



Neighborhood Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<https://TeamWoodall.com>

Rancho Vistoso

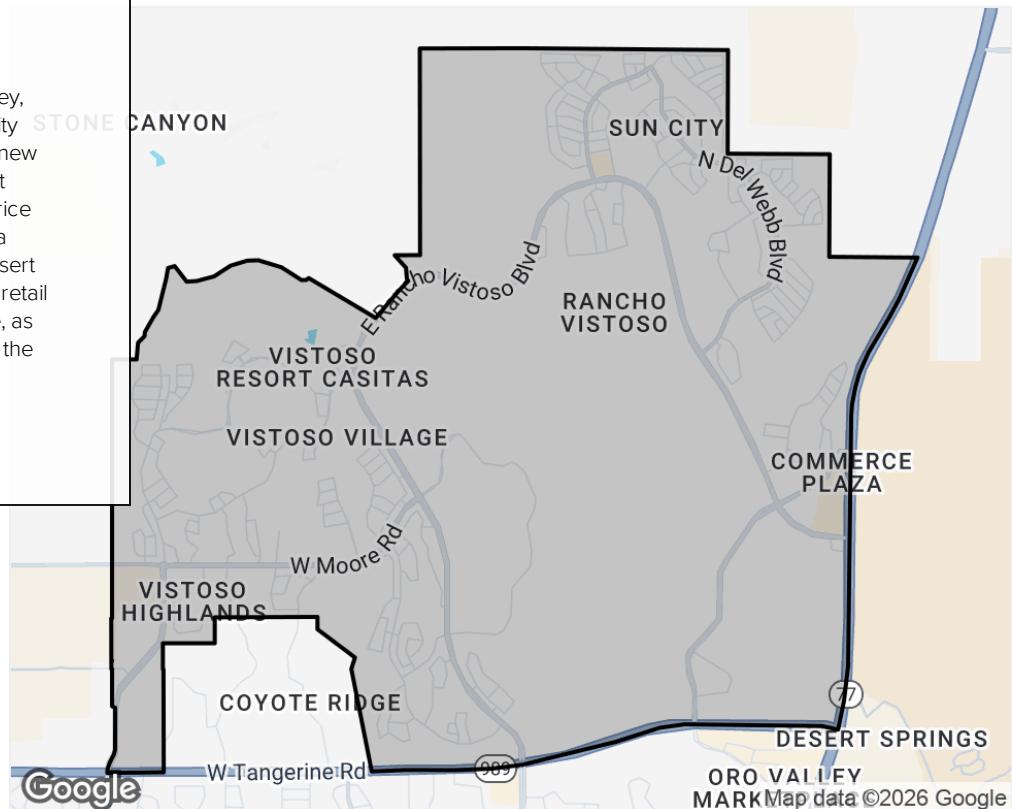
Oro Valley, Arizona

January 2026



About Rancho Vistoso

A master-planned community in northern Oro Valley, Rancho Vistoso is held in high esteem for the quality and variety of its many homes. These encompass new constructions, condominiums, golf course-adjacent properties, townhomes, and more, all at variable price points. Rancho Vistoso's close proximity to Catalina State Park suffuses the entire area with vibrant desert scenery. Residents enjoy easy access to essential retail destinations at the nearby Oro Valley Marketplace, as well as parks, hiking trails, and more embedded in the community itself.



Contact me to get
the full Market
Report and to learn
more about Rancho
Vistoso.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Rancho Vistoso. 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	43	27	▲ 59%	23	▲ 87%
Median Sale Price	\$477,000	\$552,065	▼ 14%	\$499,000	▼ 4%
Median List Price	\$499,990	\$569,990	▼ 12%	\$508,500	▼ 2%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$21,580,245	\$15,880,804	▲ 36%	\$12,125,314	▲ 78%
Average Days on Market	72 days	50 days	▲ 22 days	46 days	▲ 26 days
Homes Sold Year to Date	457	414	▲ 10%	400	▲ 14%
For Sale at Month's End	151	156	▼ 3%	103	▲ 47%

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.

