



Neighborhood Market Report



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

Rancho Vistoso

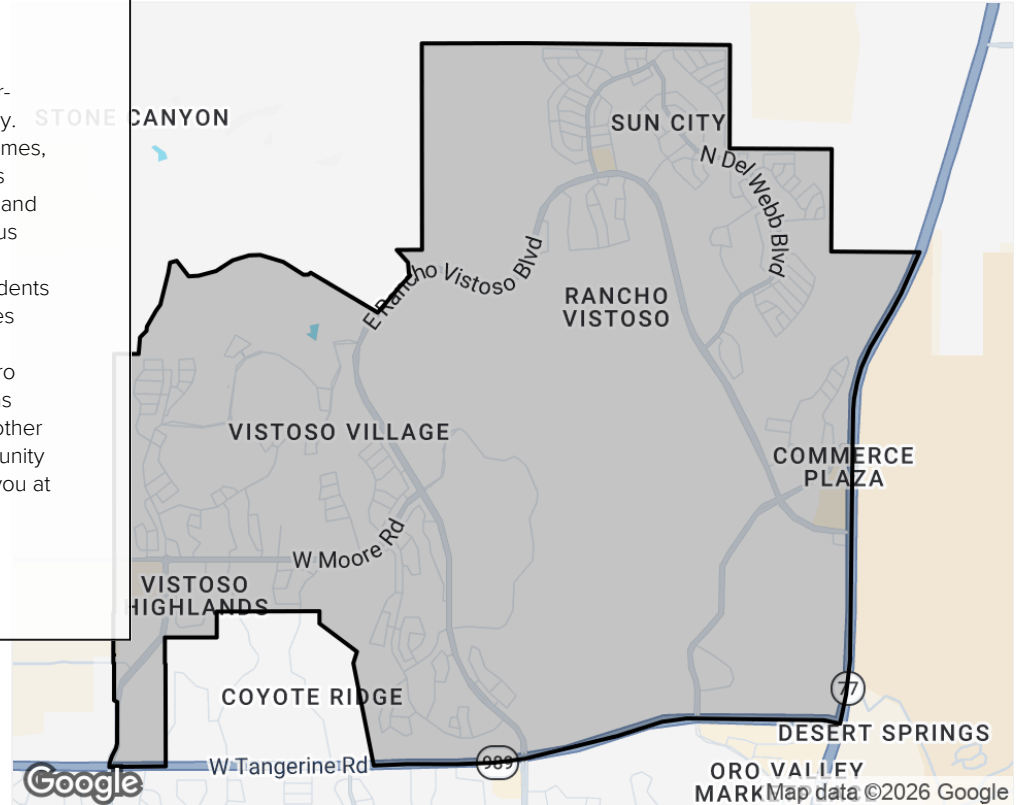
Oro Valley, Arizona

September 2026



About Rancho Vistoso

Welcome to Rancho Vistoso, a prestigious master-planned community nestled in northern Oro Valley. Renowned for its diverse range of high-quality homes, Rancho Vistoso offers an array of housing options including new construction, condos, townhomes, and golf course-adjacent properties, catering to various budget considerations. The community's prime location close to Catalina State Park ensures residents are surrounded by breathtaking desert landscapes that imbue the entire area with natural beauty. In addition, residents enjoy convenient access to Oro Valley Marketplace, a bustling retail destination, as well as an abundance of parks, hiking trails, and other amenities seamlessly integrated within the community itself. Discover the exceptional lifestyle awaiting you at Rancho Vistoso.



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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	32	35	▼ 9%	24	▲ 33%
Median Sale Price	\$522,500	\$475,000	▲ 10%	\$555,000	▼ 6%
Median List Price	\$532,500	\$475,000	▲ 12%	\$555,000	▼ 4%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$17,723,200	\$17,686,480	0%	\$13,919,054	▲ 27%
Average Days on Market	52 days	80 days	▼ 28 days	46 days	▲ 6 days
Homes Sold Year to Date	328	296	▲ 11%	335	▼ 2%
For Sale at Month's End	108	100	▲ 8%	117	▼ 8%

