



# Community Market Report



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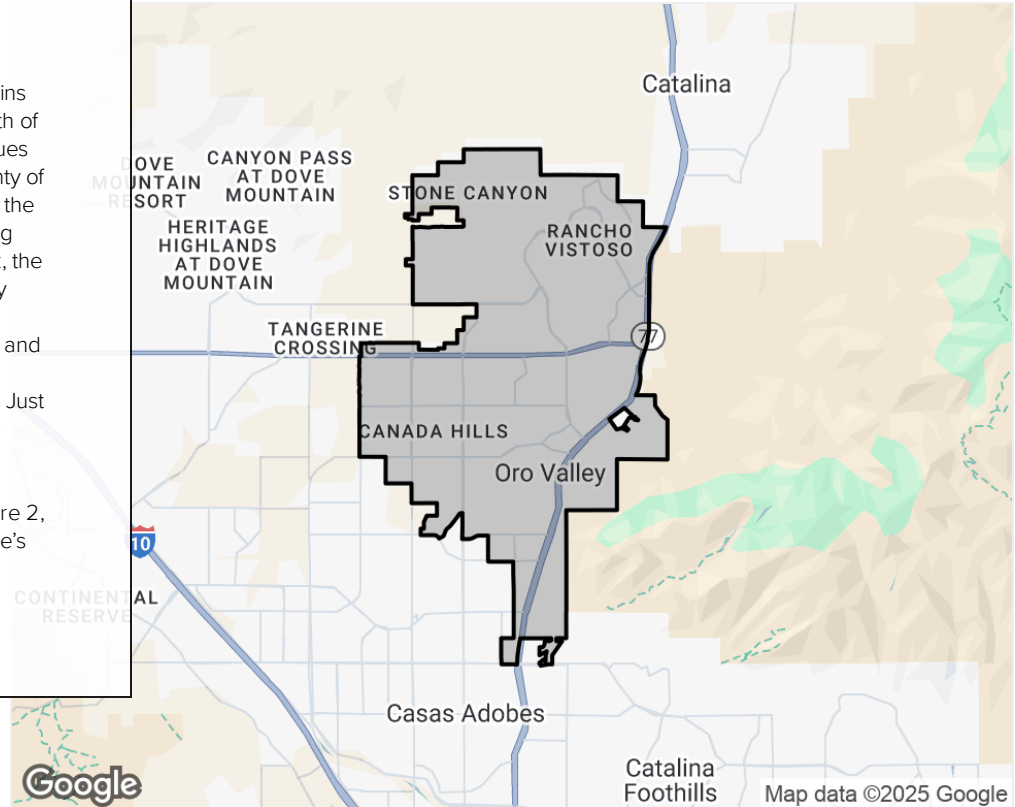
## Oro Valley, Arizona

November 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 October 2025.

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	63	60	▲ 5%	75	▼ 16%
Median Sale Price	\$495,000	\$557,500	▼ 11%	\$490,000	▲ 1%
Median List Price	\$510,000	\$565,495	▼ 10%	\$500,000	▲ 2%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$37,196,068	\$36,333,860	▲ 2%	\$43,668,079	▼ 15%
Average Days on Market	57 days	59 days	▼ 2 days	36 days	▲ 21 days
Homes Sold Year to Date	873	810	▲ 8%	727	▲ 20%
For Sale at Month's End	309	267	▲ 16%	241	▲ 28%

