



Neighborhood Market Report



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Dove Mountain

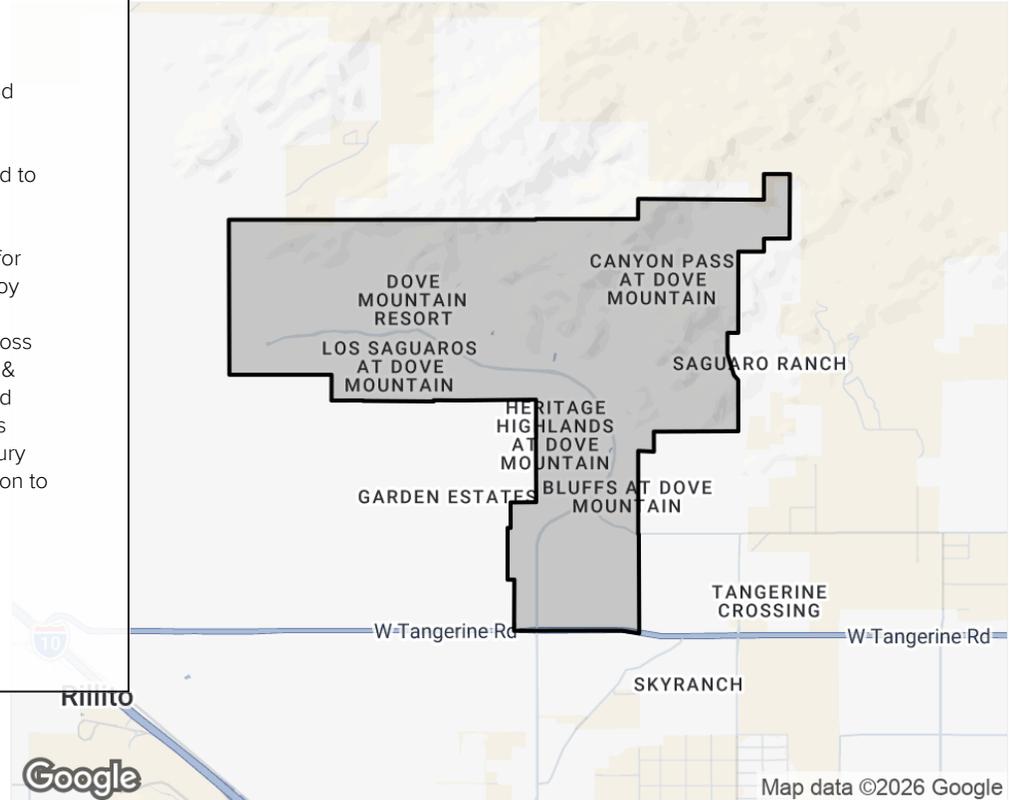
Marana, Arizona

March 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 February 2026.

	Current Period Feb 2026	Last Month Jan 2026	Change From Last Month	Last Year Feb 2025	Change From Last Year
Homes Sold	26	26	0%	29	▼ 10%
Median Sale Price	\$583,000	\$619,623	▼ 6%	\$599,990	▼ 3%
Median List Price	\$606,450	\$609,560	▼ 1%	\$609,990	▼ 1%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$15,771,339	\$26,415,087	▼ 40%	\$23,799,660	▼ 34%
Average Days on Market	85 days	50 days	▲ 35 days	75 days	▲ 10 days
Homes Sold Year to Date	52	26	▲ 100%	57	▼ 9%
For Sale at Month's End	189	163	▲ 16%	170	▲ 11%

