



Neighborhood Market Report



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Dove Mountain Community and Homes for Sale

Marana, Arizona

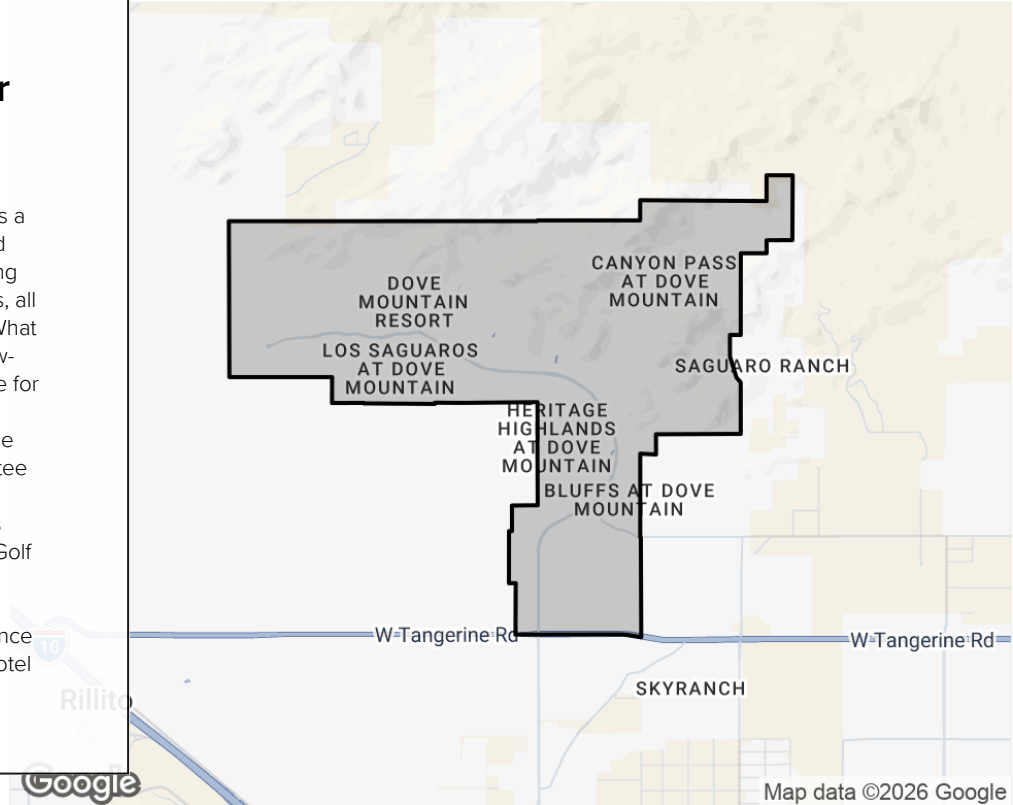
October 2026





About Dove Mountain Community and Homes for Sale

Nestled in the scenic Tortolita Mountains on the northern side of Tucson, Dove Mountain stands as a luxurious haven, appealing to golf enthusiasts and nature lovers alike. Established in 1996, this thriving community has grown to cover over 4,000 homes, all harmoniously integrated into its lush landscape. What sets Dove Mountain apart is its commitment to low-density development, a testament to its reverence for the breathtaking Sonoran Desert. Residents here relish access to a plethora of hiking trails within the Tortolita Mountains, as well as the opportunity to tee off on eighty-one holes of golf spanning three of Tucson's premier clubs: The Gallery Golf & Sports Club, The Highlands at Dove Mountain, and The Golf Club at Dove Mountain. Beyond the majestic residences spread throughout several smaller neighborhoods, Dove Mountain boasts the presence of the illustrious Ritz-Carlton, a 253-room resort hotel and spa that gracefully complements the fully customizable Ritz-Carlton Residences in this expansive nine square mile haven.



Scan to view the full digital market report for Dove Mountain Community and Homes for Sale.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Dove Mountain Community and Homes for Sale. The data in the Sold Listings table is based on homes sold within the month of September 2026.

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	18	23	▼ 22%	22	▼ 18%
Median Sale Price	\$495,000	\$550,000	▼ 10%	\$552,548	▼ 10%
Median List Price	\$510,000	\$558,000	▼ 9%	\$553,959	▼ 8%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$11,772,006	\$16,682,826	▼ 29%	\$16,013,953	▼ 26%
Average Days on Market	132 days	75 days	▲ 57 days	139 days	▼ 7 days
Homes Sold Year to Date	281	263	▲ 7%	274	▲ 3%
For Sale at Month's End	159	132	▲ 20%	157	▲ 1%