Current Market

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

109

Homes for Sale

39

Homes Under Contract

\$2,454,000

High Price

\$289,000

Low Price

\$549,000

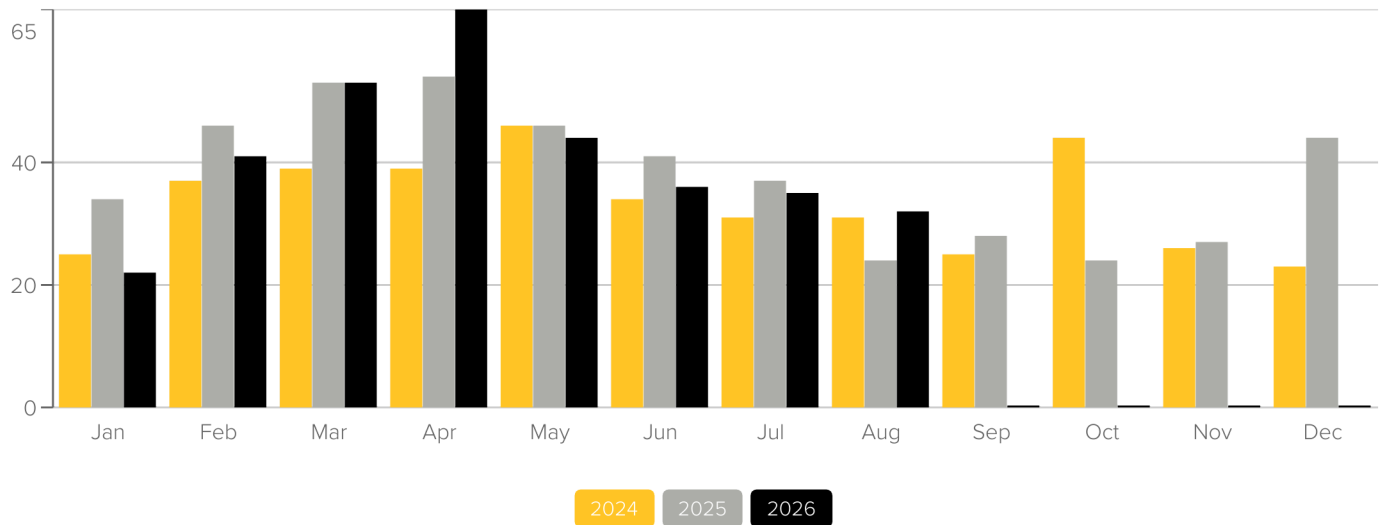
Median List Price

Values pulled on 9/4/2026

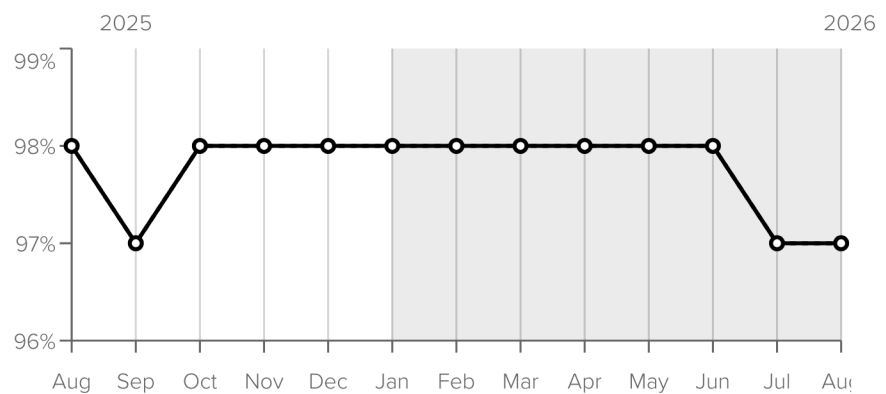




Homes Sold

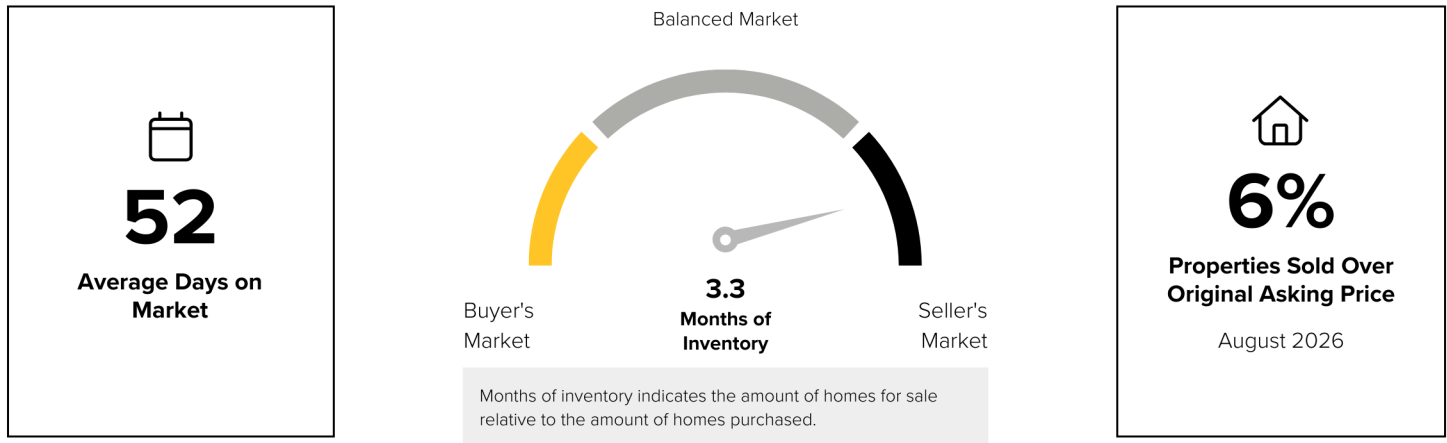


Sale to List Price Ratio





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 9/4/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	109	3.3	1.0	33	44	Seller's
< \$250,000	0	—	—	0	0	—
\$250,000 - \$300,000	1	—	1.0	0	1	—
\$300,000 - \$350,000	5	2.5	0.6	2	4	● Seller's
