LONG REALTY SMART MOVE.

Community Market Report



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Oro Valley, Arizona

October 2026


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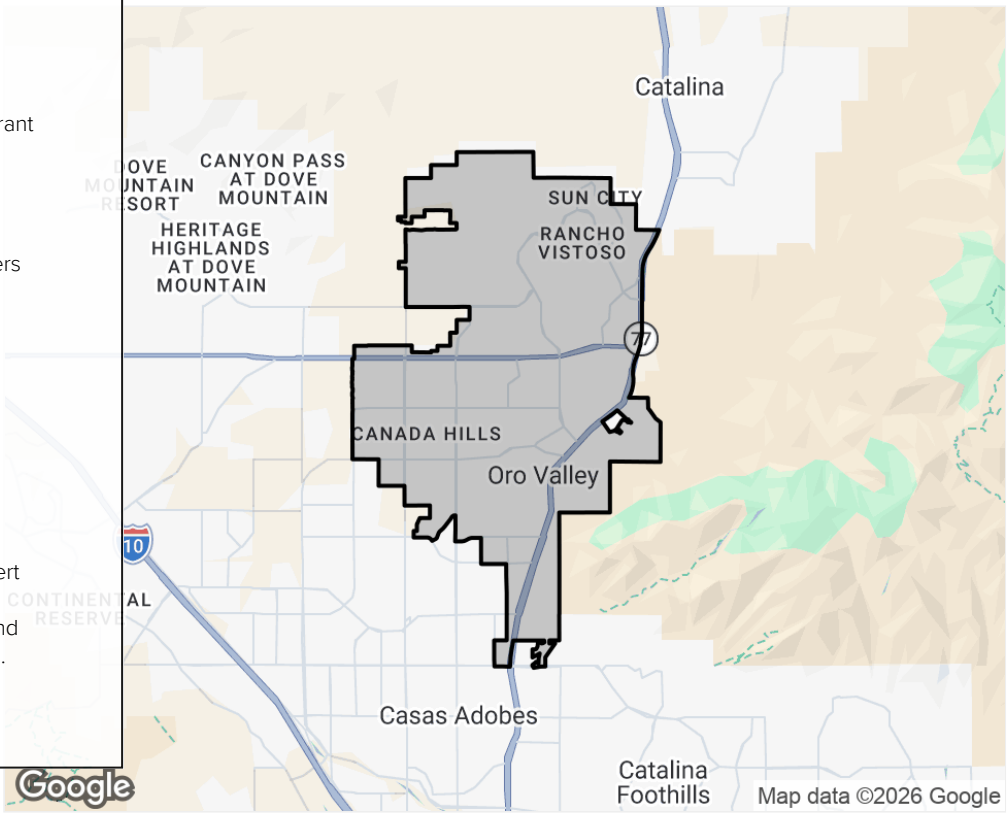
About Oro Valley

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.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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 September 2026.

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	67	73	▼ 8%	60	▲ 12%
Median Sale Price	$555,650	$520,000	▲ 7%	$557,500	0%
Median List Price	$575,000	$525,000	▲ 10%	$565,495	▲ 2%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	$40,810,614	$44,508,820	▼ 8%	$36,333,860	▲ 12%
Average Days on Market	57 days	51 days	▲ 6 days	59 days	▼ 2 days
Homes Sold Year to Date	809	742	▲ 9%	812	0%
For Sale at Month's End	256	255	0%	309	▼ 17%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of October 15, 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.