Current Market

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

168

Homes for Sale

28

Homes Under Contract

\$6,900,000

High Price

\$298,000

Low Price

\$569,401

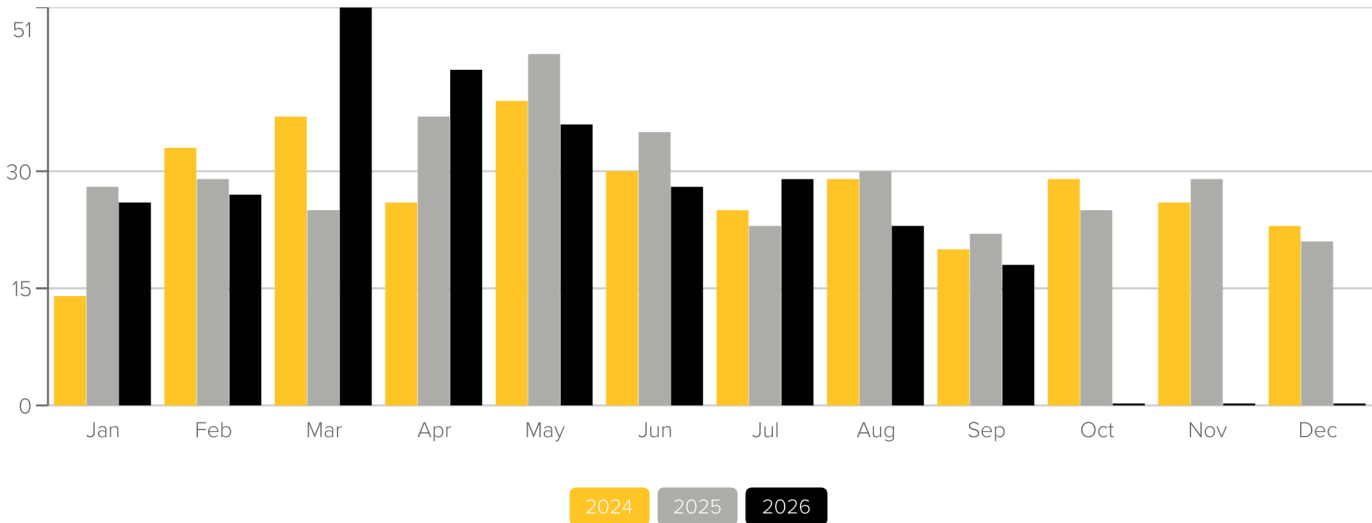
Median List Price

Values pulled on 10/4/2026

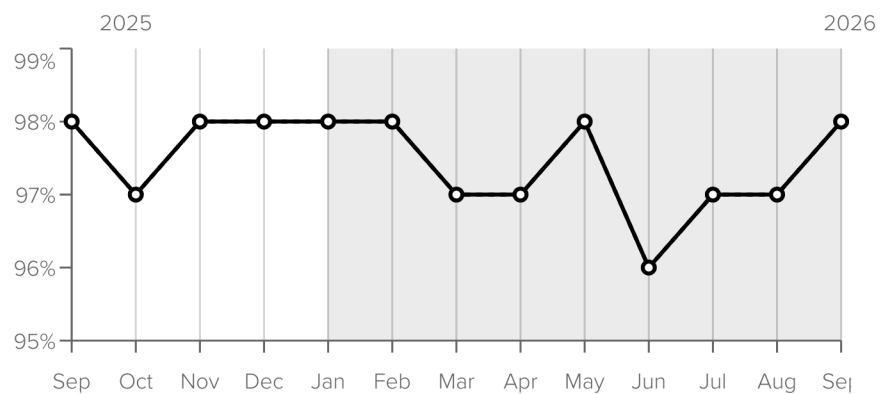
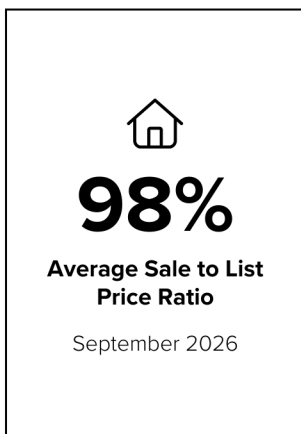




Homes Sold



Sale to List Price Ratio





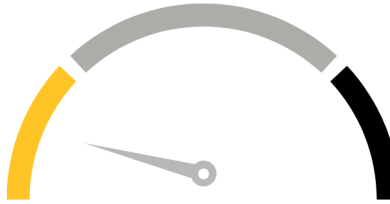
Market Conditions



132

Average Days on Market

Balanced Market



Buyer's Market

9.3
Months of Inventory

Seller's Market

Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



17%

Properties Sold Over Original Asking Price

September 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 10/4/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg
All Price Ranges	168	9.3	2.4	18	30	Buyer's
< \$250,000	0	—	—	0	0	—
\$250,000 - \$300,000	1	—	—	0	0	—
\$300,000 - \$350,000	3	3.0	1.0	1	1	● Seller's
\$350,000 - \$400,000	11	—	11.0	0	0	—
\$400,000 - \$450,000	12	6.0	2.0	2	2	● Buyer's
\$450,000 - \$500,000	31	5.2	1.9	6	5	● Balanced
\$500,000 - \$600,000	38	9.5	1.9	4	7	● Buyer's
\$600,000 - \$750,000	23	11.5	2.9	2	5	● Buyer's
\$750,000 - \$1,000,000	17	—	2.8	0	2	—
\$1,000,000 - \$2,000,000	15	5.0	2.1	3	2	● Balanced
> \$2,000,000	17	—	5.7	0	1	—

