



Neighborhood Market Report



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Rancho Vistoso

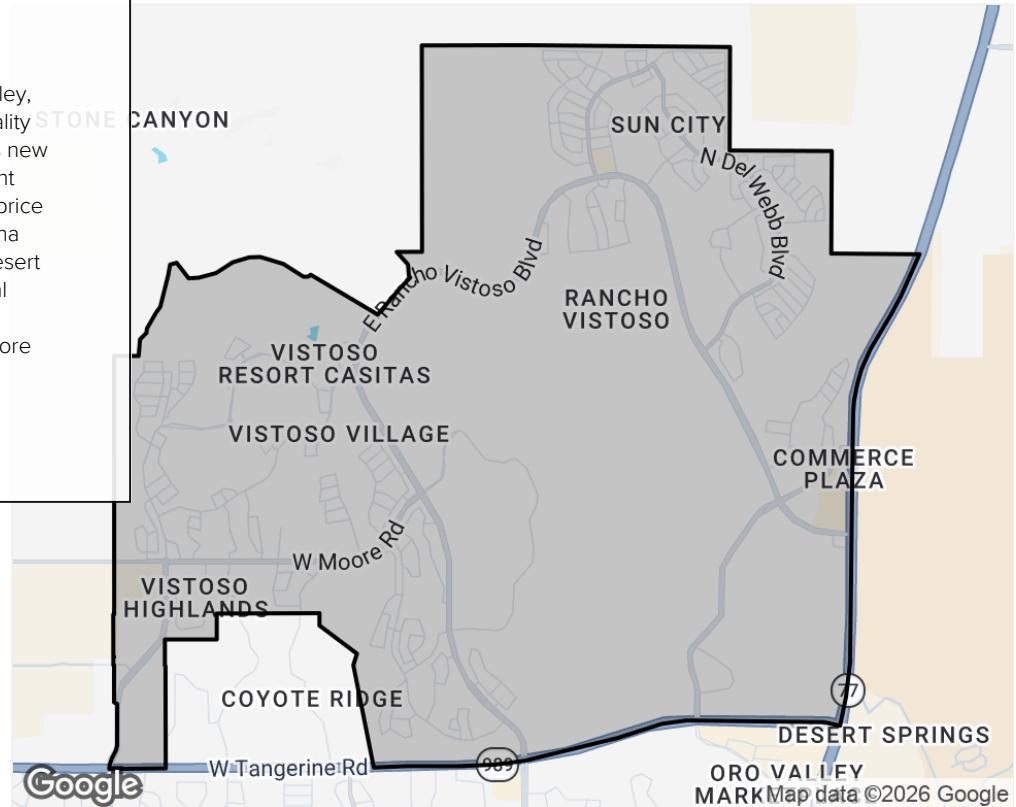
Oro Valley, Arizona

July 2026



About Rancho Vistoso

A master-planned community in northern Oro Valley, Rancho Vistoso is held in high esteem for the quality and variety of its many homes. These encompass new constructions, condominiums, golf course-adjacent properties, townhomes, and more, all at variable price points. Rancho Vistoso's close proximity to Catalina State Park suffuses the entire area with vibrant desert scenery. Residents enjoy easy access to essential retail destinations at the nearby Oro Valley Marketplace, as well as parks, hiking trails, and more embedded in the community itself.



Scan to view the full digital market report for Rancho Vistoso.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Rancho Vistoso. The data in the Sold Listings table is based on homes sold within the month of June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	36	44	▼ 18%	41	▼ 12%
Median Sale Price	\$537,500	\$542,495	▼ 1%	\$493,000	▲ 9%
Median List Price	\$545,000	\$550,000	▼ 1%	\$499,000	▲ 9%
Sale to List Price Ratio	98%	98%	0%	97%	▲ 1%
Sales Volume	\$21,667,420	\$25,598,971	▼ 15%	\$21,555,178	▲ 1%
Average Days on Market	61 days	91 days	▼ 30 days	53 days	▲ 8 days
Homes Sold Year to Date	261	225	▲ 16%	274	▼ 5%
For Sale at Month's End	106	102	▲ 4%	141	▼ 25%

