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Neighborhood Market Report



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

Sun City Oro Valley Community and Homes for Sale

Oro Valley, Arizona

November 2026

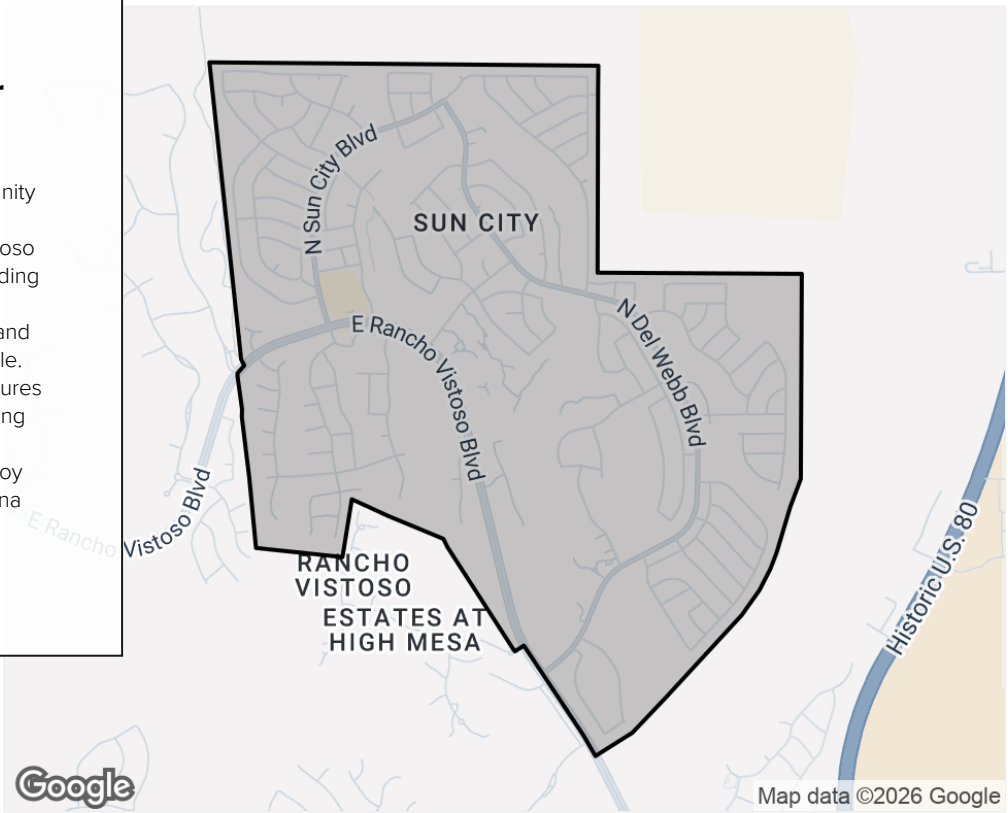




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About Sun City Oro Valley Community and Homes for Sale

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.


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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 October 2026.

	Current Period Oct 2026	Last Month Sep 2026	Change From Last Month	Last Year Oct 2025	Change From Last Year
Homes Sold	9	5	▲ 80%	9	0%
Median Sale Price	$498,000	$385,000	▲ 29%	$405,000	▲ 23%
Median List Price	$498,000	$400,000	▲ 25%	$415,000	▲ 20%
Sale to List Price Ratio	98%	97%	▲ 1%	99%	▼ 1%
Sales Volume	$4,357,900	$2,060,000	▲ 112%	$3,613,950	▲ 21%
Average Days on Market	87 days	25 days	▲ 62 days	51 days	▲ 36 days
Homes Sold Year to Date	139	130	▲ 7%	149	▼ 7%
For Sale at Month's End	30	24	▲ 25%	56	▼ 46%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 1, 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.