148
Homes for Sale

24
Homes Under Contract

\$2,454,000
High Price

\$300,000
Low Price

\$505,000
Median List Price

Values pulled on 1/5/2026

January 2026

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

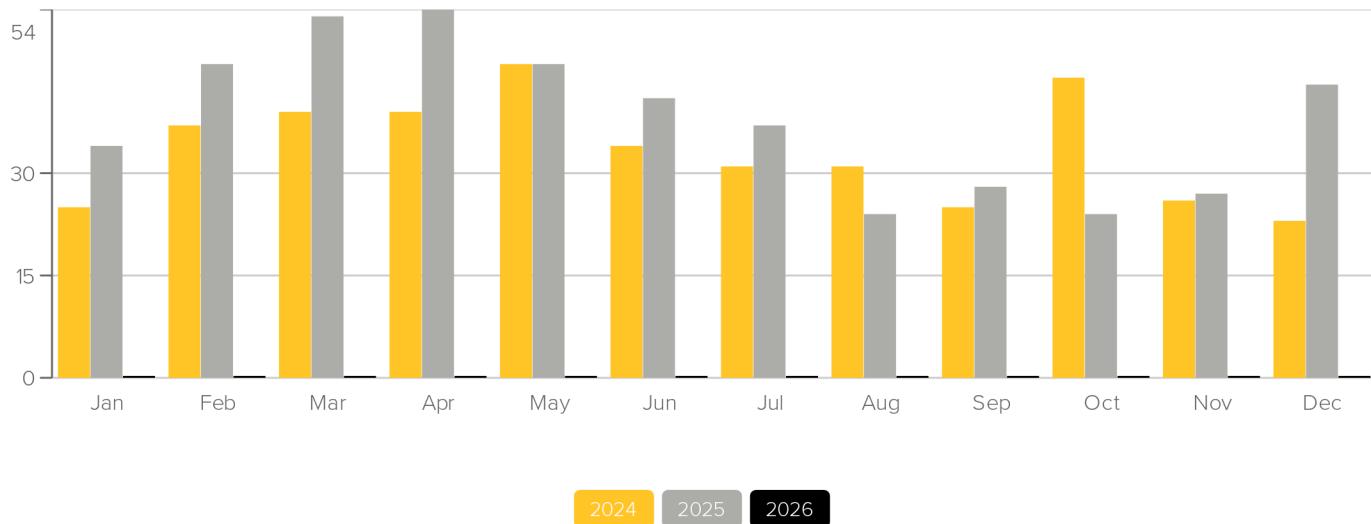
Rancho Vistoso - Oro Valley, Arizona



Equal Housing Opportunity

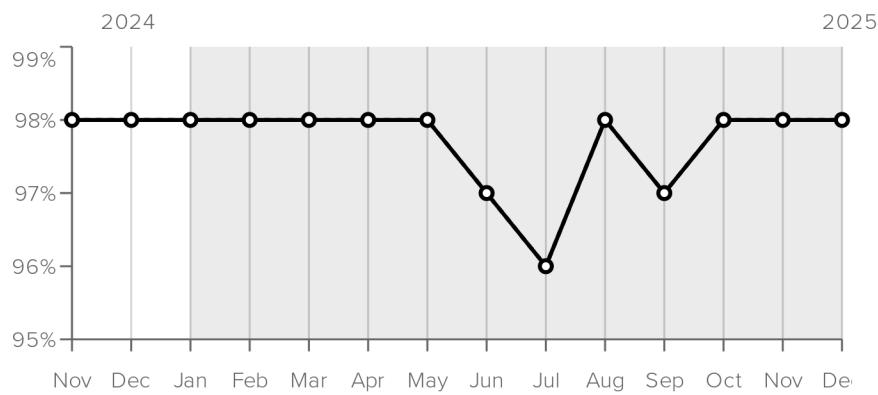


Homes Sold



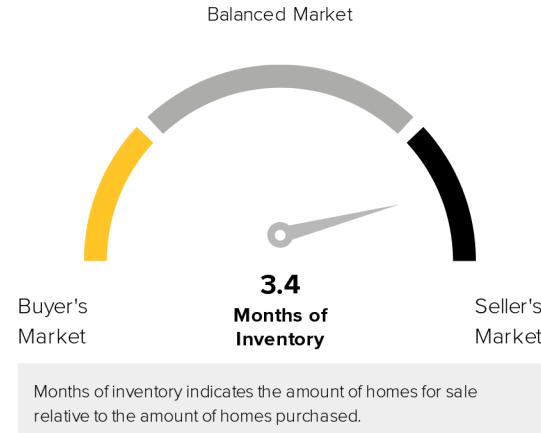
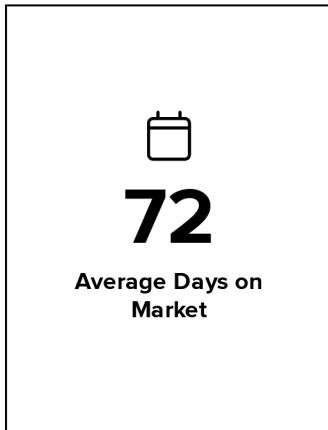
2024 2025 2026

Sale to List Price Ratio





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

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	
All Price Ranges	148	3.4	—	1.6	43	31
< \$100,000	0	—	—	—	0	—
\$100,000 - \$200,000	0	—	—	—	0	—
\$200,000 - \$300,000	0	0.0	0.0	0.0	1	0
