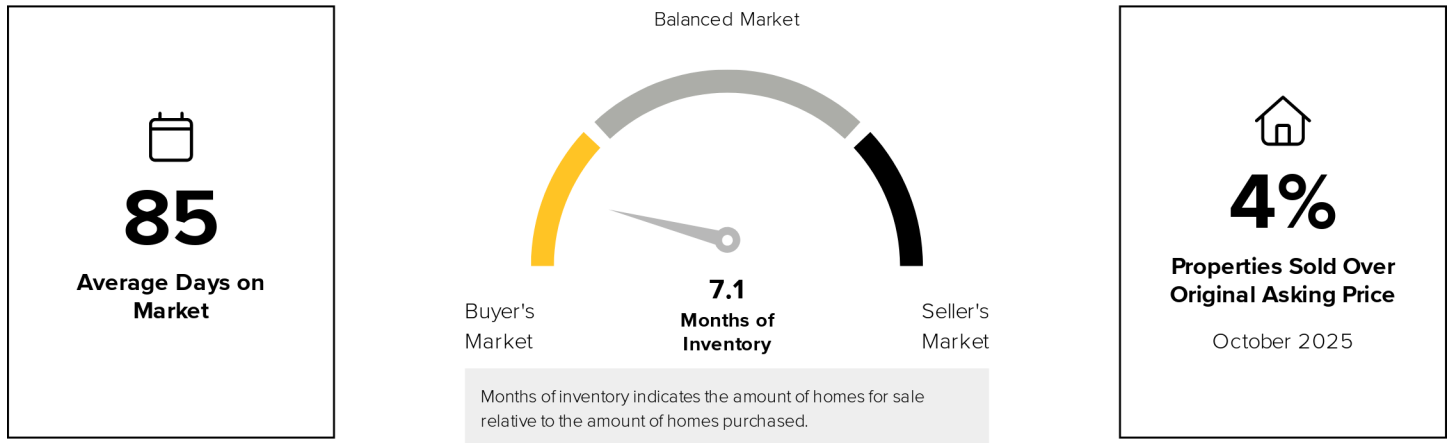
Average Sale to List
Price Ratio

October 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 | <div> <p>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <p>More homes to choose from</p> <p>Could spend less than asking price</p> <p>Price restrictions</p> <p>Rarely competing offers</p> </div> </div> | <div> <p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <p>Fewer homes to choose from</p> <p>Need to be able to close quickly</p> <p>Could spend more than asking price</p> <p>Competition from other buyers</p> </div> </div> |
| | <div> <p>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <p>Takes more time to sell</p> <p>Fewer offers received</p> <p>Could get lower than asking price</p> <p>May have to make repairs and/or concessions</p> </div> </div> | <div> <p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <p>Home sells quickly</p> <p>Multiple offers likely</p> <p>Could get more than asking price</p> <p>Buyers willing to overlook repairs</p> </div> </div> |



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 11/2/25 | Current Period Oct 2025 | 3 Month Trend | Current Period Oct 2025 | 6 Month Avg |
| All Price Ranges | 177 | 7.1 | 2.3 | 25 | 30 | Buyer's |
| < \$200,000 | 0 | — | — | 0 | 0 | — |
| \$200,000 - \$400,000 | 14 | 3.5 | 1.3 | 4 | 3 | ● Seller's |
| \$400,000 - \$600,000 | 72 | 12.0 | 2.9 | 6 | 12 | ● Buyer's |
| \$600,000 - \$800,000 | 46 | 5.1 | 1.8 | 9 | 8 | ● Balanced |
| \$800,000 - \$1,000,000 | 8 | 2.7 | 2.0 | 3 | 1 | ● Seller's |
| \$1,000,000 - \$1,200,000 | 7 | — | 7.0 | 0 | 0 | — |
| \$1,200,000 - \$1,400,000 | 6 | — | 3.0 | 0 | 0 | — |
| \$1,400,000 - \$1,600,000 | 3 | — | — | 0 | 0 | — |
| \$1,600,000 - \$1,850,000 | 2 | 1.0 | 1.0 | 2 | 0 | ● Seller's |
| \$1,850,000 - \$2,000,000 | 2 | — | 2.0 | 0 | 0 | — |
| > \$2,000,000 | 17 | 17.0 | 4.3 | 1 | 1 | ● Buyer's |