Current Market

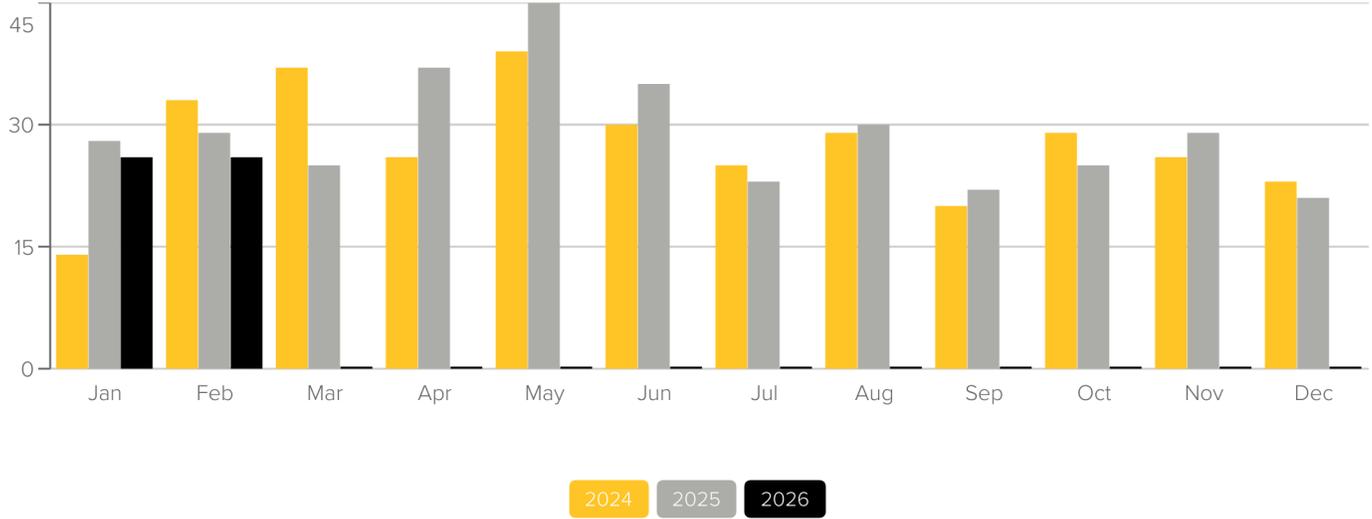
The statistics below provide an up-to-date snapshot of the listed inventory as of March 4, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

190 <small>Homes for Sale</small>	52 <small>Homes Under Contract</small>	\$6,900,000 <small>High Price</small>
\$294,000 <small>Low Price</small>	\$593,963 <small>Median List Price</small>	

Values pulled on 3/4/2026



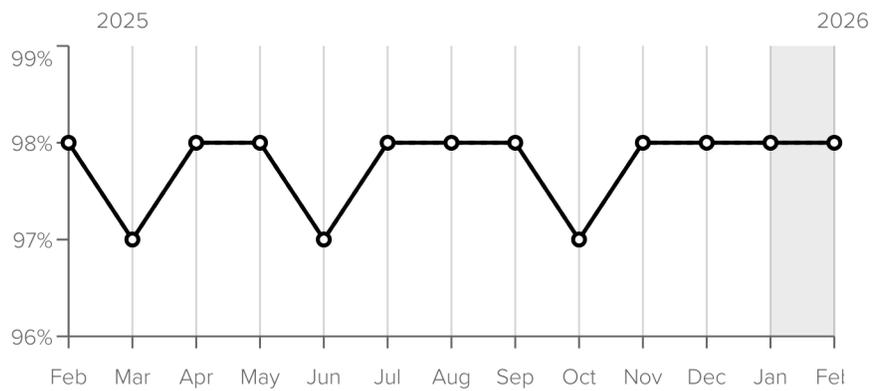
Homes Sold



Sale to List Price Ratio



98%
 Average Sale to List Price Ratio
 February 2026





Market Conditions


85
Average Days on Market




12%
Properties Sold Over Original Asking Price
February 2026

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	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Home sells quickly Multiple offers likely Could get more than asking price Buyers willing to overlook repairs
How it Impacts Sellers		



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 3/4/26	Current Period Feb 2026	3 Month Trend	Current Period Feb 2026	6 Month Avg	
All Price Ranges	190	7.3	2.6	26	25	Buyer's	
< \$200,000	0	—	—	0	0	—	
\$200,000 - \$400,000	7	1.4	0.7	5	3	● Seller's	
\$400,000 - \$600,000	88	9.8	3.3	9	9	● Buyer's	
\$600,000 - \$800,000	47	5.2	2.1	9	7	● Balanced	
\$800,000 - \$1,000,000	7	7.0	2.3	1	1	● Buyer's	
\$1,000,000 - \$1,200,000	4	4.0	2.0	1	0	● Balanced	
\$1,200,000 - \$1,400,000	5	—	2.5	0	0	—	
\$1,400,000 - \$1,600,000	5	5.0	2.5	1	0	● Balanced	
\$1,600,000 - \$1,850,000	3	—	3.0	0	0	—	
\$1,850,000 - \$2,000,000	4	—	—	0	0	—	
> \$2,000,000	20	—	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

