



Neighborhood Market Report



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

Dove Mountain

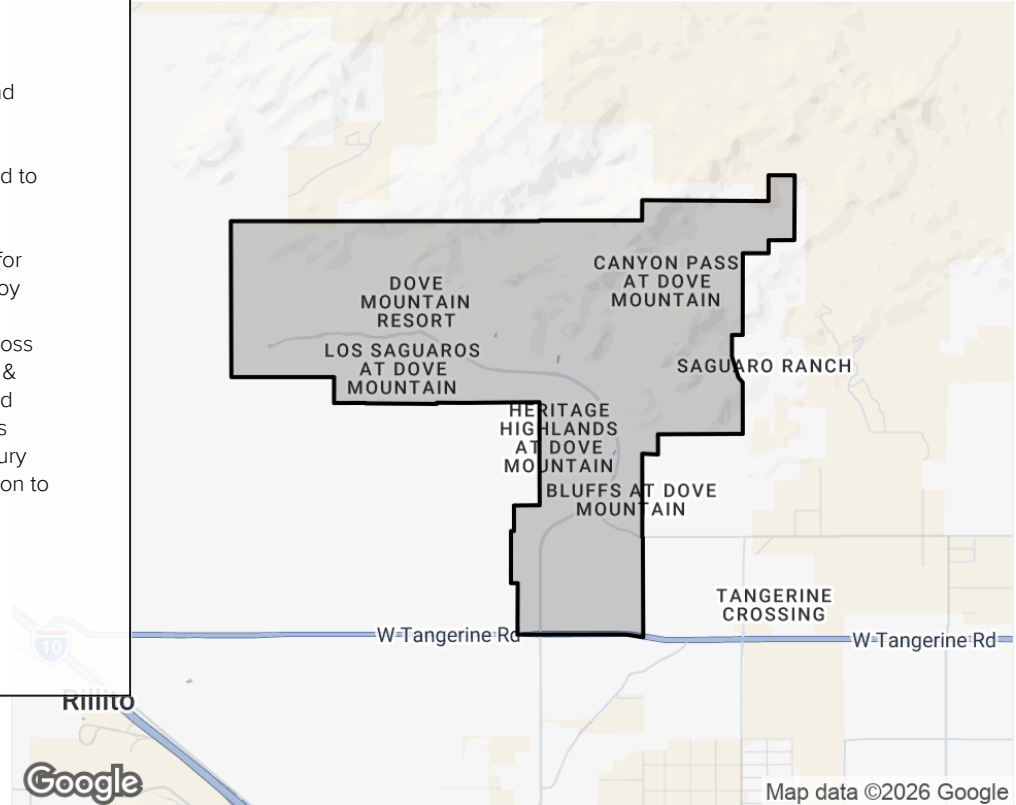
Marana, Arizona

April 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.



Scan to view the full digital market report for 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 March 2026.

	Current Period Mar 2026	Last Month Feb 2026	Change From Last Month	Last Year Mar 2025	Change From Last Year
Homes Sold	51	27	▲ 89%	25	▲ 104%
Median Sale Price	\$544,990	\$585,000	▼ 7%	\$515,000	▲ 6%
Median List Price	\$549,000	\$614,900	▼ 11%	\$500,000	▲ 10%
Sale to List Price Ratio	97%	98%	▼ 1%	97%	0%
Sales Volume	\$37,582,915	\$16,501,339	▲ 128%	\$19,407,443	▲ 94%
Average Days on Market	68 days	94 days	▼ 26 days	65 days	▲ 3 days
Homes Sold Year to Date	104	53	▲ 96%	82	▲ 27%
For Sale at Month's End	192	189	▲ 2%	180	▲ 7%