294
Homes for Sale

88
Homes Under Contract

$8,100,000
High Price

$176,000
Low Price

$550,000
Median List Price

Values pulled on 10/15/2026

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

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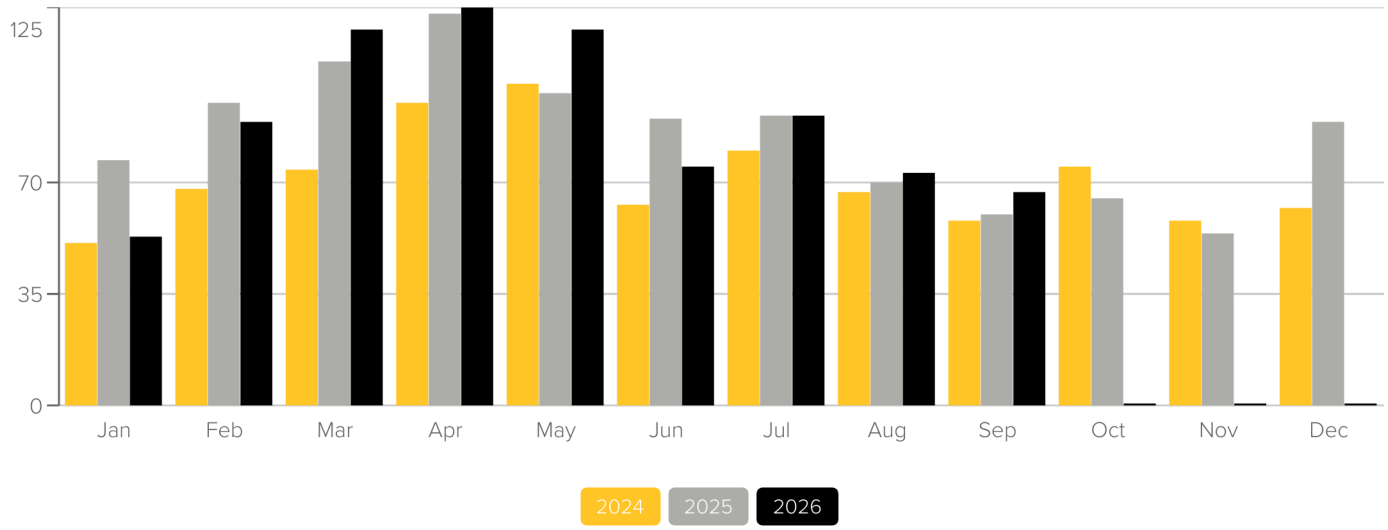
Homes Sold

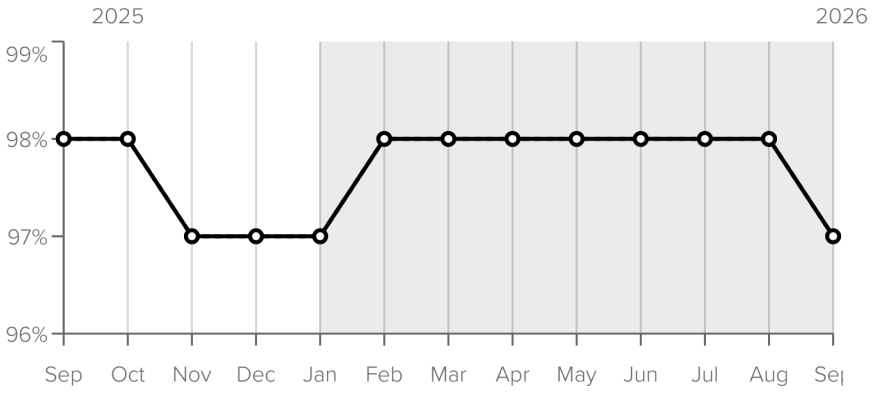


Sale to List Price Ratio

97%

Average Sale to List Price Ratio

September 2026



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Market Conditions

57
Average Days on Market

Balanced Market



Buyer's Market

4.3
Months of Inventory

Seller's Market

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

10%
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.