Current Market

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

103

Homes for Sale

42

Homes Under Contract

\$2,454,000

High Price

\$300,000

Low Price

\$540,000

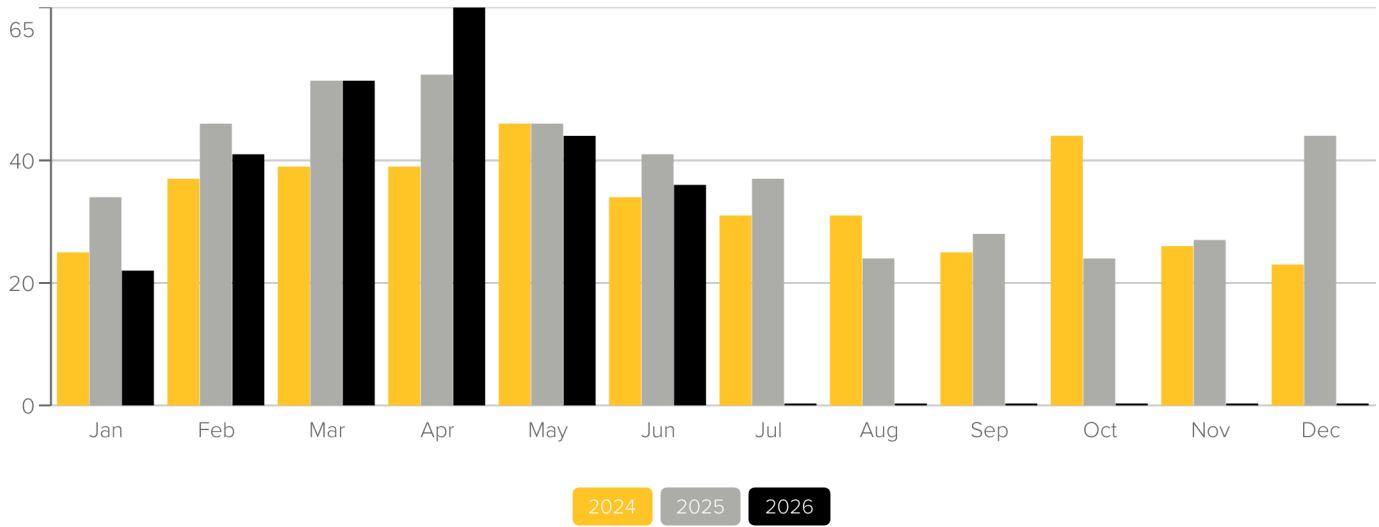
Median List Price

Values pulled on 7/4/2026

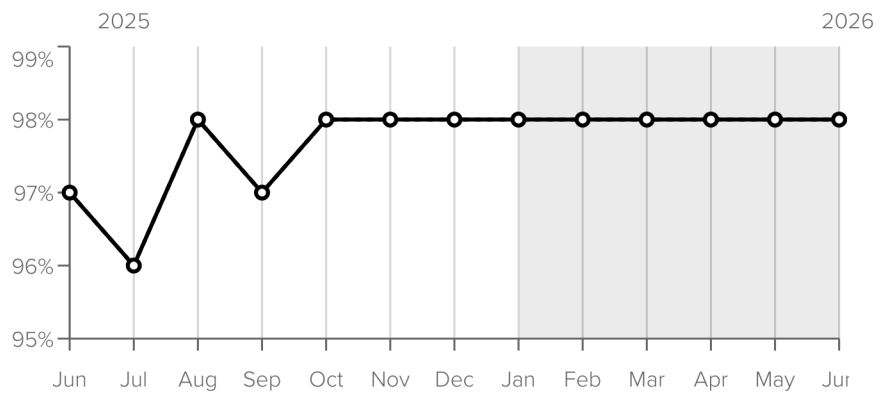




Homes Sold



Sale to List Price Ratio

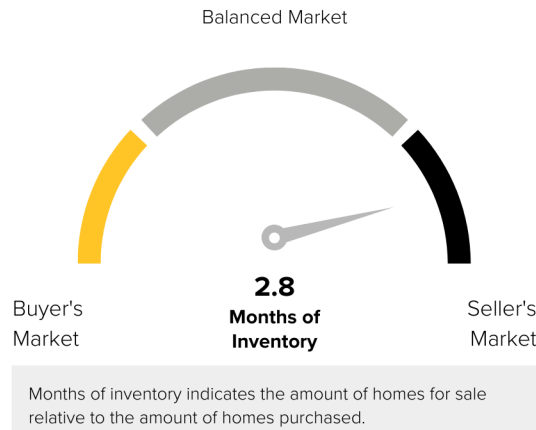




Market Conditions

61

Average Days on Market



17%

Properties Sold Over Original Asking Price

June 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

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 7/4/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg
All Price Ranges	103	2.8	0.7	37	44	Seller's
< \$350,000	4	1.3	0.3	3	6	● Seller's
