



Community Market Report



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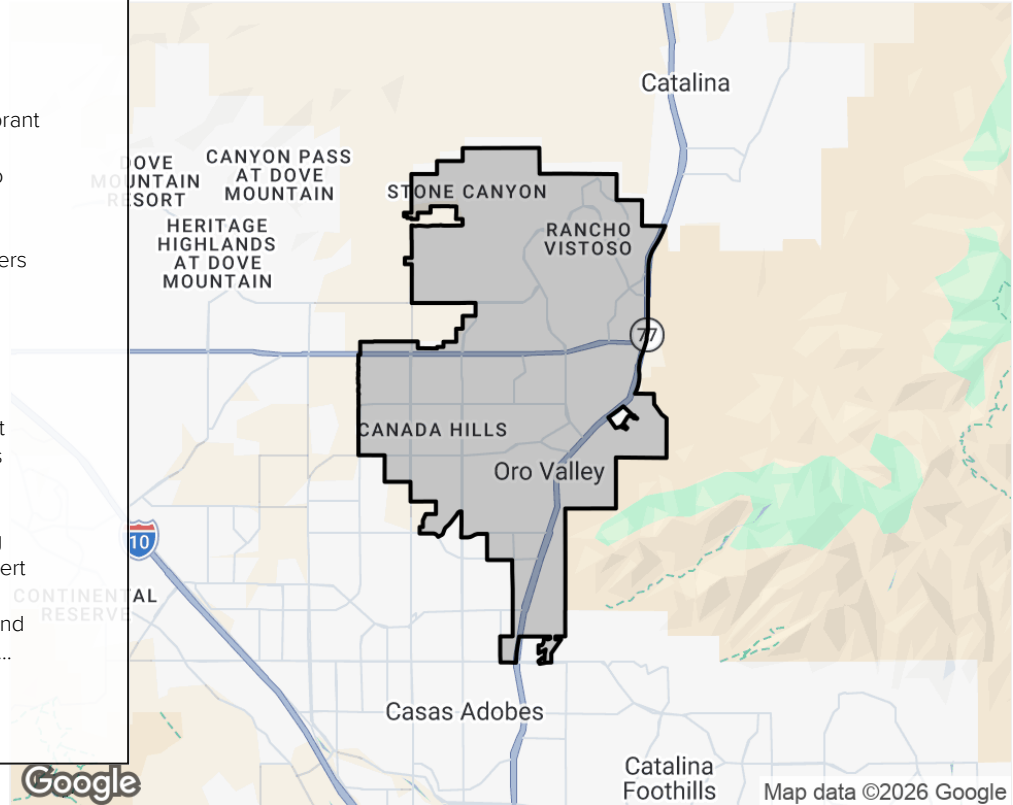
Oro Valley, Arizona

August 2026



About Oro Valley

Nestled at the foothills of the Santa Catalina mountains, Oro Valley thrives as an active and vibrant community, located just north of Tucson since its establishment in 1974. Continually expanding, Oro Valley offers countless engaging activities for all generations, generously supported by the town's Parks and Recreation Department. Oro Valley caters to diverse interests. From the exhilarating Spring Break Nature Camp at Catalina State Park to the invigorating Oro Valley Walking Club, captivating Nature of Oro Valley Parks Bird & Nature Walks, aerobics and dance classes for both children and adults, well-organized hikes, comprehensive adult fitness and personal training, and inclusive events such as the All Age Tennis Tournament and dog obedience classes. Moreover, residents can conveniently explore nearby attractions, including Picacho Peak State Park, the Arizona-Sonora Desert Museum, Saguaro National Monument West, Old Tucson Studios, the historic San Xavier Mission, and the intriguing Biosphere 2, a three-acre replica of...



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

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	88	75	▲ 17%	91	▼ 3%
Median Sale Price	\$480,050	\$549,000	▼ 13%	\$486,000	▼ 1%
Median List Price	\$497,444	\$549,000	▼ 9%	\$499,900	0%
Sale to List Price Ratio	98%	98%	0%	97%	▲ 1%
Sales Volume	\$51,910,982	\$46,005,766	▲ 13%	\$55,040,421	▼ 6%
Average Days on Market	69 days	62 days	▲ 7 days	43 days	▲ 26 days
Homes Sold Year to Date	666	578	▲ 15%	682	▼ 2%
For Sale at Month's End	244	271	▼ 10%	264	▼ 8%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 5, 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.

