



Community Market Report



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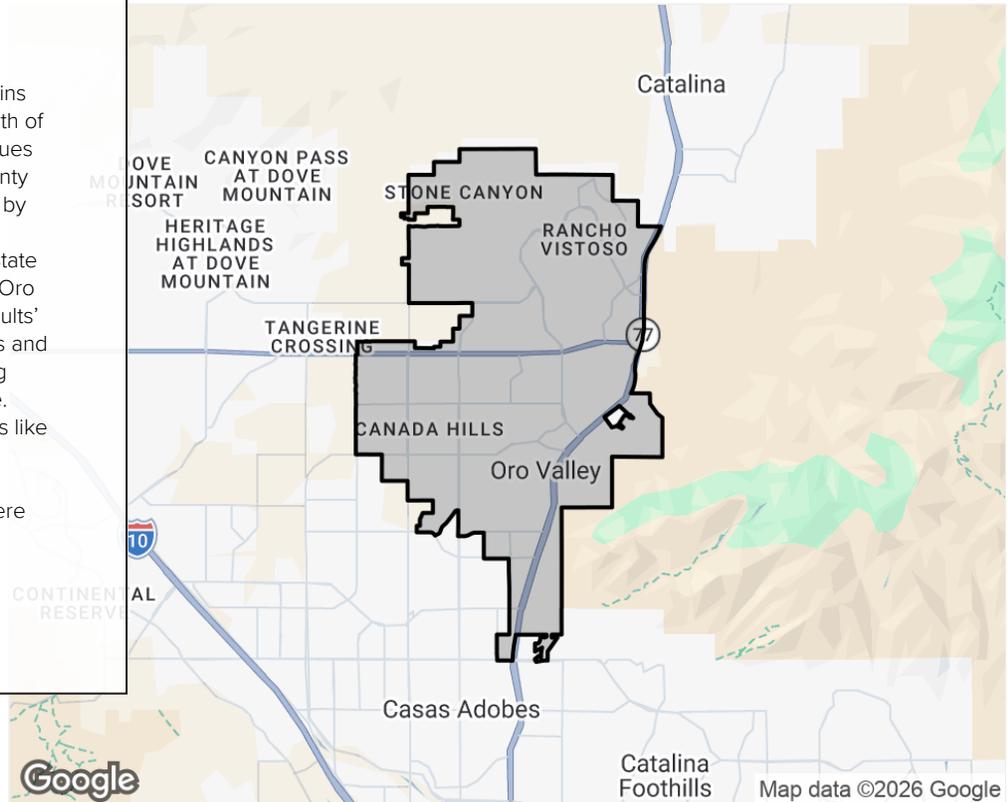
Oro Valley, Arizona

March 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 February 2026.

	Current Period Feb 2026	Last Month Jan 2026	Change From Last Month	Last Year Feb 2025	Change From Last Year
Homes Sold	82	53	▲ 55%	95	▼ 14%
Median Sale Price	\$493,500	\$500,000	▼ 1%	\$515,000	▼ 4%
Median List Price	\$499,000	\$525,000	▼ 5%	\$524,900	▼ 5%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$45,301,207	\$31,671,003	▲ 43%	\$57,608,480	▼ 21%
Average Days on Market	64 days	58 days	▲ 6 days	59 days	▲ 5 days
Homes Sold Year to Date	135	53	▲ 155%	172	▼ 22%
For Sale at Month's End	338	298	▲ 13%	273	▲ 24%

Current Market

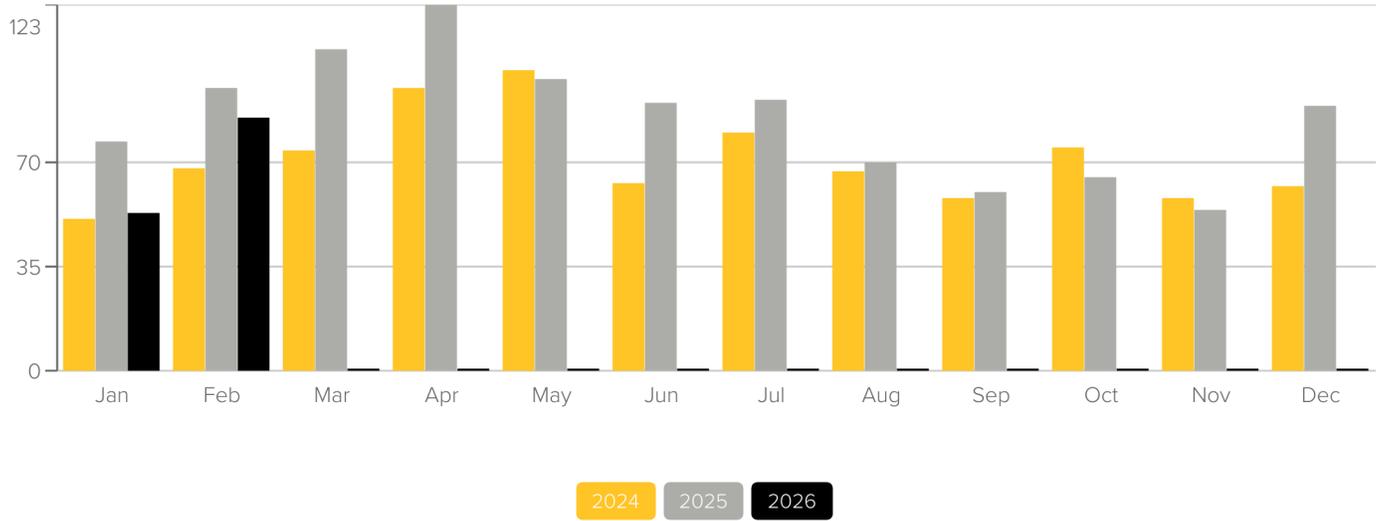
The statistics below provide an up-to-date snapshot of the listed inventory as of March 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

