



Neighborhood Market Report



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Sun City Oro Valley Community and Homes for Sale

Oro Valley, Arizona

September 2026





About Sun City Oro Valley Community and Homes for Sale

Sun City Oro Valley, a premier active adult community just north of Tucson, offers an abundance of structured activities within the greater Rancho Vistoso area. With over 130 clubs and group options, including Pickleball and Bocce courts, golf courses, an aquatic/fitness center, a library, an artisan center, and more, residents can indulge in a life fulfilling lifestyle. Proximity to shopping and healthcare facilities ensures convenience, as they're just minutes away. Featuring over 2,500 homes of various sizes, Sun City Oro Valley can cater to diverse needs and desires. Enjoy an active, comfortable lifestyle in this vibrant Arizona community.



Scan to view the full digital market report for Sun City Oro Valley Community and Homes for Sale.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Sun City Oro Valley Community and Homes for Sale. 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	7	11	▼ 36%	4	▲ 75%
Median Sale Price	\$402,000	\$475,000	▼ 15%	\$352,750	▲ 14%
Median List Price	\$419,500	\$475,000	▼ 12%	\$365,944	▲ 15%
Sale to List Price Ratio	96%	96%	0%	96%	0%
Sales Volume	\$2,957,000	\$4,925,650	▼ 40%	\$1,435,500	▲ 106%
Average Days on Market	31 days	50 days	▼ 19 days	67 days	▼ 36 days
Homes Sold Year to Date	124	117	▲ 6%	132	▼ 6%
For Sale at Month's End	17	12	▲ 42%	31	▼ 45%

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.