\$350,000 - \$400,000	17	5.7	1.2	3	7	● Balanced
\$400,000 - \$450,000	11	1.8	1.1	6	4	● Seller's
\$450,000 - \$500,000	10	2.0	0.5	5	5	● Seller's
\$500,000 - \$600,000	31	3.9	1.6	8	7	● Seller's
\$600,000 - \$750,000	21	3.5	1.1	6	8	● Seller's
\$750,000 - \$1,000,000	7	3.5	0.9	2	3	● Seller's
\$1,000,000 - \$2,000,000	5	5.0	1.3	1	1	● Balanced
> \$2,000,000	1	—	—	0	0	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

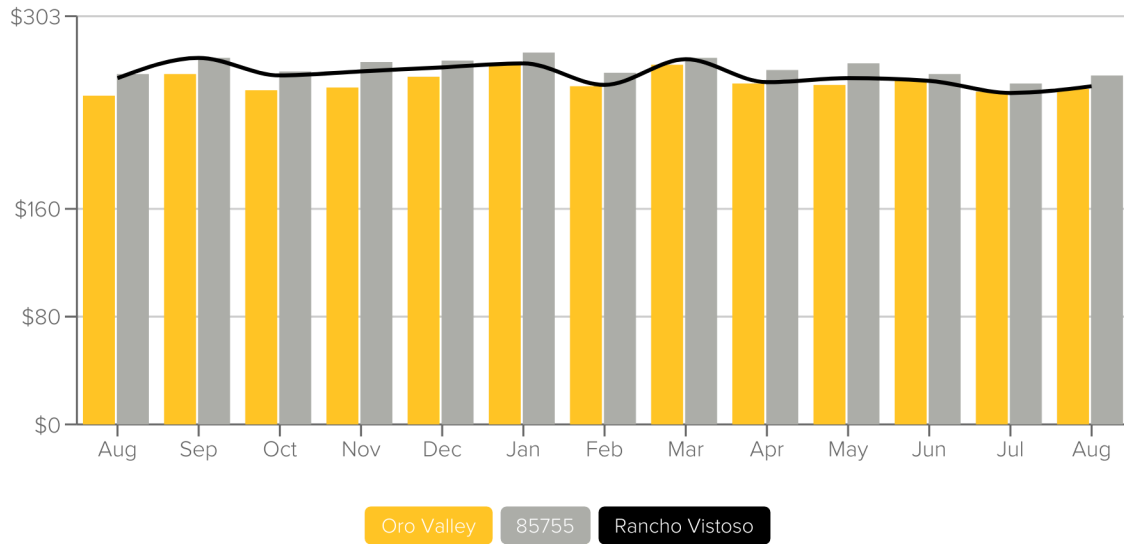
More than 6 months of inventory



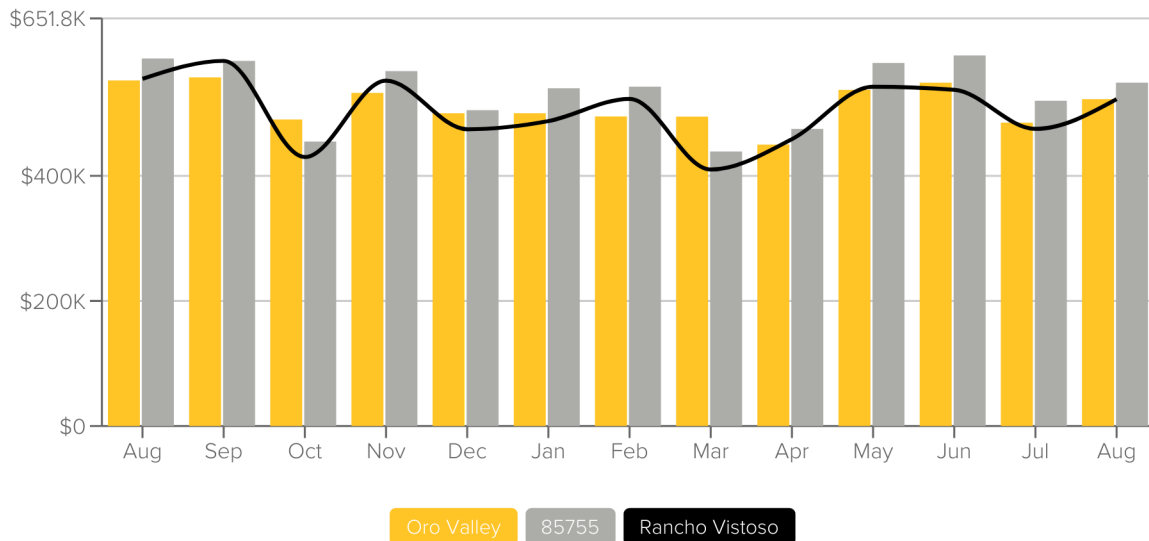
Compare Rancho Vistoso to Zip Code and City

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 August 2026.