30
Homes for Sale

9
Homes Under Contract

$695,000
High Price

$335,000
Low Price

$440,000
Median List Price

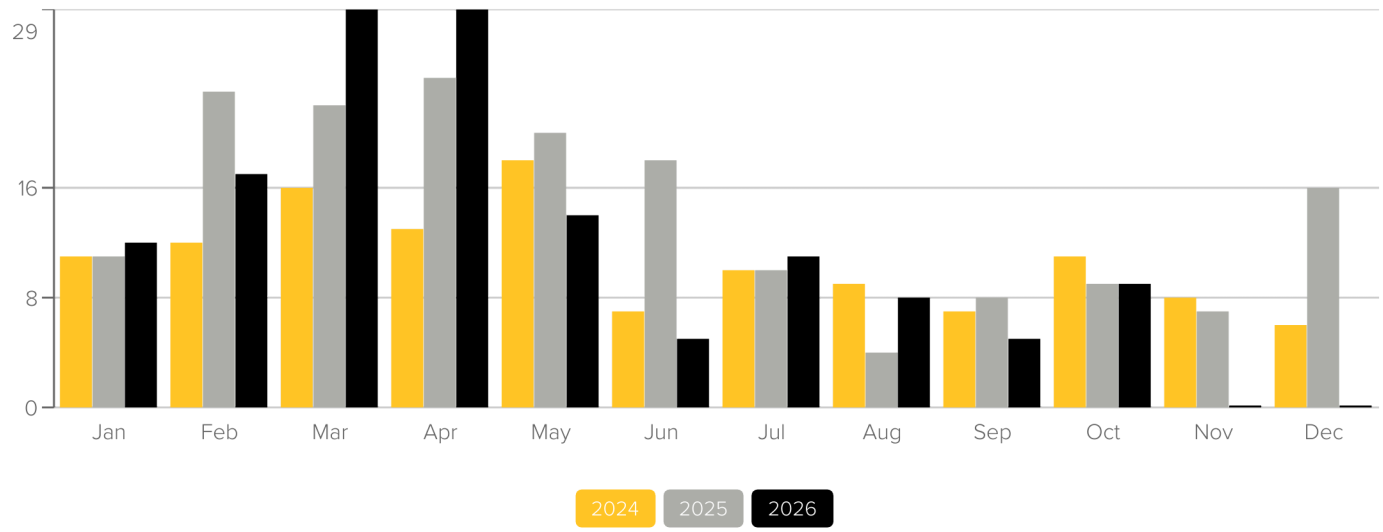
Values pulled on 11/1/2026

Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

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Homes Sold

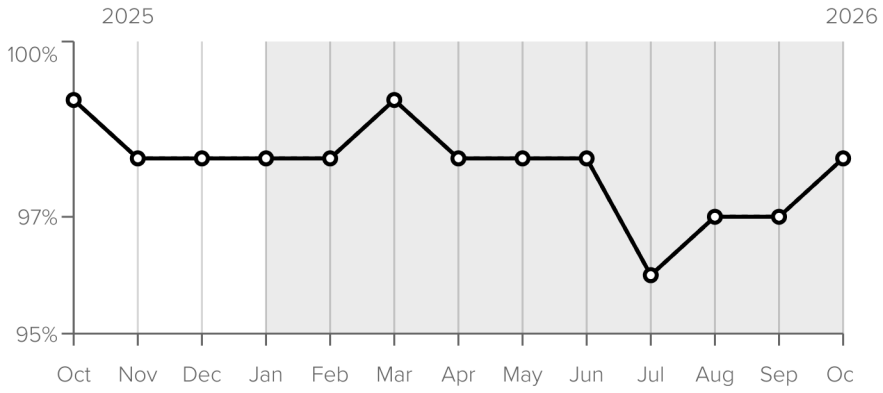


Sale to List Price Ratio

98%

Average Sale to List Price Ratio

October 2026



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Market Conditions

87
Average Days on Market

Balanced Market



Buyer's Market | **3.3 Months of Inventory** | Seller's Market

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

0%
Properties Sold Over Original Asking Price
October 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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	**More homes to choose from** **Could spend less than asking price** **Price restrictions** **Rarely competing offers**	**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	**Takes more time to sell** **Fewer offers received** **Could get lower than asking price** **May have to make repairs and/or concessions**	**Home sells quickly** **Multiple offers likely** **Could get more than asking price** **Buyers willing to overlook repairs**

