



Neighborhood Market Report



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

Dove Mountain

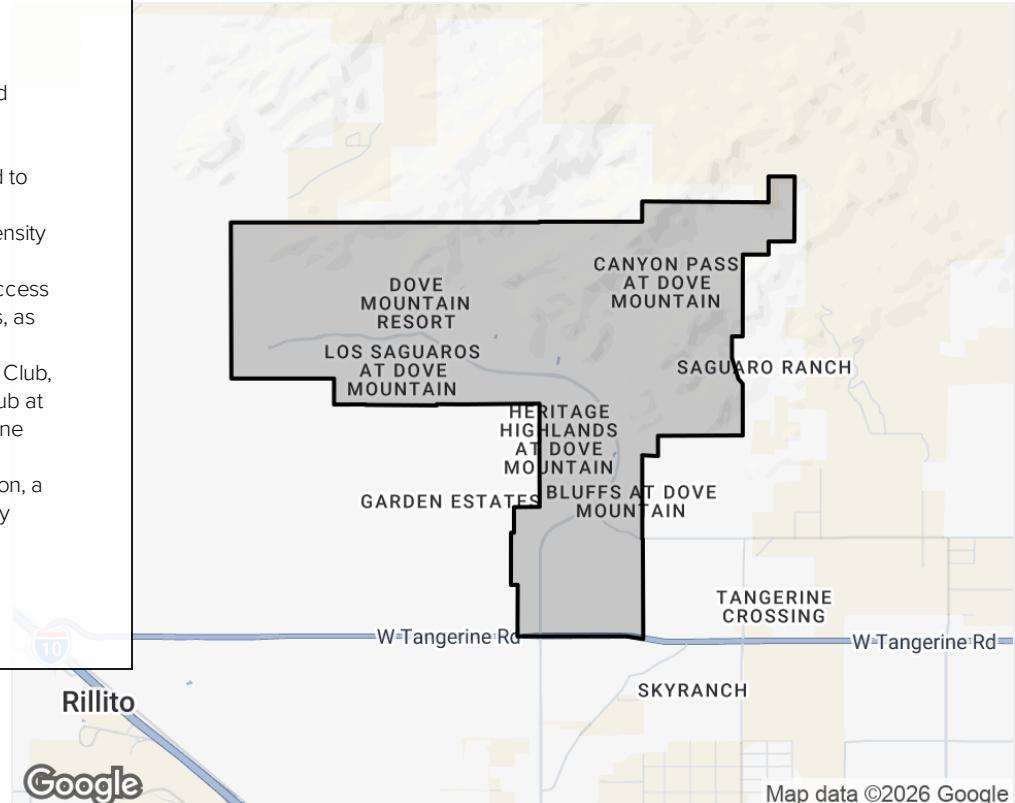
Marana, Arizona

February 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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	26	21	▲ 24%	28	▼ 7%
Median Sale Price	\$619,623	\$585,190	▲ 6%	\$658,370	▼ 6%
Median List Price	\$609,560	\$598,000	▲ 2%	\$674,120	▼ 10%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$26,415,087	\$14,227,429	▲ 86%	\$29,514,092	▼ 11%
Average Days on Market	50 days	71 days	▼ 21 days	94 days	▼ 44 days
Homes Sold Year to Date	26	349	▼ 93%	28	▼ 7%
For Sale at Month's End	163	176	▼ 7%	136	▲ 20%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 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.