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

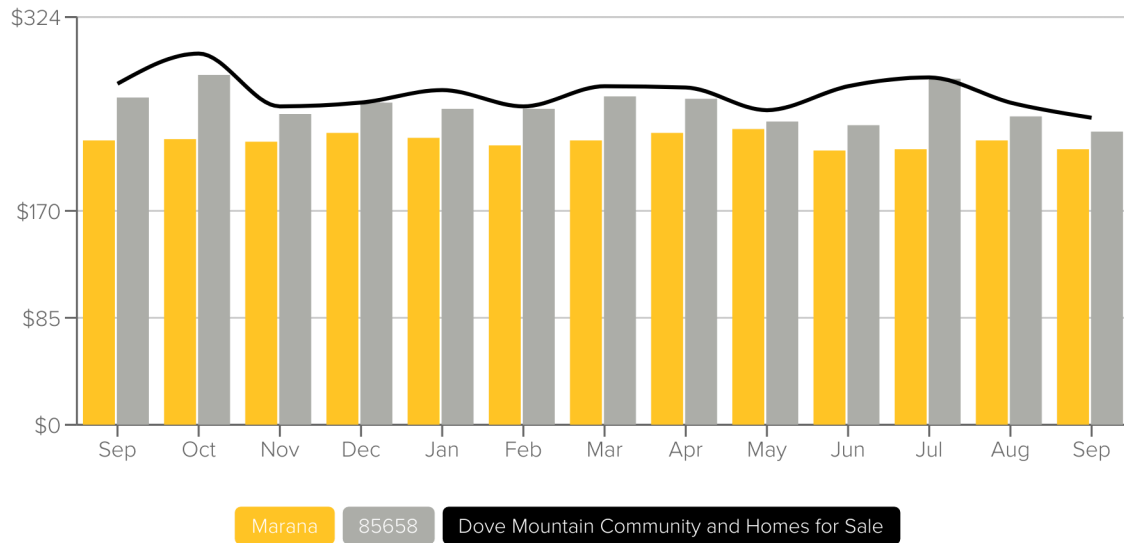
More than 6 months of inventory



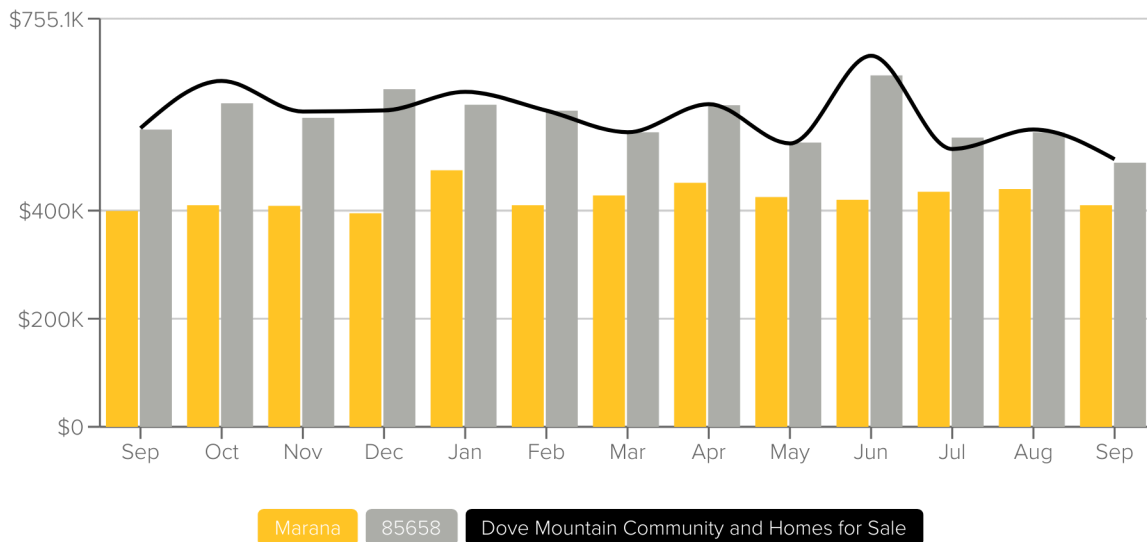
Compare Dove Mountain Community and Homes for Sale to Zip Code and City

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 Dove Mountain Community and Homes for Sale. The values are based on closed transactions in September 2026.