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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 11/1/26	Current Period Oct 2026	3 Month Trend	Current Period Oct 2026	6 Month Avg	
All Price Ranges	30	3.3	1.4	9	9	Seller's
< $250,000	0	—	—	0	0	—
$250,000 - $300,000	0	—	0.0	0	0	—
$300,000 - $350,000	4	—	1.3	0	1	—
$350,000 - $400,000	9	3.0	1.8	3	2	● Seller's
$400,000 - $450,000	4	—	1.3	0	0	—
$450,000 - $500,000	6	2.0	1.2	3	1	● Seller's
$500,000 - $550,000	3	3.0	1.5	1	0	● Seller's
$550,000 - $600,000	2	2.0	2.0	1	0	● Seller's
$600,000 - $700,000	2	—	2.0	0	0	—
$700,000 - $1,000,000	0	0.0	0.0	1	0	● Seller's
> $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

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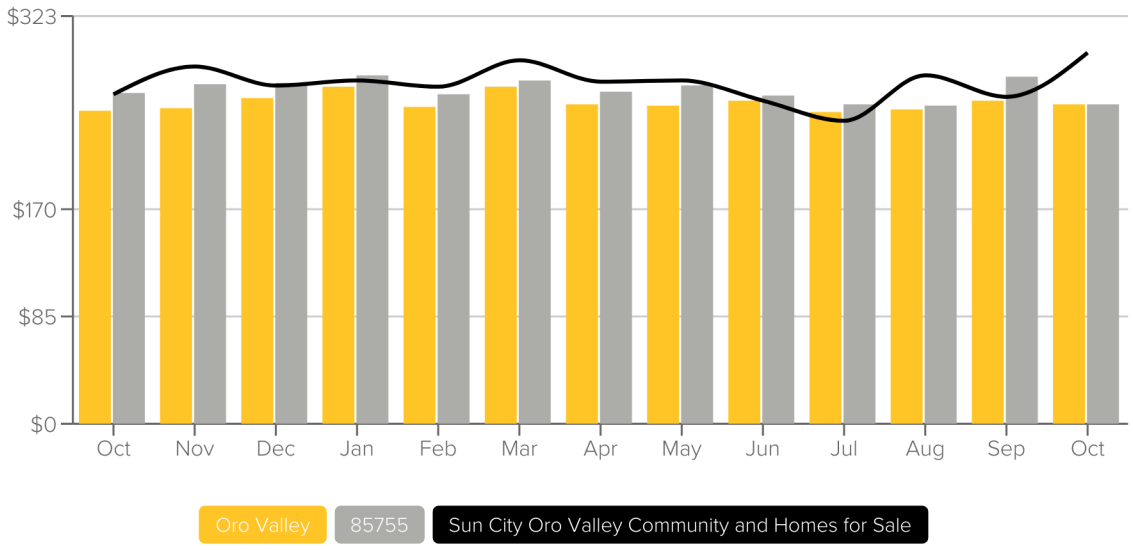


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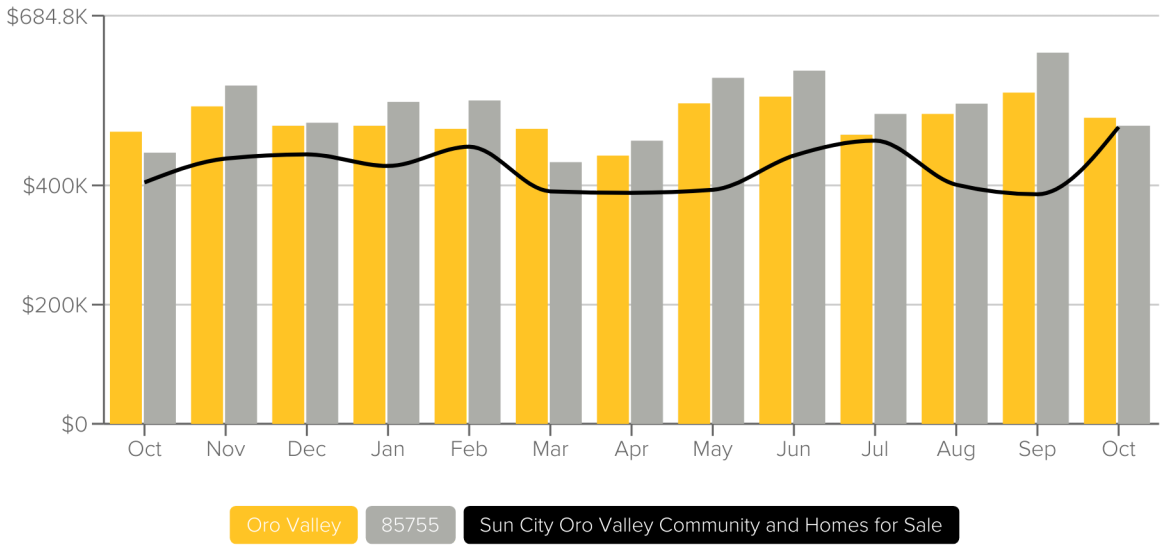
Compare Sun City Oro Valley Community and Homes for Sale to Zip Code and City