189
Homes for Sale

34
Homes Under Contract

\$6,900,000
High Price

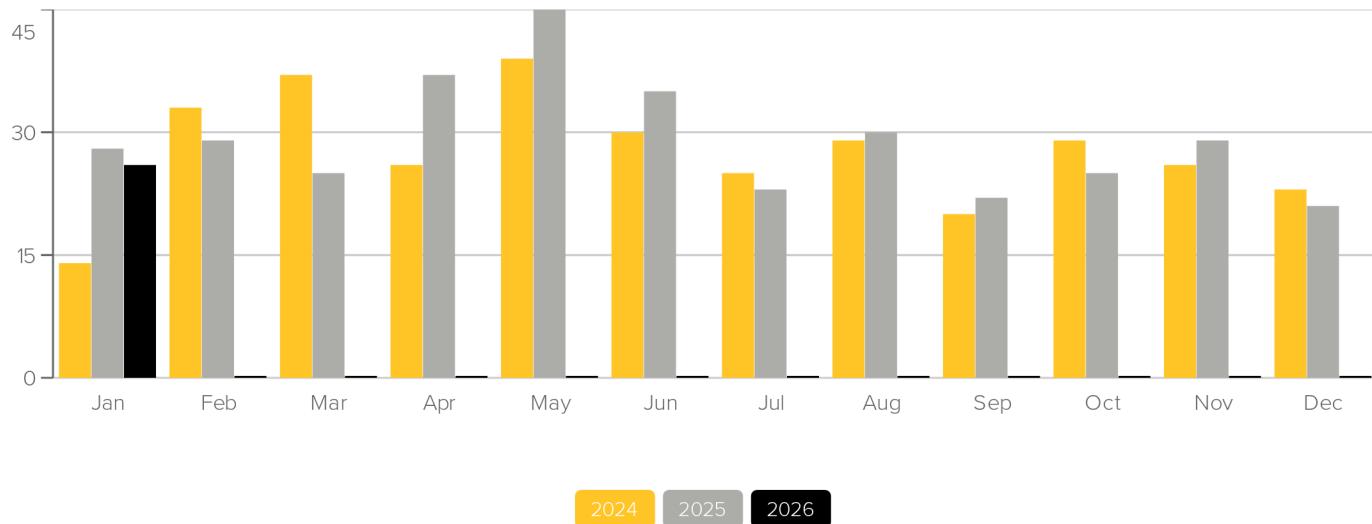
\$299,750
Low Price

\$599,900
Median List Price

Values pulled on 2/2/2026

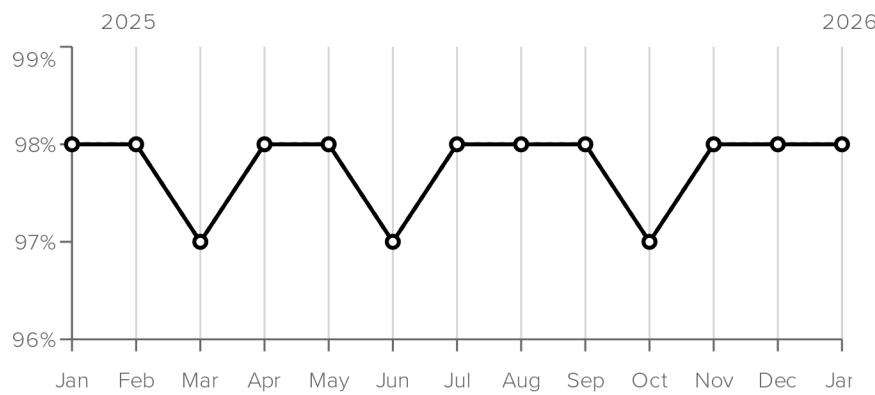


Homes Sold



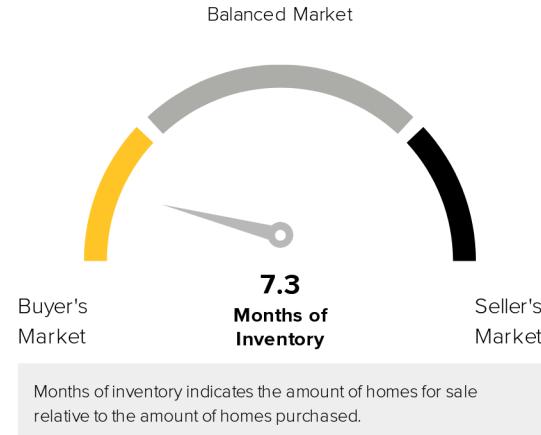
2024 2025 2026

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 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg		
All Price Ranges	189	7.3	2.5	26	26		Buyer's
< \$200,000	0	—	—	0	0		—
\$200,000 - \$400,000	16	5.3	1.6	3	3		● Balanced
\$400,000 - \$600,000	82	9.1	2.7	9	9		● Buyer's
\$600,000 - \$800,000	45	7.5	2.0	6	8		● Buyer's
\$800,000 - \$1,000,000	5	5.0	1.7	1	1		● Balanced
\$1,000,000 - \$1,200,000	6	6.0	6.0	1	0		● Buyer's
\$1,200,000 - \$1,400,000	5	2.5	2.5	2	0		● Seller's
\$1,400,000 - \$1,600,000	5	—	5.0	0	0		—
\$1,600,000 - \$1,850,000	2	—	2.0	0	0		—
\$1,850,000 - \$2,000,000	2	—	2.0	0	0		—
> \$2,000,000	21	5.3	4.2	4	1		● Balanced