## 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.

328

Homes for Sale

70

Homes Under Contract

\$4,900,000

High Price

\$146,160

Low Price

\$548,888

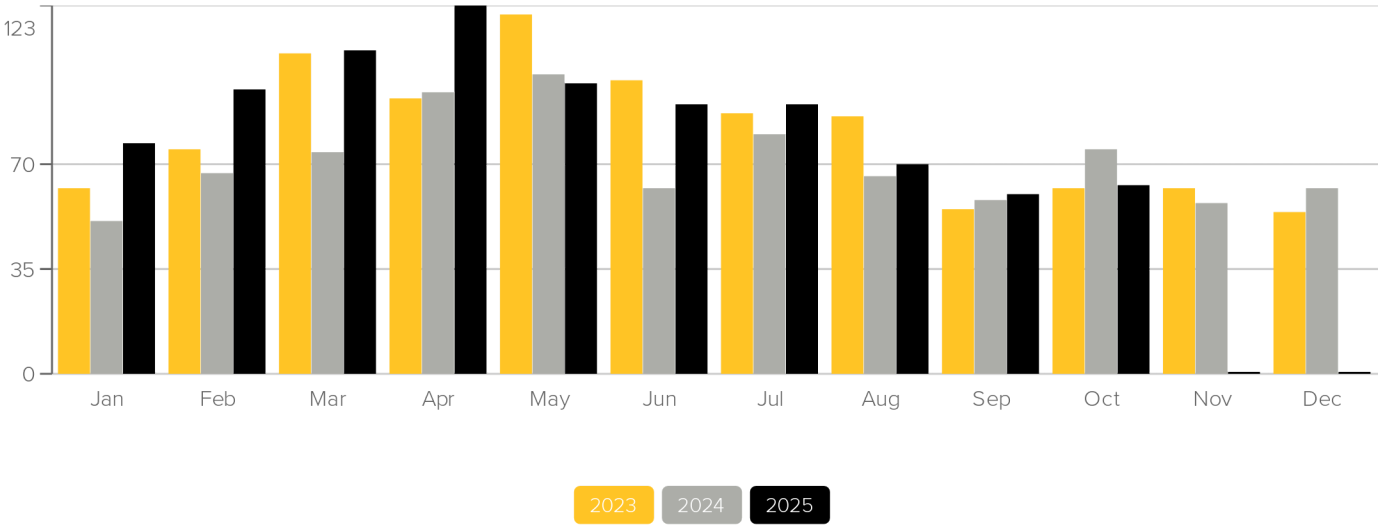
Median List Price

Values pulled on 11/2/2025





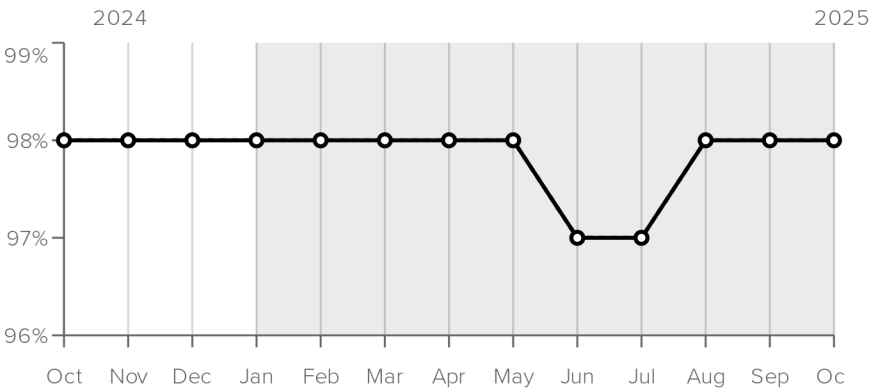
### Homes Sold



### Sale to List Price Ratio

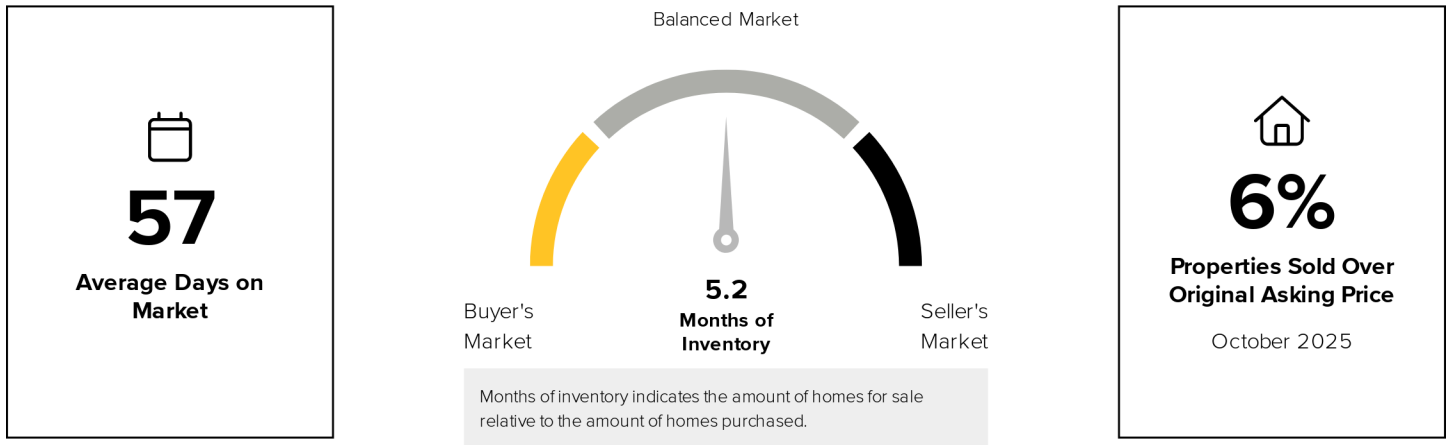


**98%**  
Average Sale to List  
Price Ratio  
October 2025





# 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 style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: 0.8em;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">More homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend less than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Price restrictions</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Rarely competing offers</div> </div>	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: 0.8em;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Need to be able to close quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Competition from other buyers</div> </div>
	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: 0.8em;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Takes more time to sell</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer offers received</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get lower than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">May have to make repairs and/or concessions</div> </div>	<div style="border: 1px solid #ccc; padding: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: 0.8em;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Home sells quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Multiple offers likely</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Buyers willing to overlook repairs</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	327	5.2	1.7	63	78	Balanced
< \$200,000	1	1.0	1.0	1	0	● Seller's
\$200,000 - \$400,000	70	5.8	1.6	12	19	● Balanced
\$400,000 - \$600,000	125	4.2	1.6	30	29	● Balanced
\$600,000 - \$800,000	62	6.9	1.8	9	13	● Buyer's
\$800,000 - \$1,000,000	27	4.5	1.3	6	5	● Balanced
\$1,000,000 - \$1,200,000	9	9.0	1.5	1	3	● Buyer's
\$1,200,000 - \$1,400,000	10	—	2.5	0	2	—
\$1,400,000 - \$1,600,000	4	1.3	1.0	3	1	● Seller's
\$1,600,000 - \$1,850,000	3	3.0	3.0	1	0	● Seller's
\$1,850,000 - \$2,000,000	5	—	—	0	0	—
> \$2,000,000	11	—	11.0	0	1	—

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 October 2025.

