



Neighborhood Market Report



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Dove Mountain

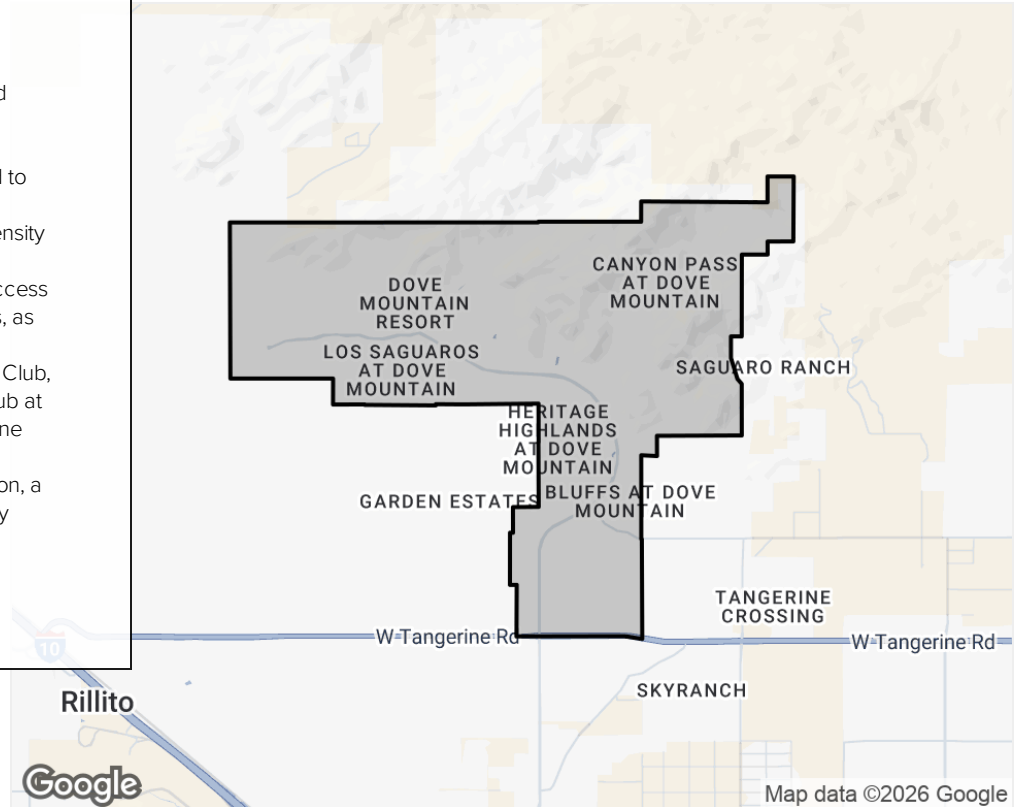
Marana, Arizona

January 2026



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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	20	29	▼ 31%	23	▼ 13%
Median Sale Price	\$582,595	\$583,144	0%	\$600,000	▼ 3%
Median List Price	\$596,595	\$589,707	▲ 1%	\$600,000	▼ 1%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$13,422,439	\$19,652,848	▼ 32%	\$15,179,331	▼ 12%
Average Days on Market	74 days	76 days	▼ 2 days	99 days	▼ 25 days
Homes Sold Year to Date	348	328	▲ 6%	331	▲ 5%
For Sale at Month's End	176	180	▼ 2%	128	▲ 38%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 5, 2026. 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.