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

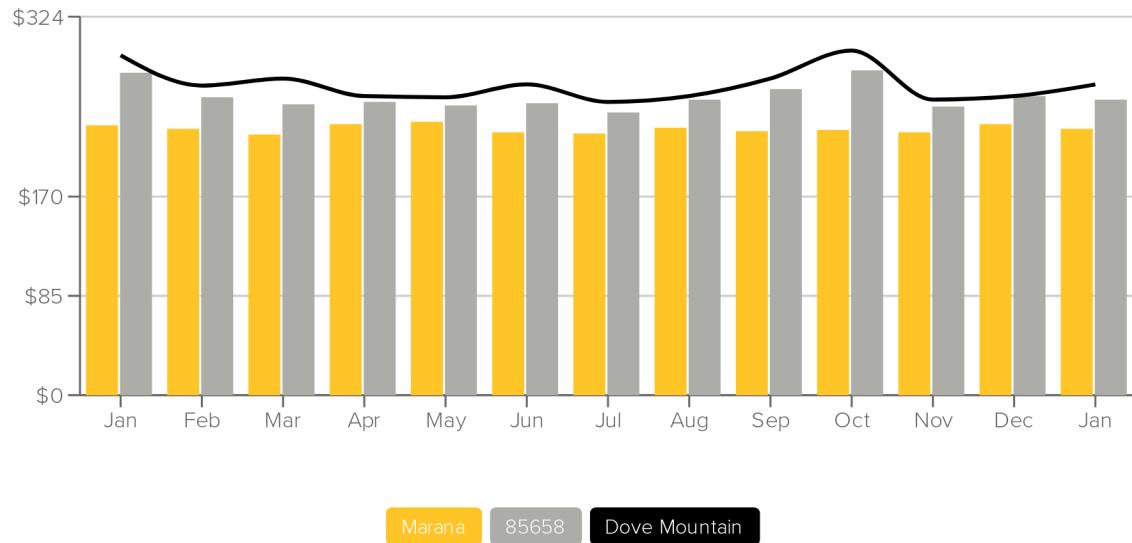
More than 6 months of inventory



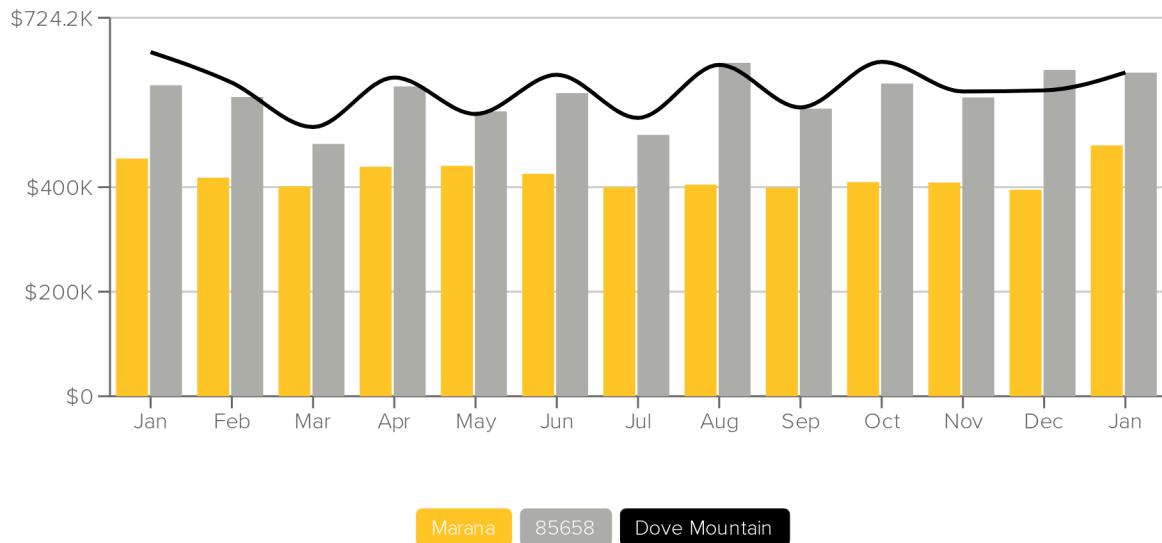
Compare Dove Mountain to Zip Code and City

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 January 2026.