341 <small>Homes for Sale</small>	148 <small>Homes Under Contract</small>	\$8,100,000 <small>High Price</small>
\$159,000 <small>Low Price</small>	\$525,000 <small>Median List Price</small>	

Values pulled on 3/3/2026



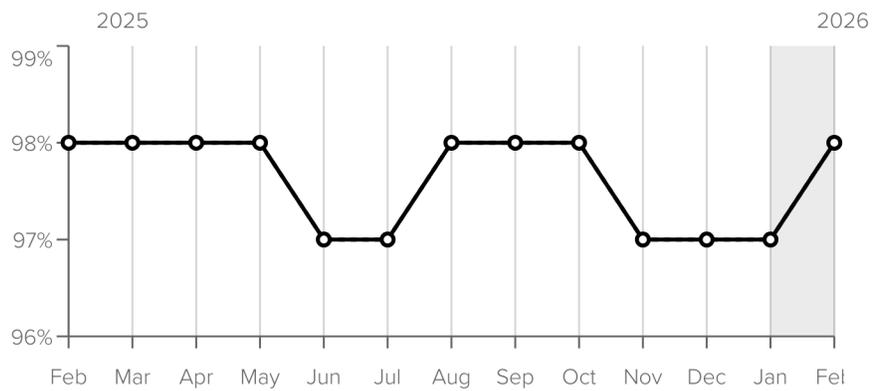
Homes Sold



Sale to List Price Ratio

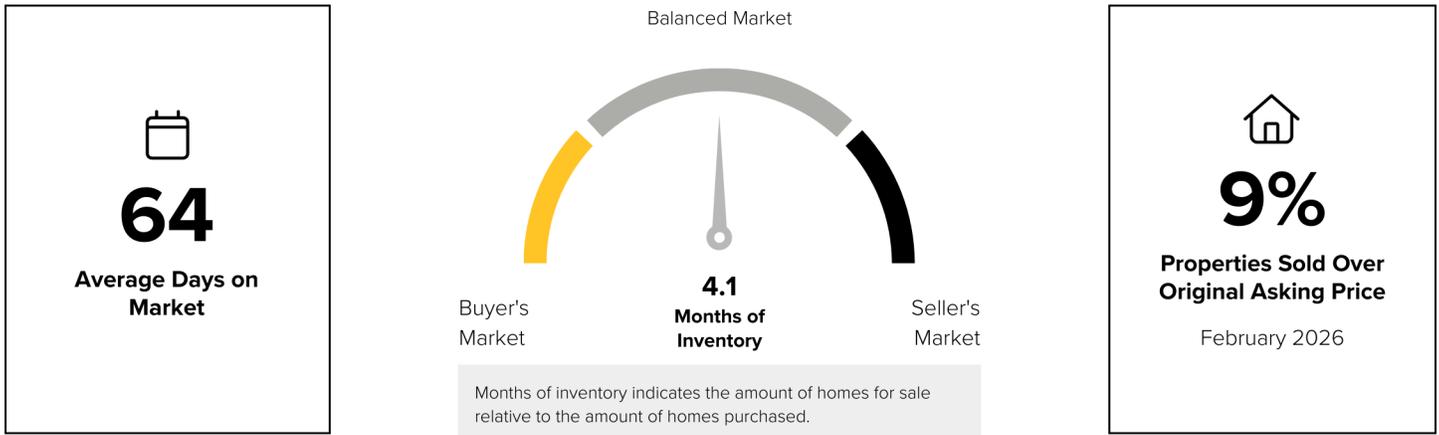


98%
 Average Sale to List Price Ratio
 February 2026





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	<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



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 3/3/26	Current Period Feb 2026	3 Month Trend	Current Period Feb 2026	6 Month Avg	
All Price Ranges	339	4.1	1.5	82	66	Balanced	
< \$200,000	1	1.0	1.0	1	0	● Seller's	
\$200,000 - \$400,000	84	4.0	1.6	21	15	● Balanced	
\$400,000 - \$600,000	118	3.3	1.1	36	29	● Seller's	
\$600,000 - \$800,000	59	5.4	2.0	11	9	● Balanced	
\$800,000 - \$1,000,000	25	3.6	1.9	7	4	● Seller's	
\$1,000,000 - \$1,200,000	11	2.2	1.2	5	2	● Seller's	
\$1,200,000 - \$1,400,000	9	—	2.3	0	1	—	
\$1,400,000 - \$1,600,000	5	—	—	0	0	—	
\$1,600,000 - \$1,850,000	5	5.0	2.5	1	0	● Balanced	
\$1,850,000 - \$2,000,000	4	—	2.0	0	0	—	
> \$2,000,000	18	—	9.0	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





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 February 2026.