18

Homes for Sale

9

Homes Under Contract

\$750,000

High Price

\$289,000

Low Price

\$412,500

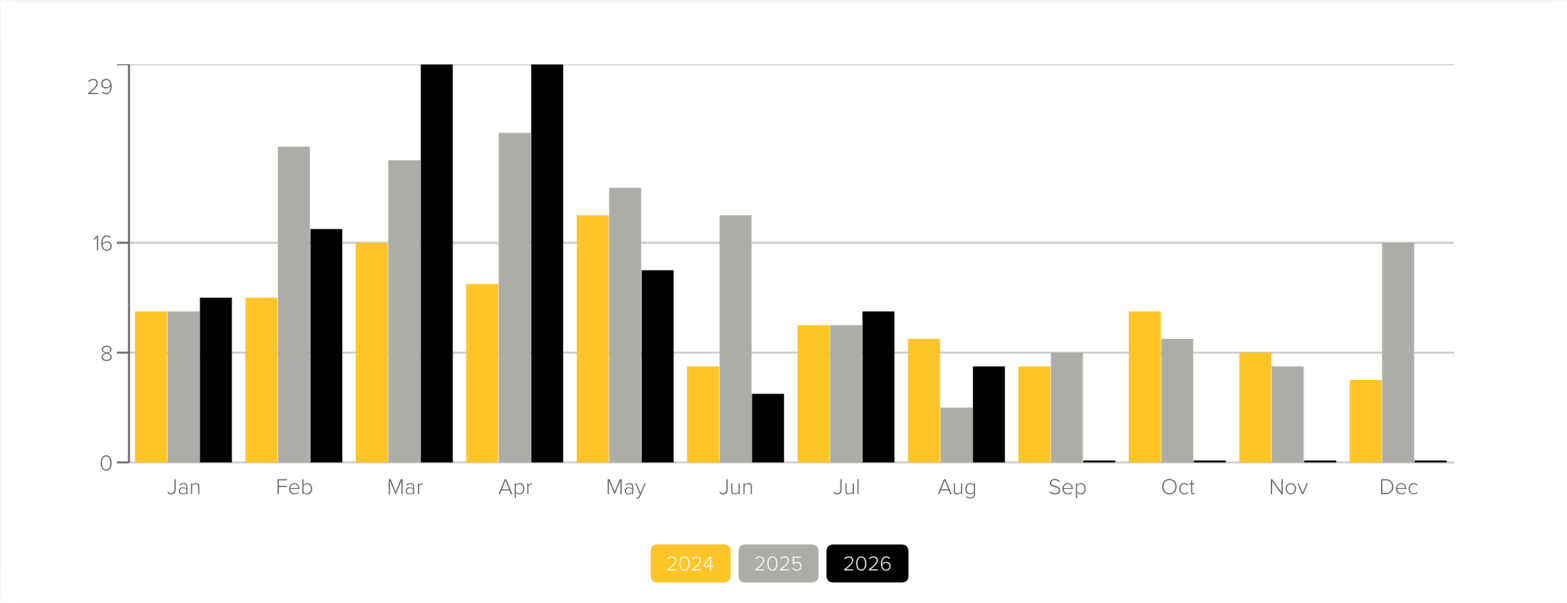
Median List Price

Values pulled on 9/4/2026

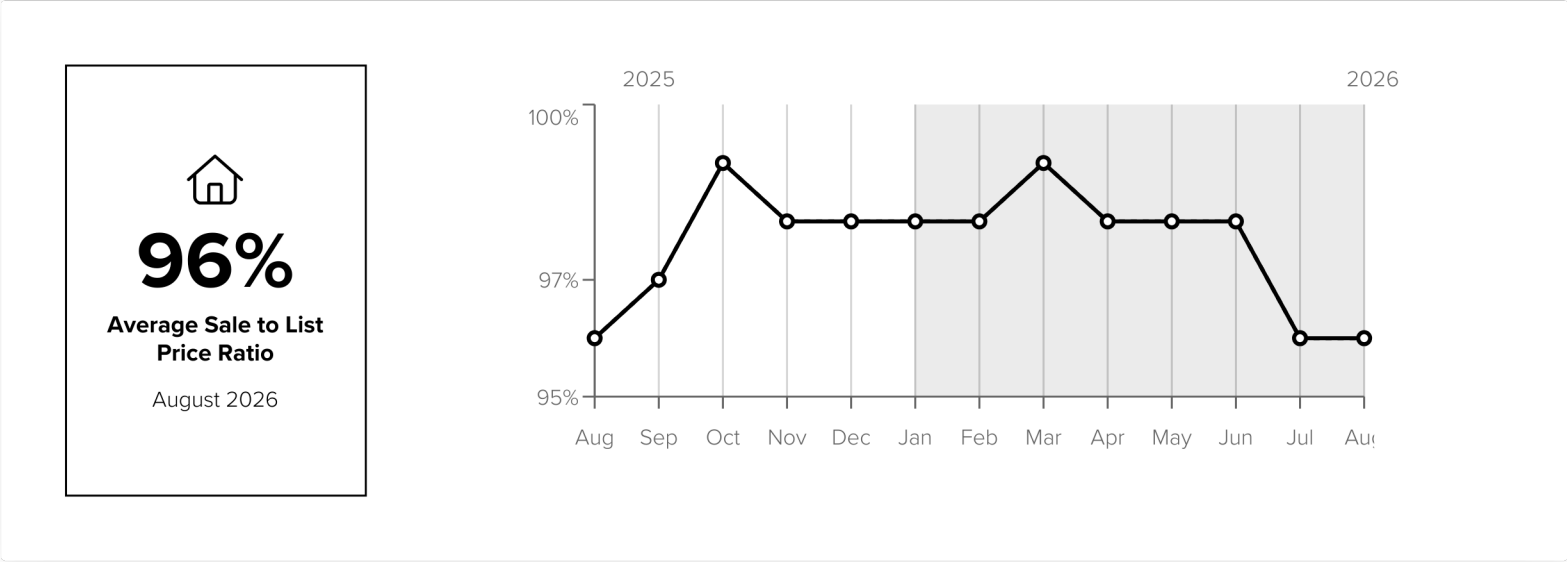




Homes Sold

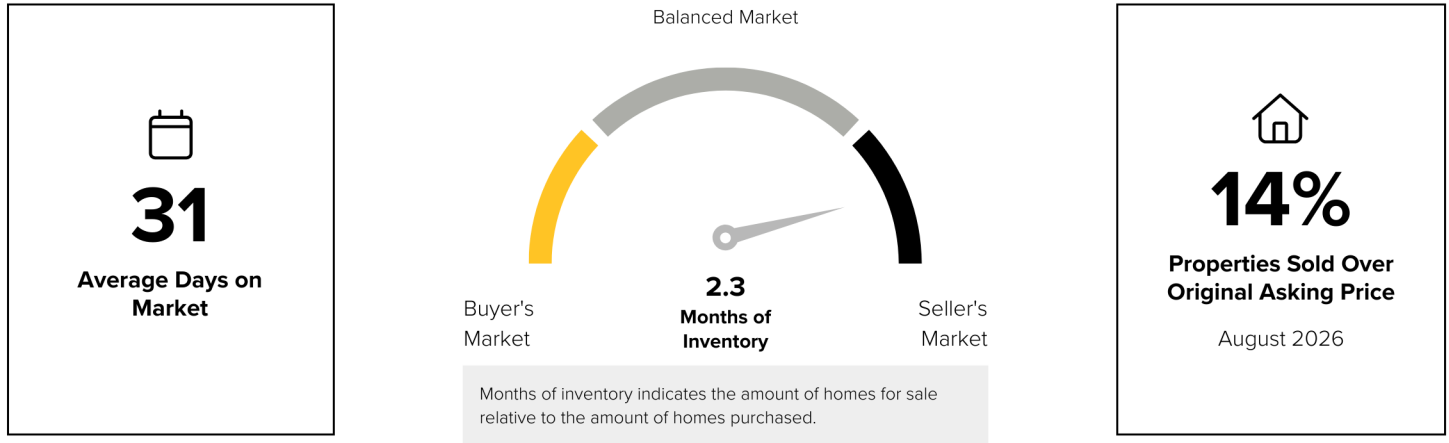


Sale to List Price Ratio





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	18	2.3	0.8	8	16	Seller's
< \$250,000	0	—	—	0	0	—
\$250,000 - \$300,000	0	—	0.0	0	1	—
\$300,000 - \$350,000	2	1.0	0.4	2	2	● Seller's
\$350,000 - \$400,000	6	—	3.0	0	4	—
\$400,000 - \$450,000	4	1.3	1.3	3	2	● Seller's
\$450,000 - \$500,000	2	1.0	0.3	2	2	● Seller's
\$500,000 - \$550,000	2	—	1.0	0	1	—
\$550,000 - \$600,000	2	—	1.0	0	0	—
\$600,000 - \$700,000	0	0.0	0.0	1	1	● Seller's
\$700,000 - \$1,000,000	0	—	0.0	0	0	—
> \$1,000,000	0	—	—	0	0	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