Current Market

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

167

Homes for Sale

54

Homes Under Contract

\$6,900,000

High Price

\$299,750

Low Price

\$592,980

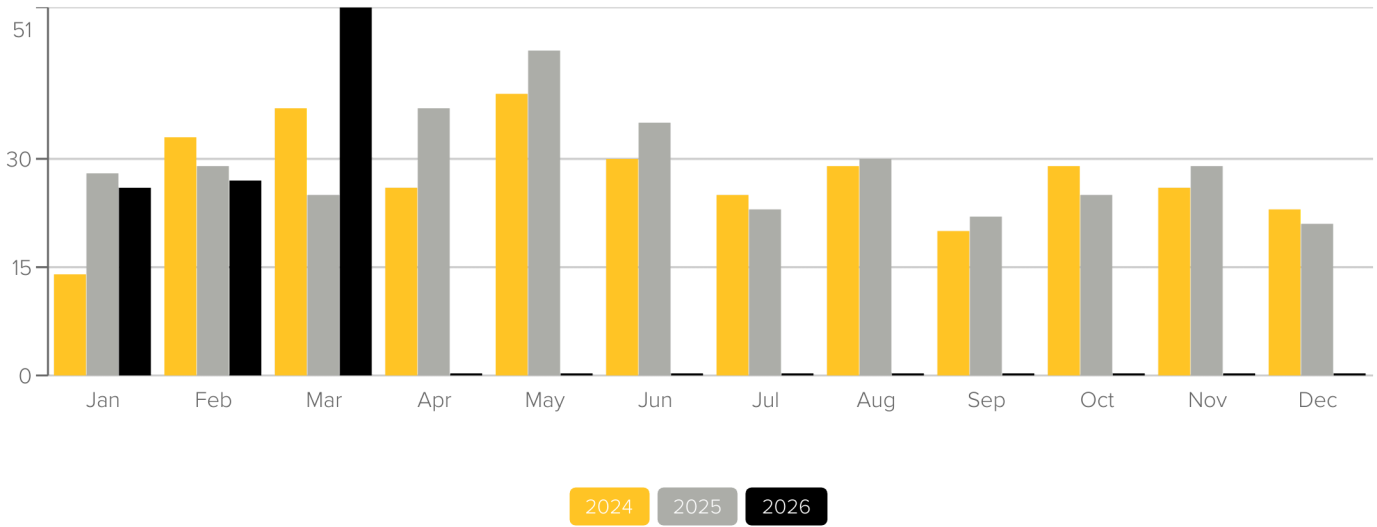
Median List Price

Values pulled on 4/3/2026






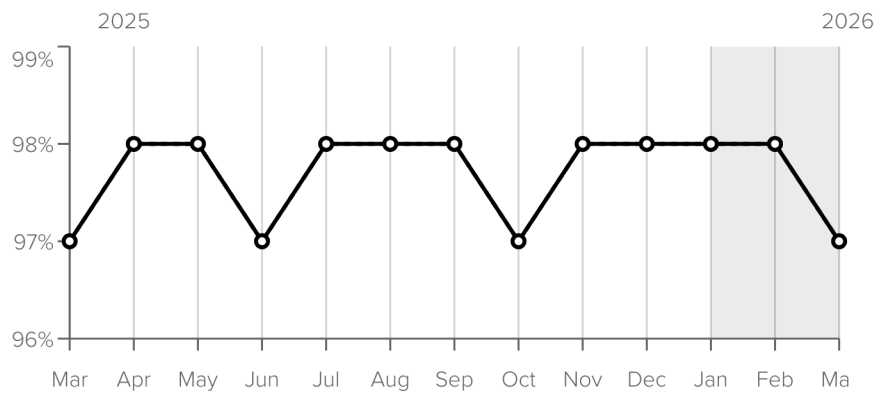
Homes Sold



Sale to List Price Ratio




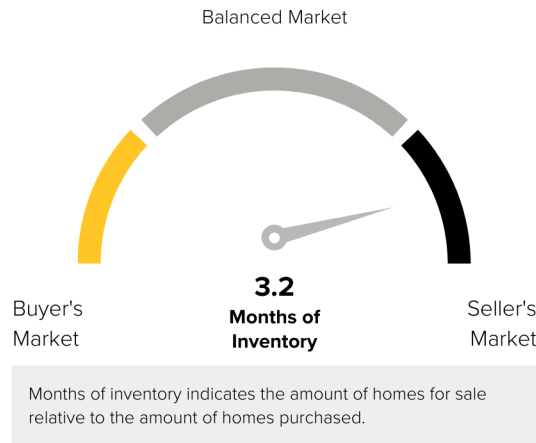
97%
 Average Sale to List Price Ratio
 March 2026






Market Conditions


68
Average Days on Market




6%
Properties Sold Over Original Asking Price
March 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 4/3/26	Current Period Mar 2026	3 Month Trend	Current Period Mar 2026	6 Month Avg	
All Price Ranges	167	3.2	1.6	53	30	Seller's	
< \$400,000	9	1.0	0.5	9	4	● Seller's	
\$400,000 - \$800,000	117	3.8	1.8	31	19	● Seller's	
\$800,000 - \$1,200,000	9	1.1	0.8	8	2	● Seller's	
\$1,200,000 - \$1,600,000	6	3.0	1.2	2	1	● Seller's	
\$1,600,000 - \$2,000,000	8	—	—	0	0	—	
\$2,000,000 - \$2,400,000	3	3.0	1.5	1	0	● Seller's	
\$2,400,000 - \$2,800,000	5	—	—	0	0	—	
\$2,800,000 - \$3,200,000	4	4.0	1.3	1	0	● Balanced	
\$3,200,000 - \$3,600,000	1	1.0	1.0	1	0	● Seller's	
\$3,600,000 - \$4,000,000	4	—	—	0	0	—	
> \$4,000,000	1	—	1.0	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