158

Homes for Sale

37

Homes Under Contract

\$6,900,000

High Price

\$280,000

Low Price

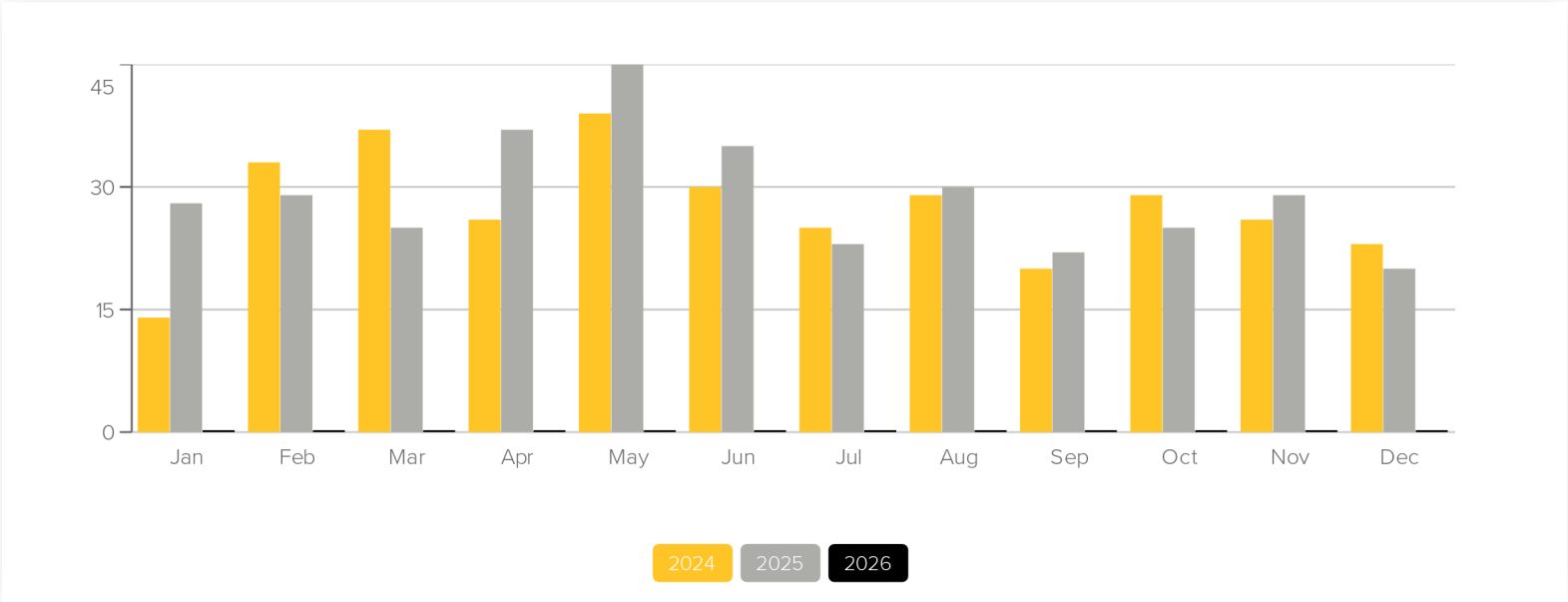
\$619,900

Median List Price

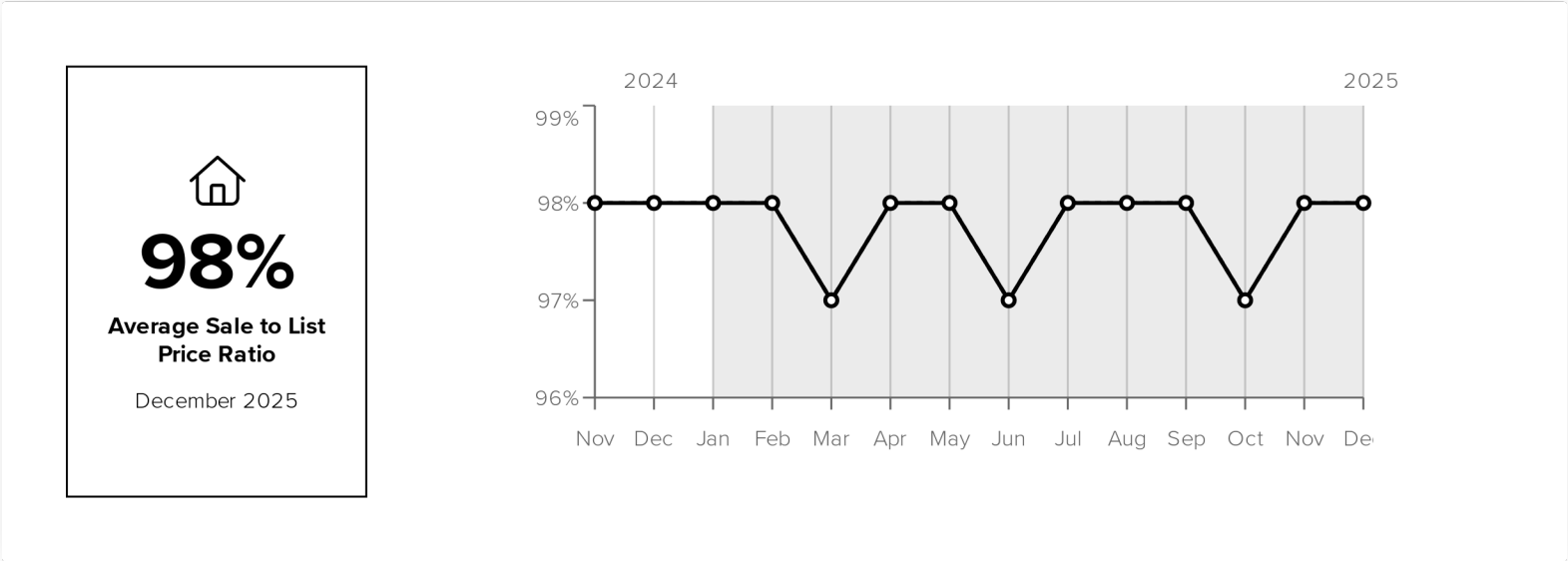
Values pulled on 1/5/2026



Homes Sold



Sale to List Price Ratio



98%


**Average Sale to List
Price Ratio**

December 2025





Market Conditions


74
Average Days on Market




0%
Properties Sold Over Original Asking Price
December 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 1/5/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg
All Price Ranges	158	7.9	2.1	20	25	Buyer's
< \$200,000	0	—	—	0	0	—
\$200,000 - \$400,000	13	6.5	1.2	2	3	● Buyer's
\$400,000 - \$600,000	65	7.2	2.4	9	9	● Buyer's
\$600,000 - \$800,000	42	6.0	1.7	7	7	● Buyer's
\$800,000 - \$1,000,000	4	—	1.0	0	0	—
\$1,000,000 - \$1,200,000	6	—	—	0	0	—
\$1,200,000 - \$1,400,000	4	—	—	0	0	—
\$1,400,000 - \$1,600,000	3	3.0	3.0	1	0	● Seller's
\$1,600,000 - \$1,850,000	1	1.0	0.3	1	0	● Seller's
\$1,850,000 - \$2,000,000	2	—	2.0	0	0	—
> \$2,000,000	18	—	9.0	0	0	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

