



Community Market Report



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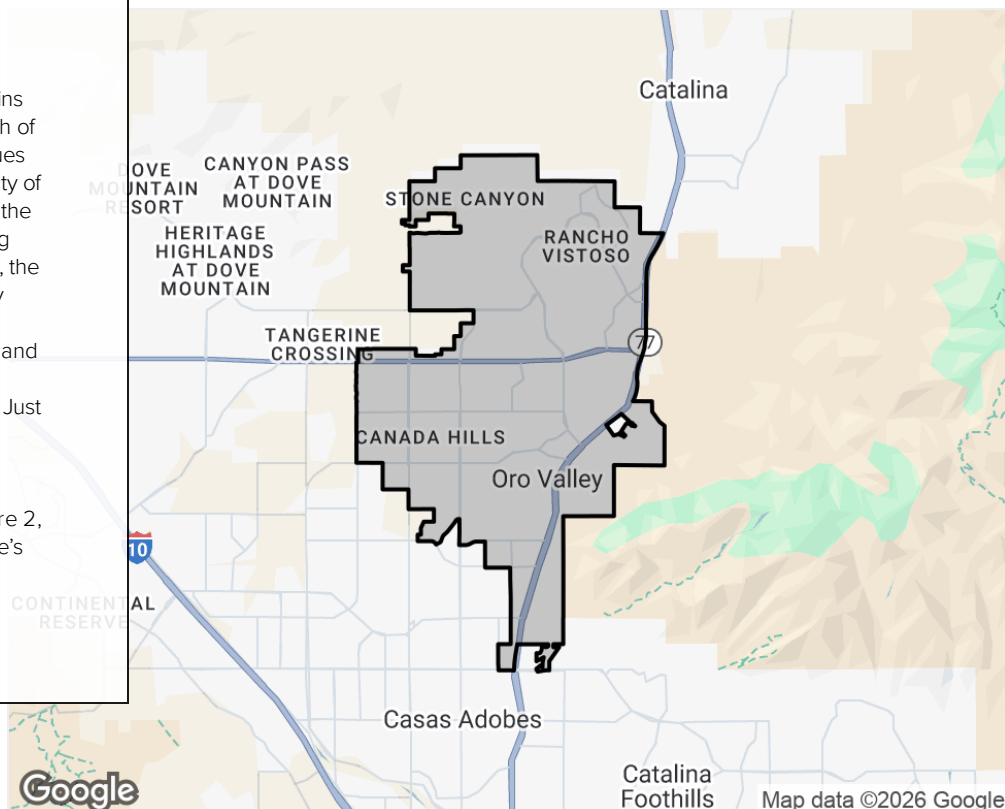
Oro Valley, Arizona

January 2026



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
the full Market
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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	86	54	▲ 59%	62	▲ 39%
Median Sale Price	\$500,000	\$532,550	▼ 6%	\$527,000	▼ 5%
Median List Price	\$512,500	\$542,444	▼ 6%	\$532,450	▼ 4%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$50,211,216	\$36,068,523	▲ 39%	\$36,167,736	▲ 39%
Average Days on Market	72 days	43 days	▲ 29 days	39 days	▲ 33 days
Homes Sold Year to Date	1,017	931	▲ 9%	852	▲ 19%
For Sale at Month's End	325	325	0%	240	▲ 35%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 3, 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.