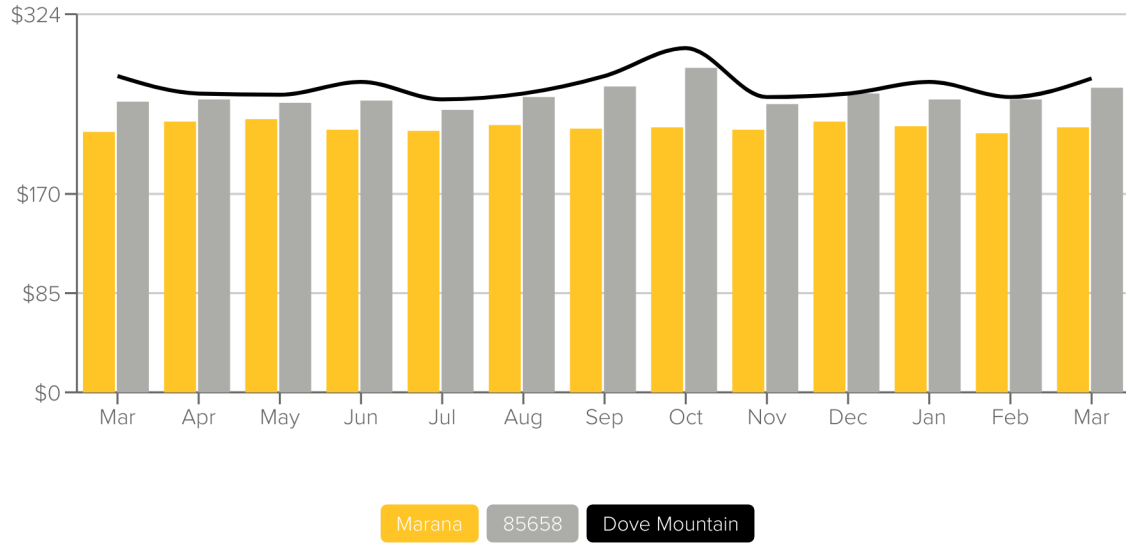




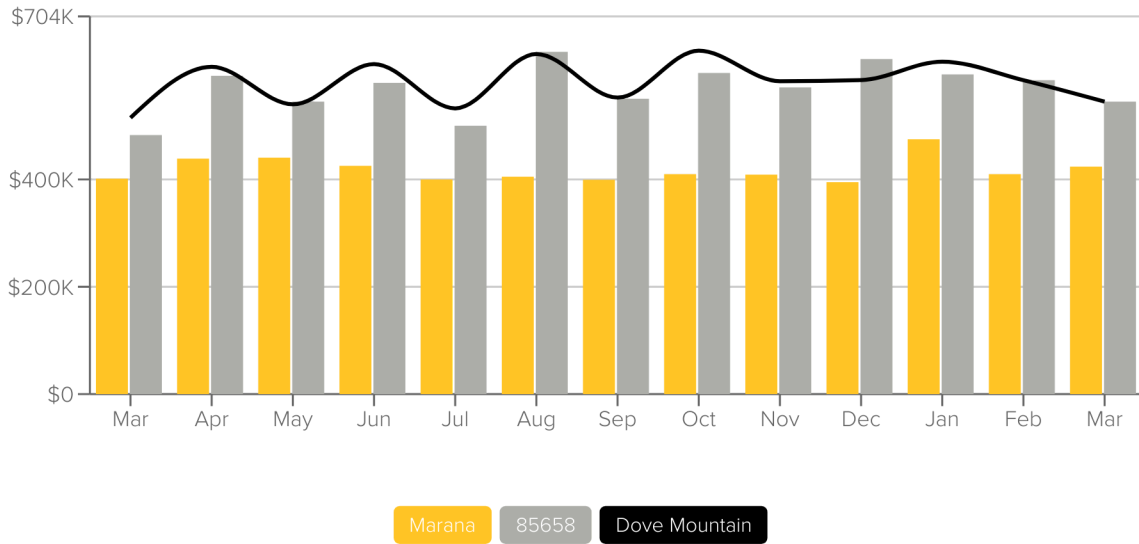
Compare Dove Mountain to Zip Code and City

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 March 2026.