\$300,000 - \$400,000	37	4.1	—	1.5	9	8
\$400,000 - \$500,000	36	3.0	—	1.5	12	6
\$500,000 - \$600,000	23	1.9	—	1.1	12	6
\$600,000 - \$700,000	18	3.0	—	1.8	6	3
\$700,000 - \$800,000	11	5.5	—	1.6	2	2
\$800,000 - \$900,000	8	—	—	4.0	0	1
\$900,000 - \$1,000,000	5	5.0	—	2.5	1	0
> \$1,000,000	10	—	—	5.0	0	1

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

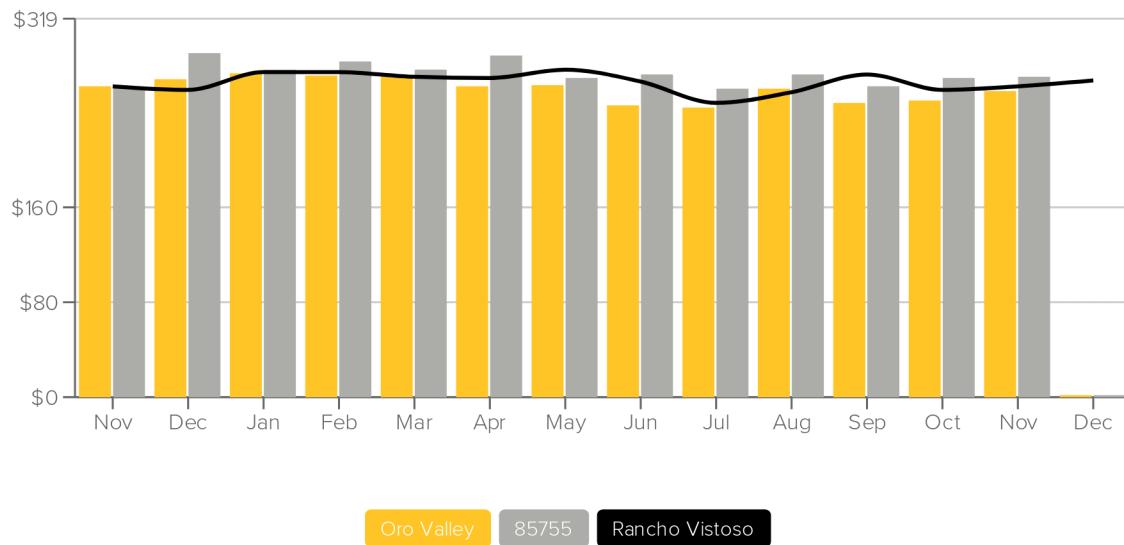
More than 6 months of inventory



Compare Rancho Vistoso 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



Oro Valley 85755 Rancho Vistoso

Median Sale Price



Oro Valley 85755 Rancho Vistoso



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 Rancho Vistoso. The values are based on closed transactions in December 2025.