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



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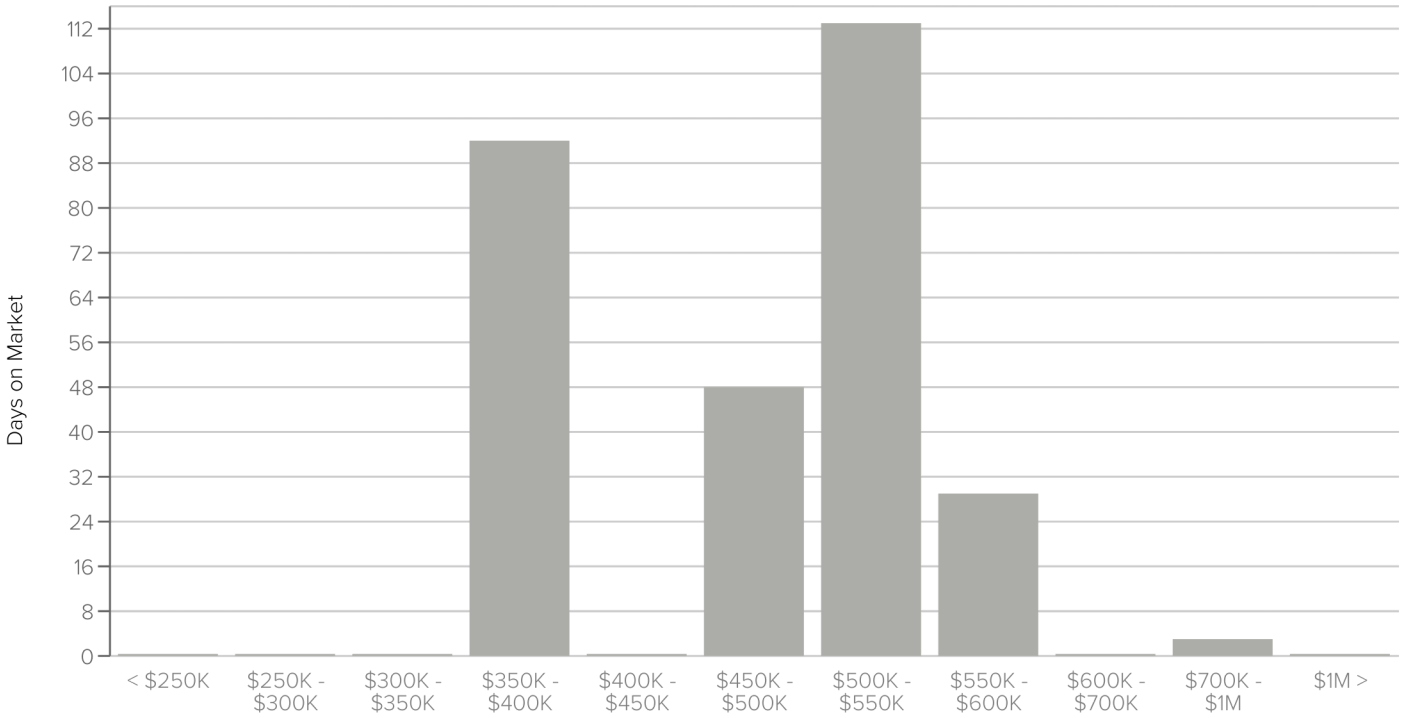
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Statistics

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 October 2026.



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