	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 10/15/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg	
All Price Ranges	294	4.3	1.3	69	92	Balanced
< $250,000	5	1.7	0.8	3	2	Seller's
$250,000 - $300,000	7	2.3	0.5	3	4	Seller's
$300,000 - $350,000	20	20.0	1.7	1	6	Buyer's
$350,000 - $400,000	31	4.4	1.2	7	11	Balanced
$400,000 - $450,000	33	8.3	1.5	4	9	Buyer's
$450,000 - $500,000	20	2.9	0.7	7	10	Seller's
$500,000 - $600,000	57	4.8	1.3	12	14	Balanced
$600,000 - $750,000	43	2.0	0.8	21	17	Seller's
$750,000 - $1,000,000	22	4.4	1.6	5	8	Balanced
$1,000,000 - $2,000,000	39	7.8	2.8	5	4	Buyer's
> $2,000,000	17	17.0	4.3	1	1	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

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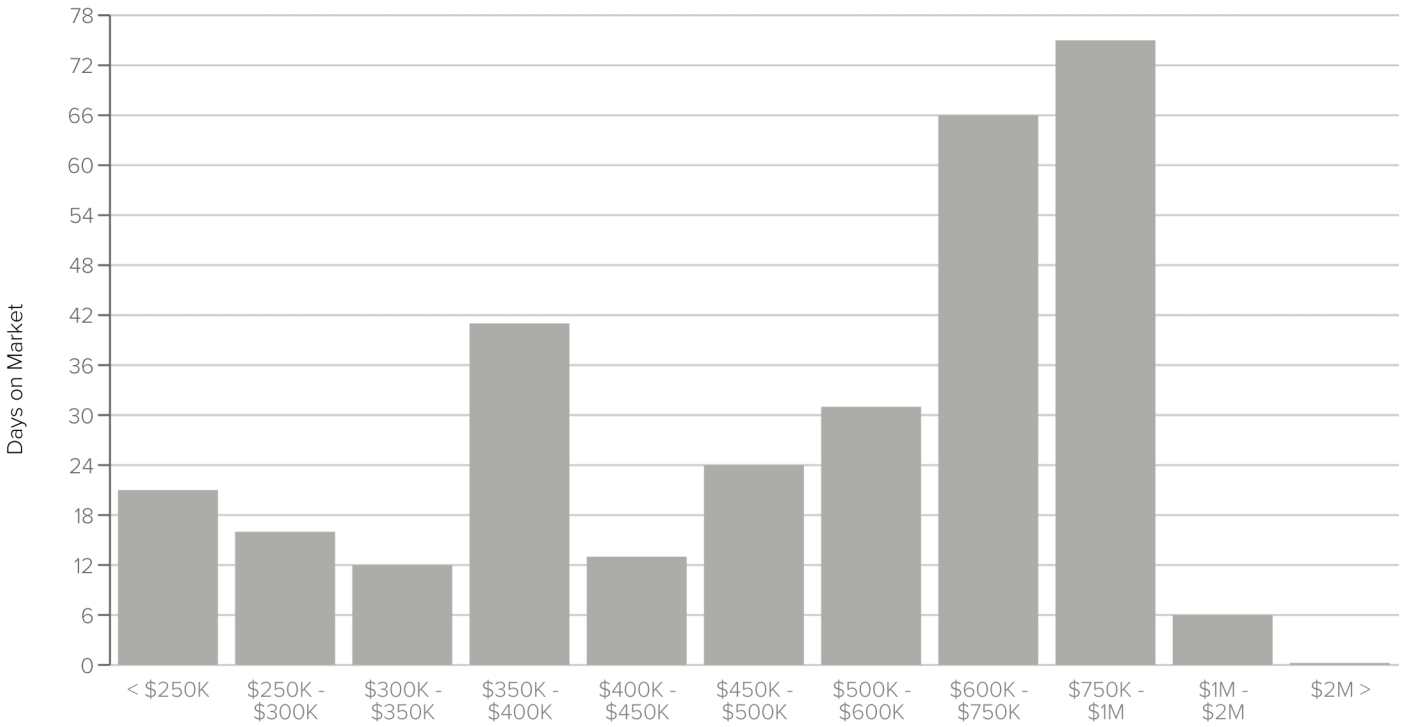
Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Oro Valley, Arizona. The values are based on closed transactions in September 2026.



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