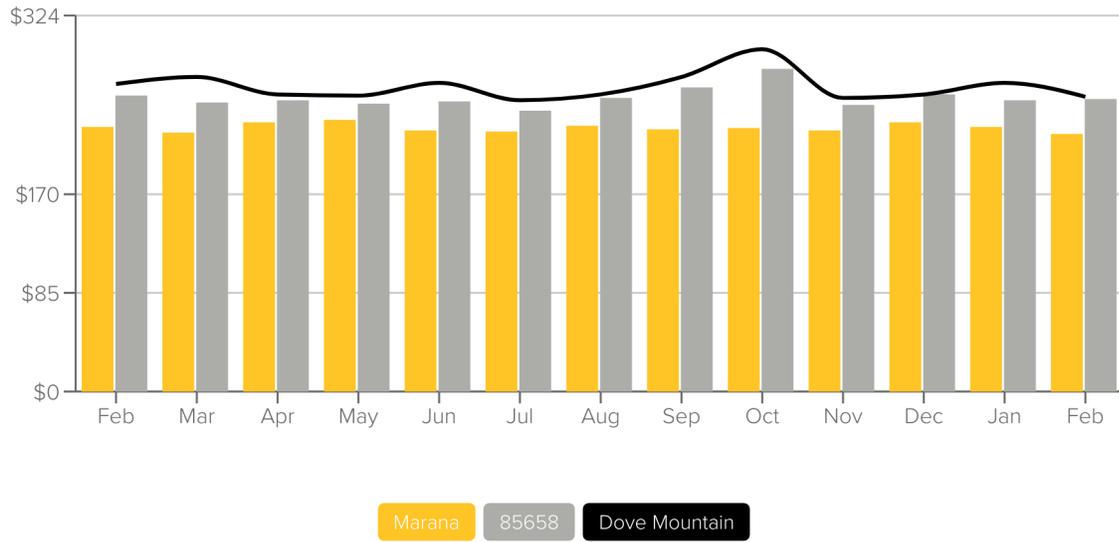




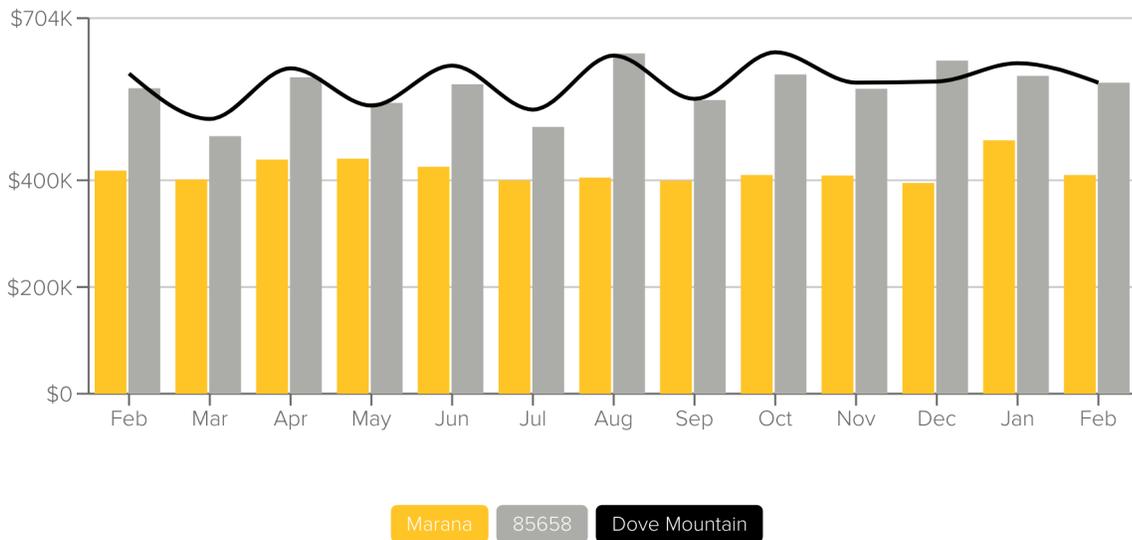
Compare Dove Mountain to Zip Code and City

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 February 2026.