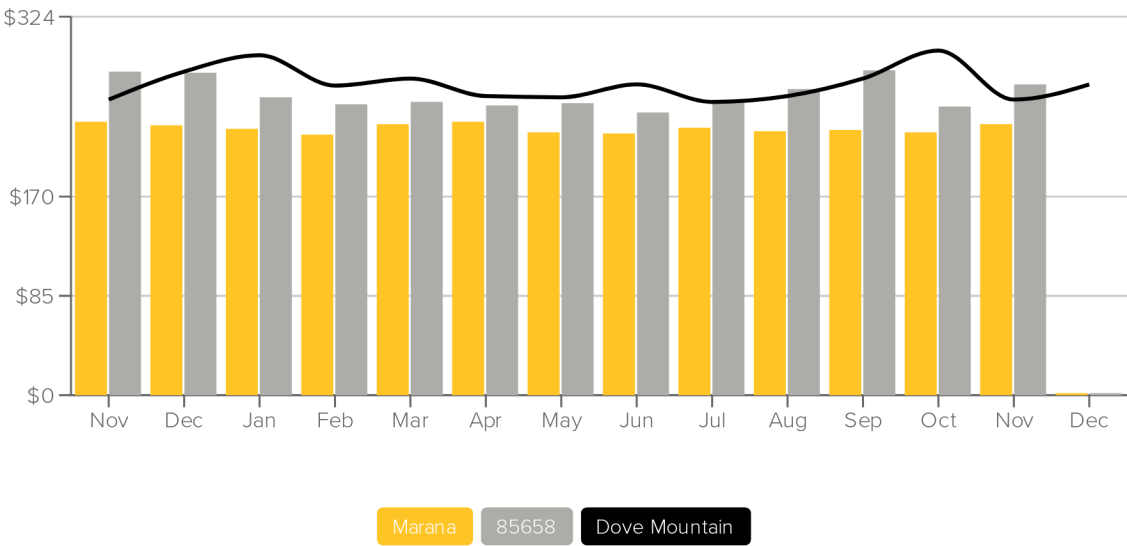
More than 6 months of inventory



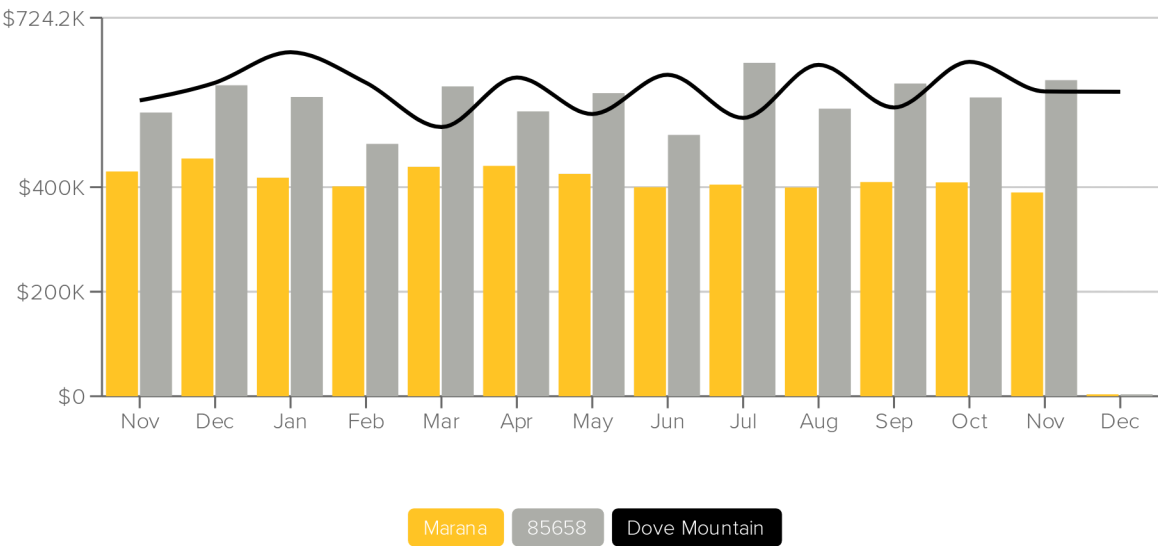
Compare Dove Mountain to Zip Code and City

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 December 2025.