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

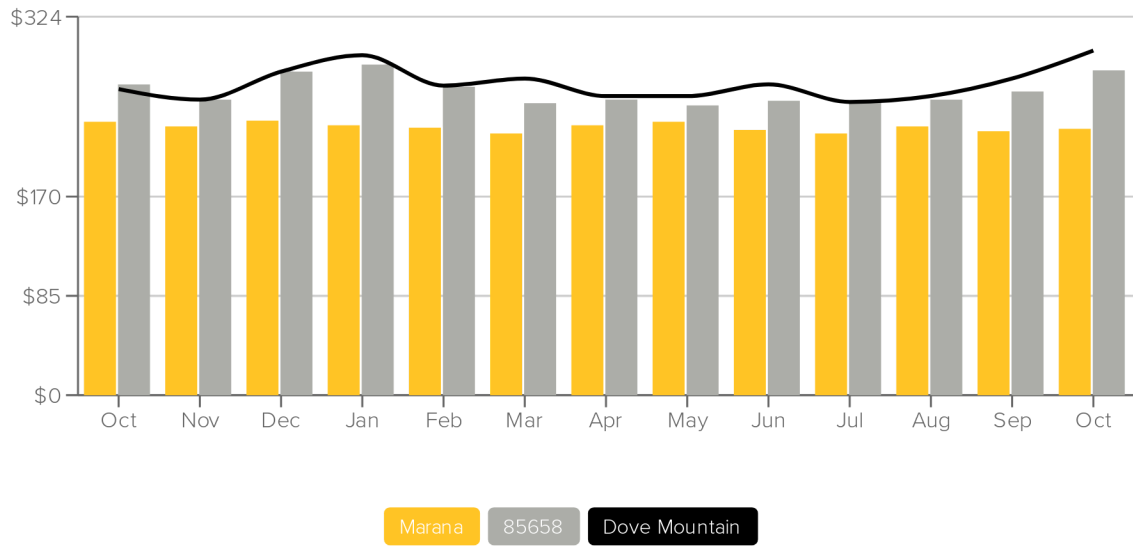
More than 6 months of inventory



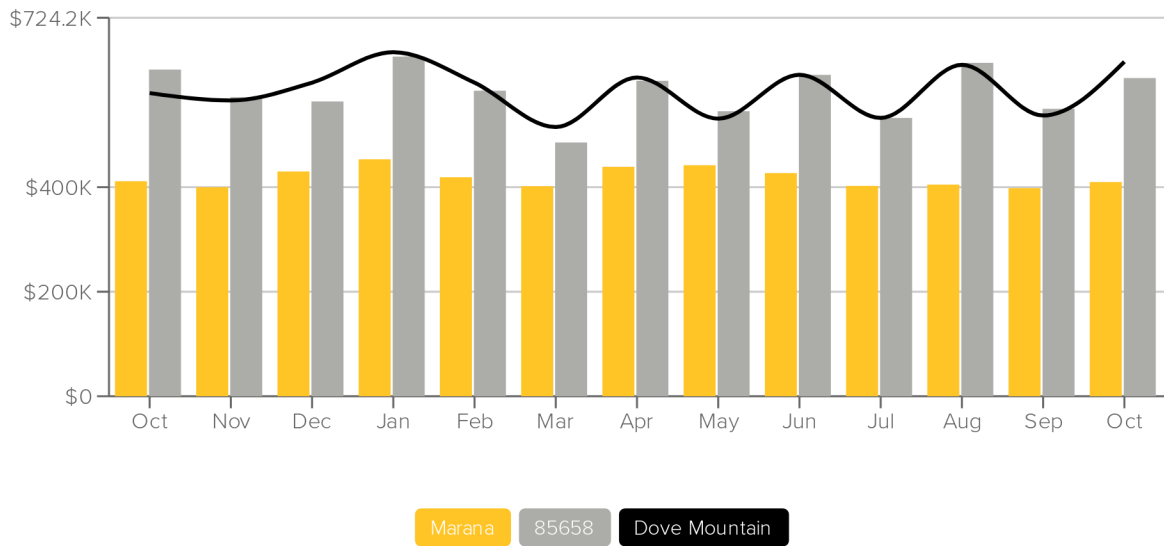
Compare Dove Mountain to Zip Code and City

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 Dove Mountain. The values are based on closed transactions in October 2025.