\$350,000 - \$400,000	8	1.6	0.3	5	7	● Seller's
\$400,000 - \$450,000	18	9.0	1.6	2	4	● Buyer's
\$450,000 - \$500,000	11	1.4	0.5	8	5	● Seller's
\$500,000 - \$550,000	7	7.0	0.6	1	3	● Buyer's
\$550,000 - \$600,000	15	5.0	1.9	3	3	● Balanced
\$600,000 - \$650,000	6	1.2	0.6	5	3	● Seller's
\$650,000 - \$700,000	7	7.0	0.8	1	2	● Buyer's
\$700,000 - \$750,000	5	5.0	0.7	1	1	● Balanced
\$750,000 - \$800,000	13	13.0	2.6	1	1	● Buyer's
> \$800,000	9	1.3	0.5	7	4	● Seller's

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

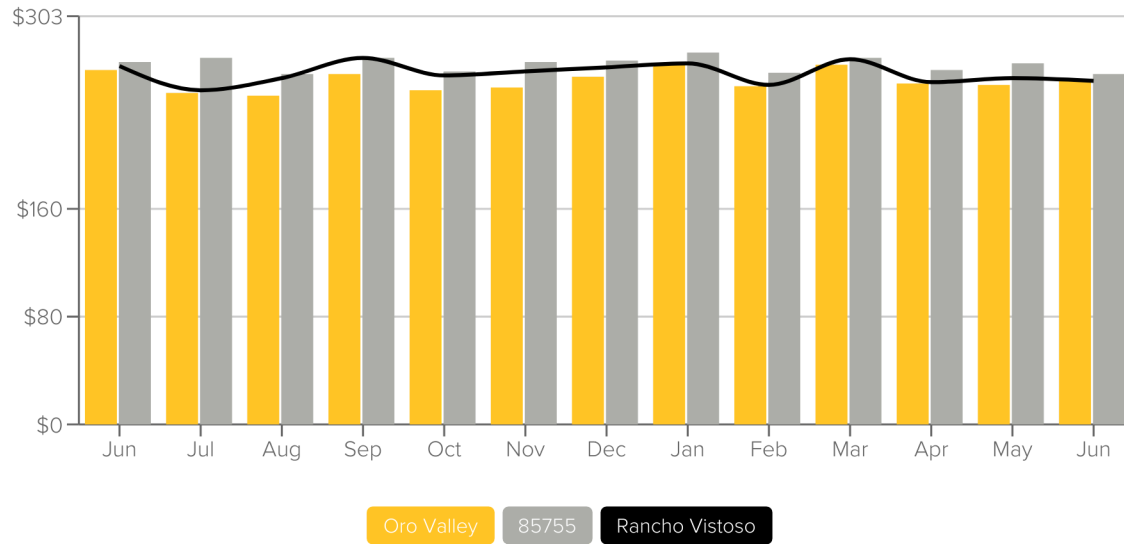
More than 6 months of inventory



Compare Rancho Vistoso 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 Rancho Vistoso. The values are based on closed transactions in June 2026.

