



## Neighborhood Market Report



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## **Sun City Oro Valley**

Tucson, Arizona

January 2026





## 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

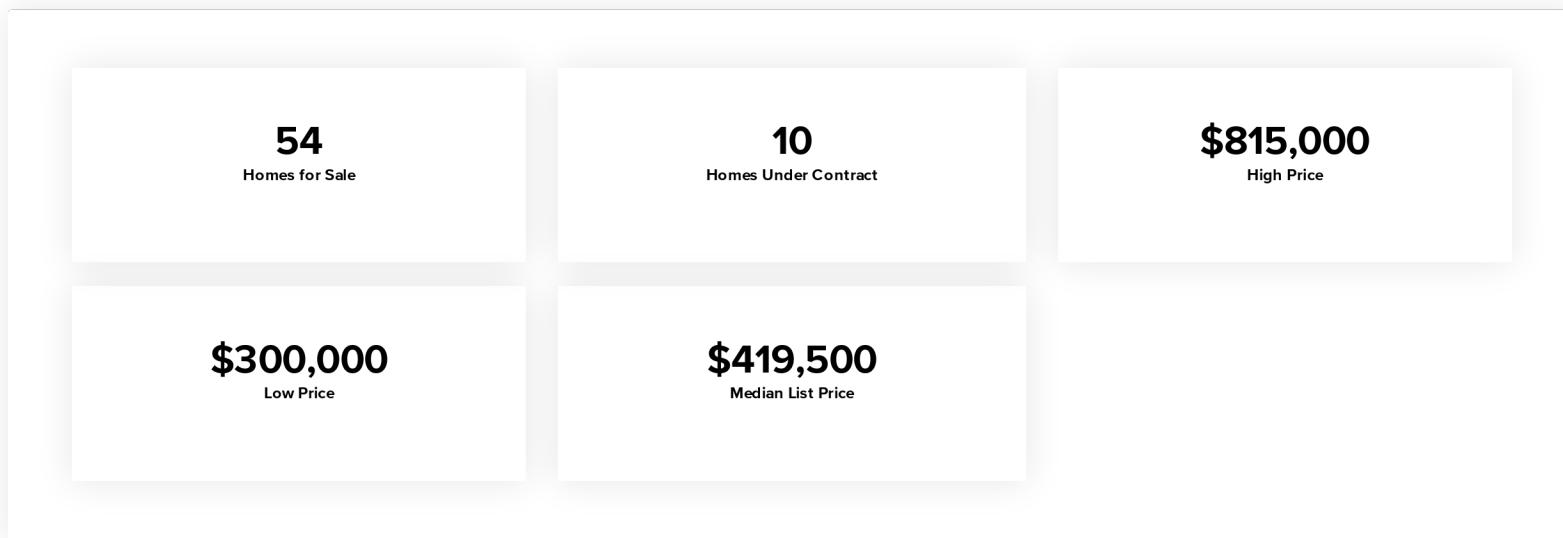
## Recent Sales Trends

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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
<b>Homes Sold</b>	16	7	▲ 129%	6	▲ 167%
<b>Median Sale Price</b>	\$452,110	\$445,000	▲ 2%	\$442,500	▲ 2%
<b>Median List Price</b>	\$459,500	\$459,000	0%	\$450,000	▲ 2%
<b>Sale to List Price Ratio</b>	98%	98%	0%	98%	0%
<b>Sales Volume</b>	\$7,407,020	\$3,500,000	▲ 112%	\$2,887,414	▲ 157%
<b>Average Days on Market</b>	61 days	27 days	▲ 34 days	50 days	▲ 11 days
<b>Homes Sold Year to Date</b>	172	156	▲ 10%	128	▲ 34%
<b>For Sale at Month's End</b>	56	56	0%	39	▲ 44%

## 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.



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.