296
Homes for Sale

73
Homes Under Contract

\$4,900,000
High Price

\$132,240
Low Price

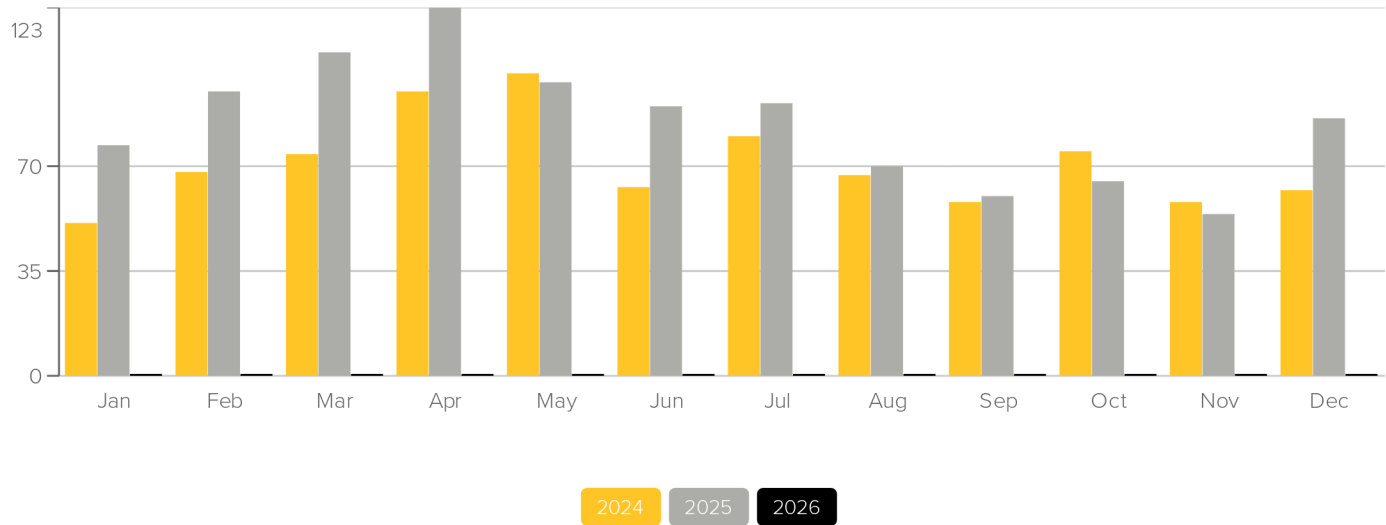
\$549,900
Median List Price

Values pulled on 1/3/2026

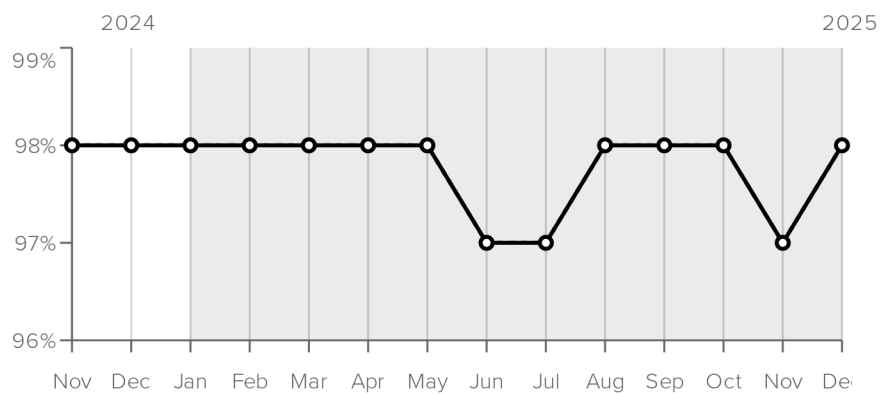




Homes Sold



Sale to List Price Ratio

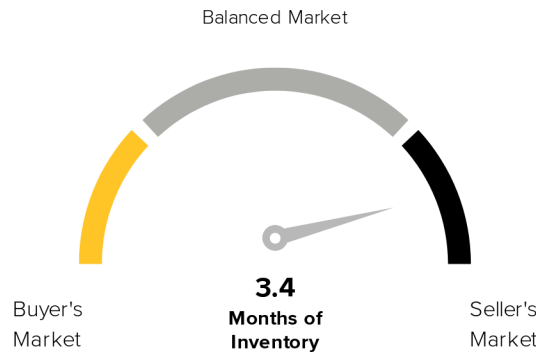




Market Conditions


72

Average Days on Market



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



6%

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 1/3/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg	
All Price Ranges	291	3.4	1.4	86	71	Seller's
< \$200,000	0	—	0.0	0	0	—
\$200,000 - \$400,000	59	3.3	1.4	18	17	● Seller's
\$400,000 - \$600,000	103	2.4	1.1	43	29	● Seller's
\$600,000 - \$800,000	53	3.3	1.5	16	12	● Seller's
\$800,000 - \$1,000,000	27	13.5	2.5	2	5	● Buyer's
\$1,000,000 - \$1,200,000	9	9.0	2.3	1	2	● Buyer's
\$1,200,000 - \$1,400,000	10	3.3	1.7	3	2	● Seller's
\$1,400,000 - \$1,600,000	6	—	1.5	0	1	—
\$1,600,000 - \$1,850,000	4	4.0	2.0	1	0	● Balanced
\$1,850,000 - \$2,000,000	3	3.0	3.0	1	0	● Seller's
> \$2,000,000	17	17.0	8.5	1	0	● 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





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 December 2025.

