



Neighborhood Market Report



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Sun City Oro Valley

Tucson, Arizona

December 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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	7	9	▼ 22%	8	▼ 12%
Median Sale Price	\$445,000	\$405,000	▲ 10%	\$438,750	▲ 1%
Median List Price	\$459,000	\$415,000	▲ 11%	\$450,000	▲ 2%
Sale to List Price Ratio	98%	99%	▼ 1%	98%	0%
Sales Volume	\$3,500,000	\$3,613,950	▼ 3%	\$3,656,000	▼ 4%
Average Days on Market	27 days	51 days	▼ 24 days	69 days	▼ 42 days
Homes Sold Year to Date	152	145	▲ 5%	122	▲ 25%
For Sale at Month's End	56	47	▲ 19%	38	▲ 47%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 5, 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.

52

Homes for Sale

18

Homes Under Contract

\$815,000

High Price

\$294,900

Low Price

\$429,000

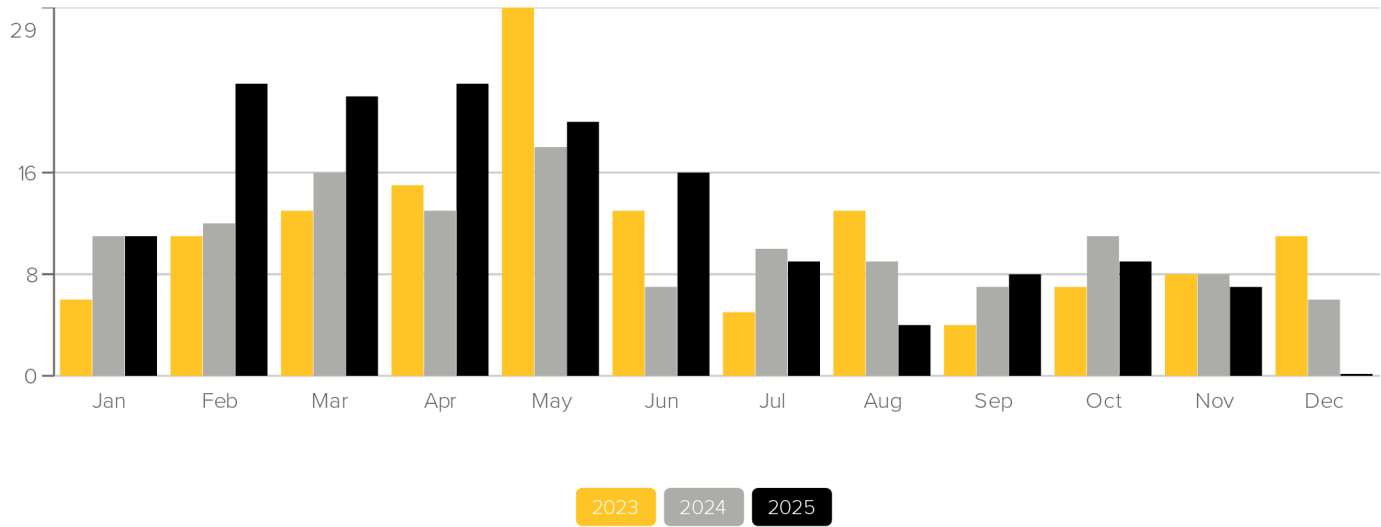
Median List Price

Values pulled on 12/5/2025





Homes Sold

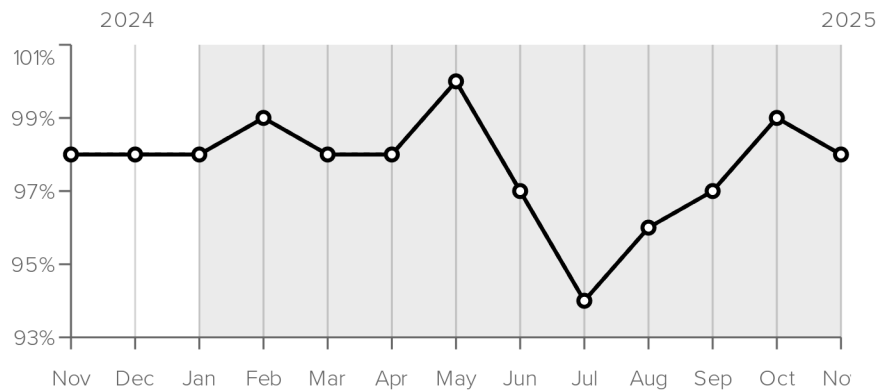


Sale to List Price Ratio

98%

Average Sale to List Price Ratio

November 2025





Market Conditions



27

Average Days on Market

Balanced Market



Buyer's
Market

7.4
Months of
Inventory

Seller's
Market

Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



0%

Properties Sold Over Original
Asking Price

November 2025

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

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

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 12/5/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	52	7.4	2.2	7	9	Buyer's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$300,000	0	—	—	0	0	—
\$300,000 - \$400,000	20	6.7	1.4	3	4	● Buyer's
\$400,000 - \$500,000	19	19.0	3.2	1	2	● Buyer's
\$500,000 - \$600,000	9	9.0	4.5	1	1	● Buyer's
\$600,000 - \$700,000	2	—	—	0	0	—
\$700,000 - \$800,000	1	0.5	0.5	2	0	● Seller's
\$800,000 - \$900,000	1	—	—	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