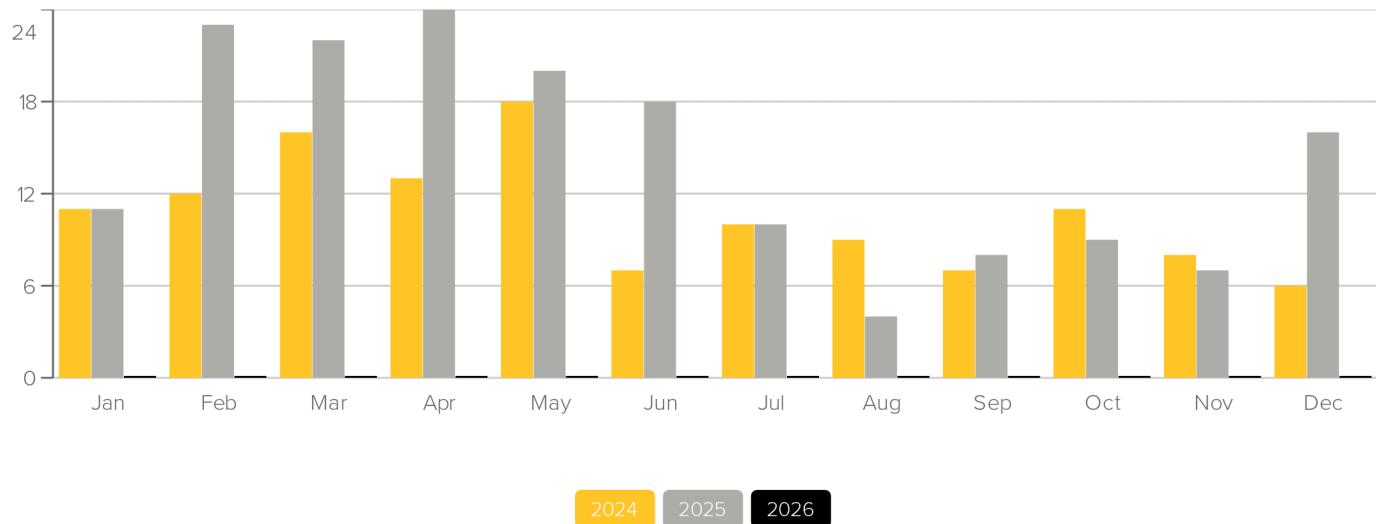
Sun City Oro Valley - Tucson, Arizona



Equal Housing Opportunity

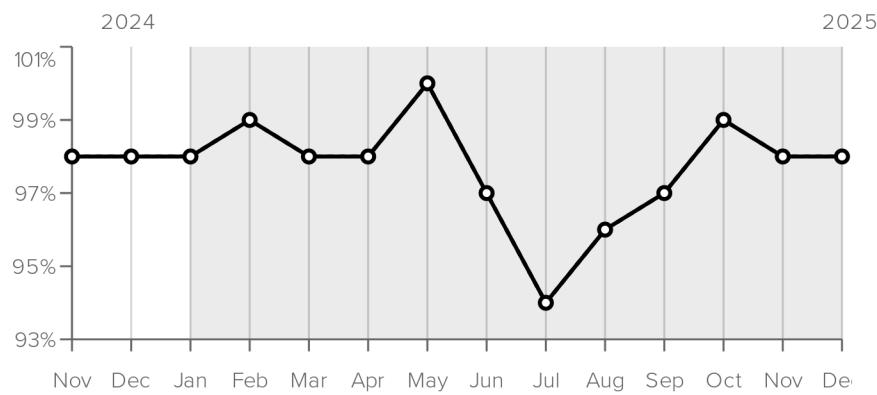


## Homes Sold



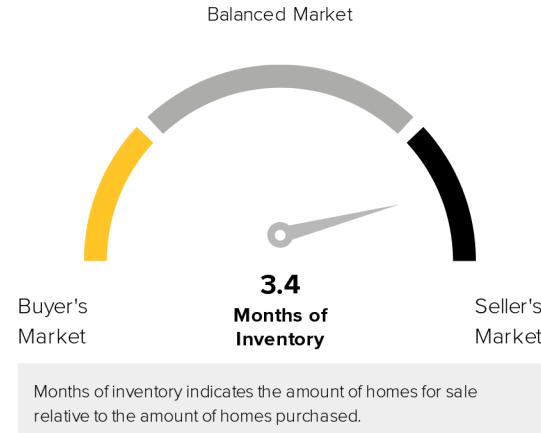
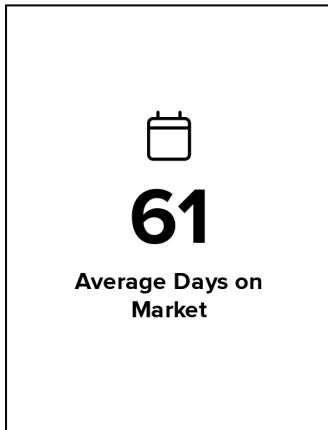
2024 2025 2026

## 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	6 Month Avg		
<b>All Price Ranges</b>	54	3.4	1.7	16	9		Seller's
< \$100,000	0	—	—	0	0		—
\$100,000 - \$200,000	0	—	—	0	0		—
\$200,000 - \$300,000	0	0.0	0.0	1	0	● Seller's	
\$300,000 - \$400,000	22	7.3	2.2	3	4	● Buyer's	
\$400,000 - \$500,000	18	3.0	1.5	6	2	● Seller's	
\$500,000 - \$600,000	9	2.3	1.8	4	1	● Seller's	
\$600,000 - \$700,000	2	1.0	1.0	2	0	● Seller's	
\$700,000 - \$800,000	2	—	1.0	0	0		—
\$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