246
Homes for Sale

\$199,000
Low Price

87
Homes Under Contract

\$579,000
Median List Price

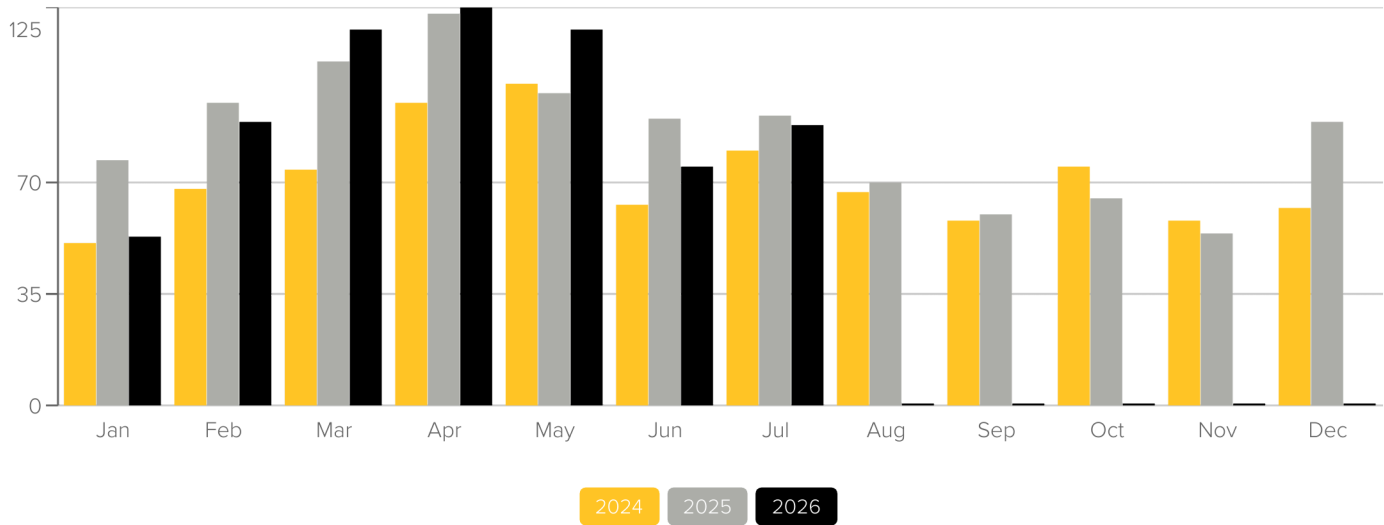
\$8,100,000
High Price

Values pulled on 8/5/2026

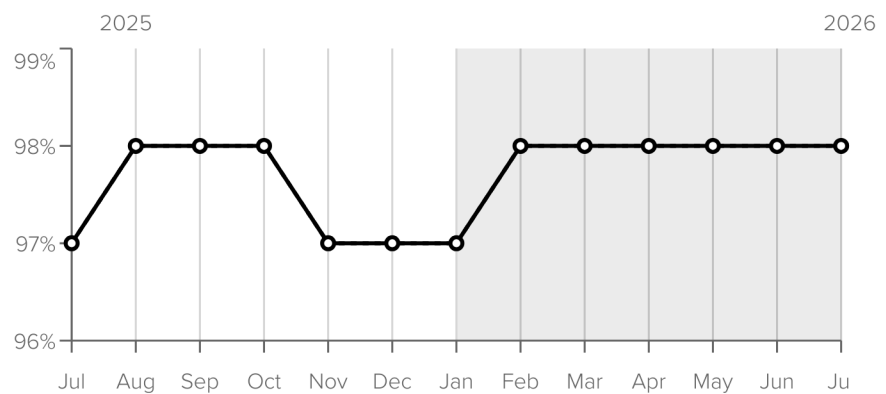




Homes Sold

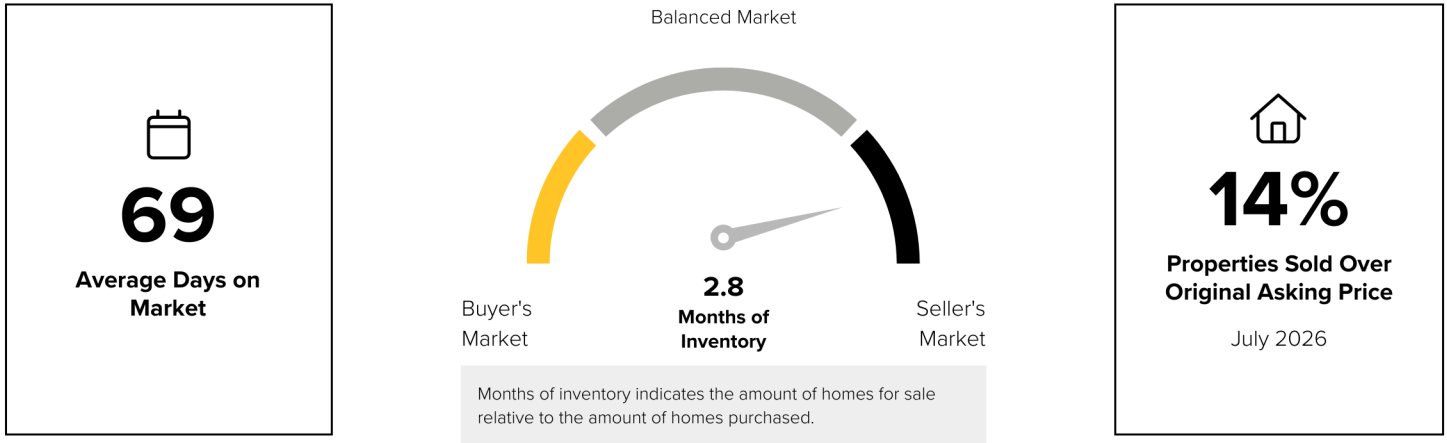


Sale to List Price Ratio





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 8/5/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg	
All Price Ranges	246	2.8	0.9	88	102	Seller's
< \$250,000	5	2.5	1.0	2	2	● Seller's
\$250,000 - \$300,000	6	0.9	0.4	7	4	● Seller's
\$300,000 - \$350,000	9	1.8	0.4	5	9	● Seller's
\$350,000 - \$400,000	22	2.0	0.7	11	13	● Seller's
\$400,000 - \$450,000	20	2.5	0.8	8	11	● Seller's
\$450,000 - \$500,000	18	1.4	0.6	13	11	● Seller's
\$500,000 - \$600,000	53	3.5	1.1	15	15	● Seller's
\$600,000 - \$750,000	46	2.7	0.9	17	16	● Seller's
\$750,000 - \$1,000,000	30	7.5	1.0	4	10	● Buyer's
\$1,000,000 - \$2,000,000	24	6.0	2.0	4	5	● Buyer's
> \$2,000,000	13	6.5	1.6	2	2	● Buyer'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





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 July 2026.