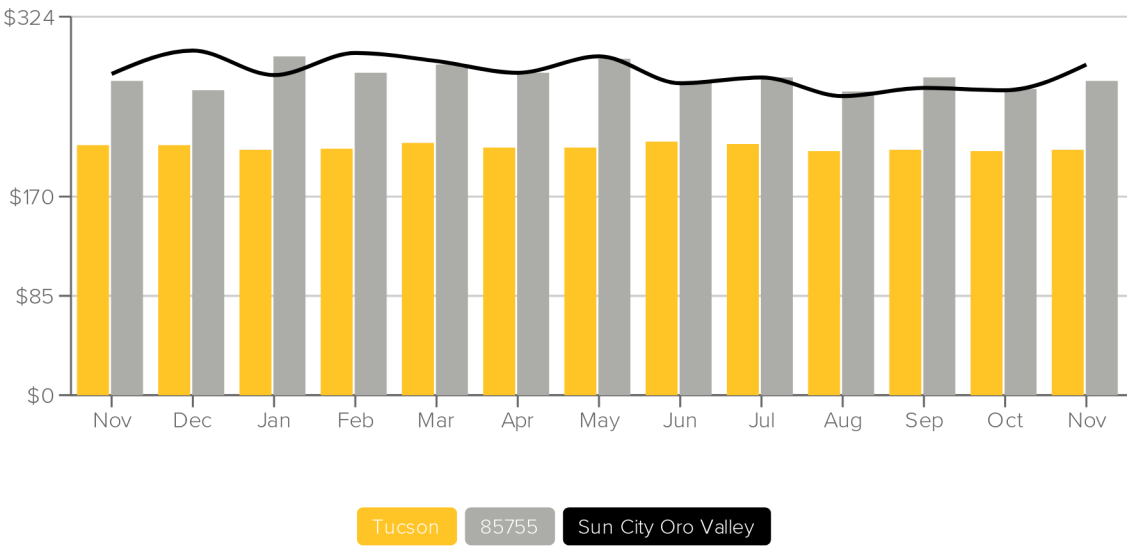




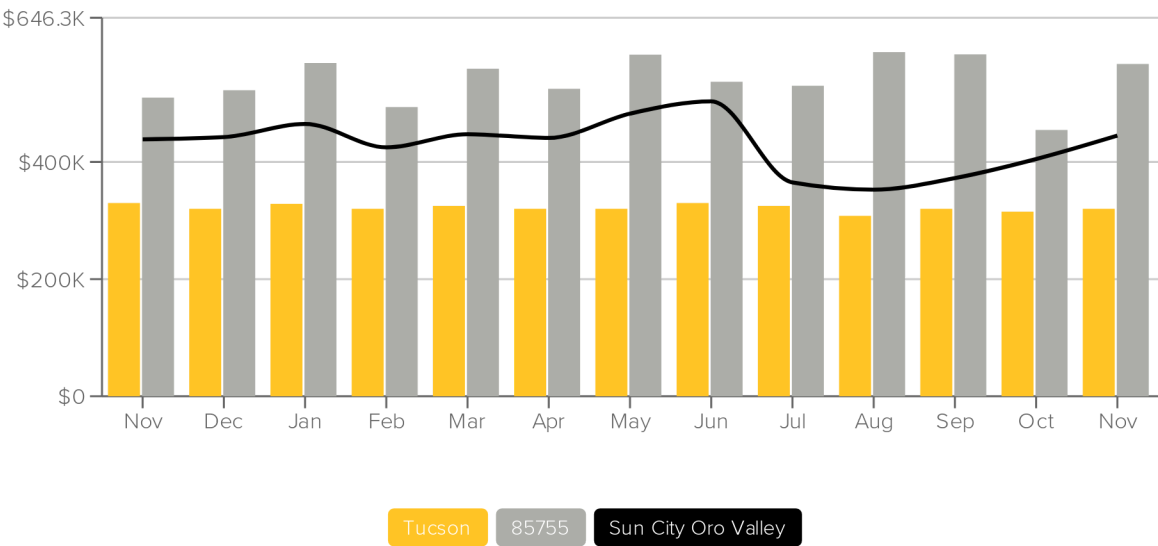
Compare Sun City Oro Valley to Zip Code and City

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 November 2025.