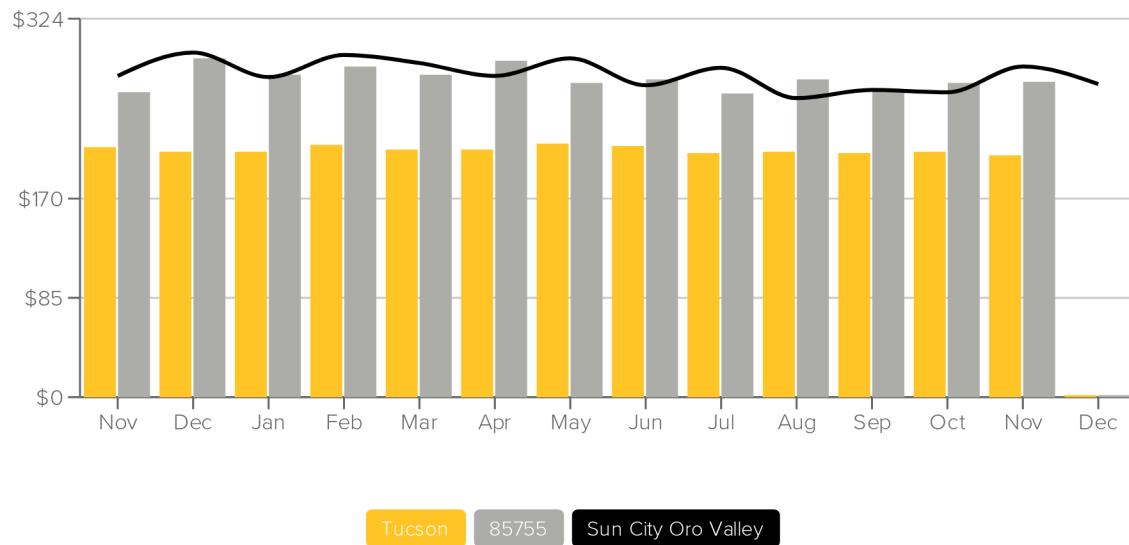
More than 6 months of inventory



# Compare Sun City Oro Valley to Zip Code and City

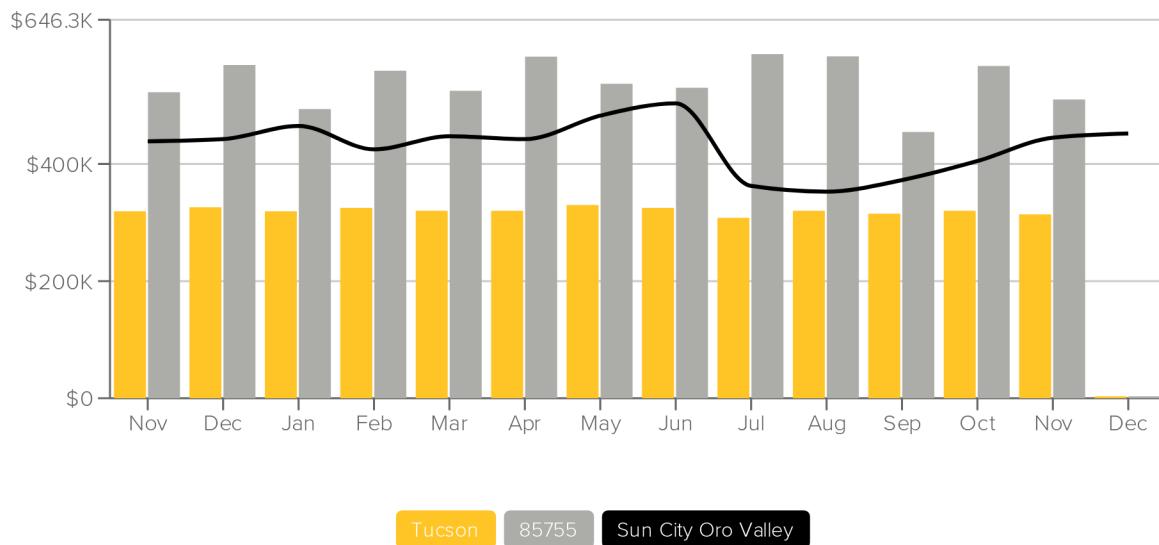
The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

## Average Price per Square Foot



Tucson 85755 Sun City Oro Valley

## Median Sale Price



Tucson 85755 Sun City Oro Valley



# 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 December 2025.