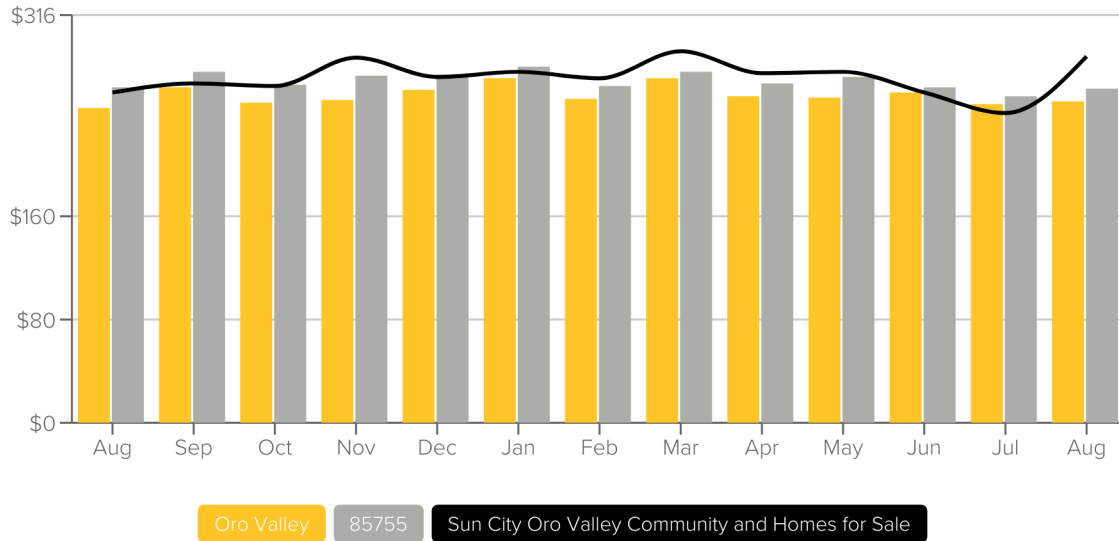
More than 6 months of inventory



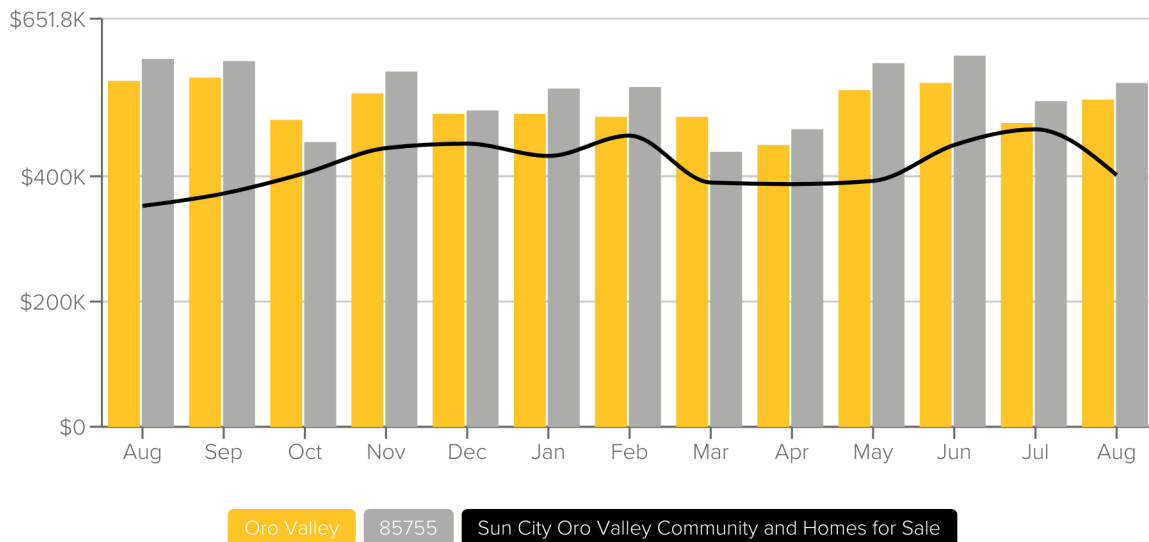
Compare Sun City Oro Valley Community and Homes for Sale to Zip Code and City

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 Sun City Oro Valley Community and Homes for Sale. The values are based on closed transactions in August 2026.

