



Community Market Report



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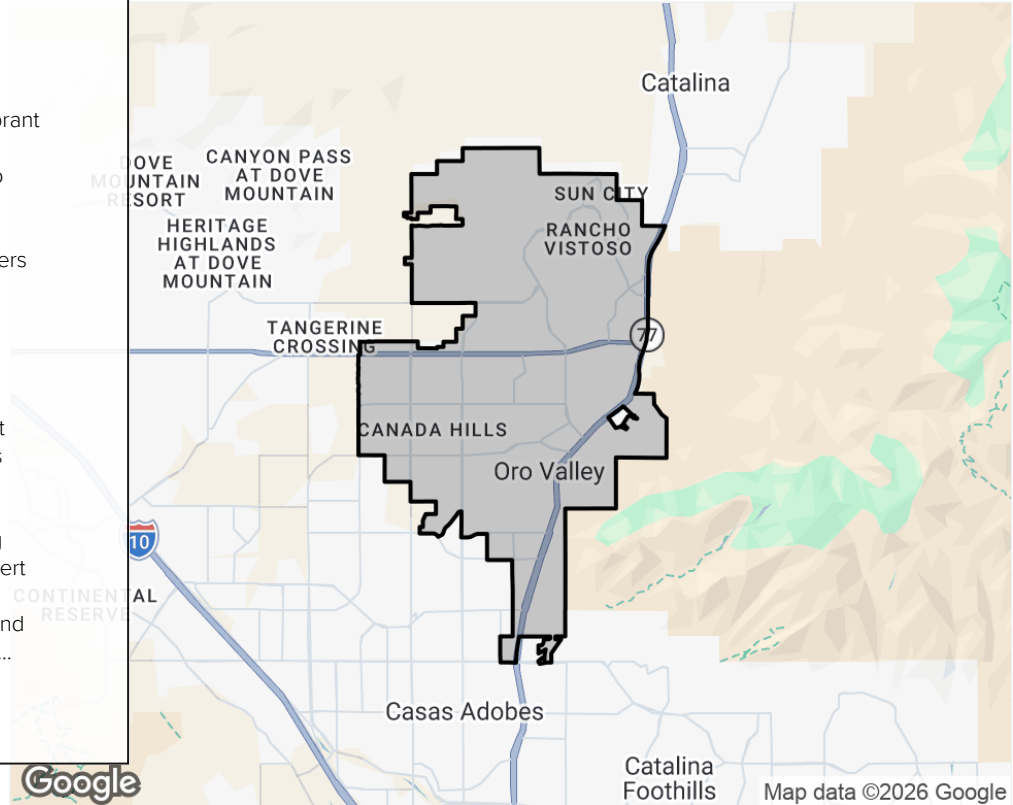
Oro Valley, Arizona

September 2026



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.





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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	72	91	▼ 21%	70	▲ 3%
Median Sale Price	\$522,500	\$485,000	▲ 8%	\$552,500	▼ 5%
Median List Price	\$532,500	\$499,888	▲ 7%	\$557,500	▼ 4%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$44,207,820	\$53,435,982	▼ 17%	\$46,255,290	▼ 4%
Average Days on Market	51 days	68 days	▼ 17 days	62 days	▼ 11 days
Homes Sold Year to Date	741	669	▲ 11%	752	▼ 1%
For Sale at Month's End	255	244	▲ 5%	267	▼ 4%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 16, 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.

262

Homes for Sale

96

Homes Under Contract

\$8,100,000

High Price

\$176,000

Low Price

\$574,999

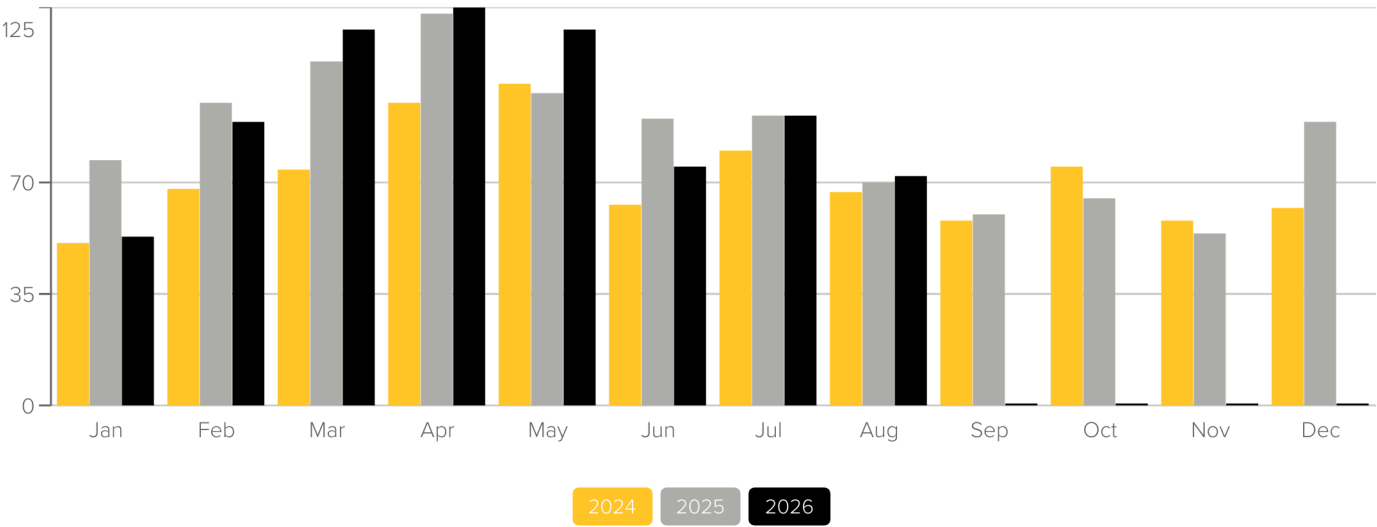
Median List Price

Values pulled on 9/16/2026





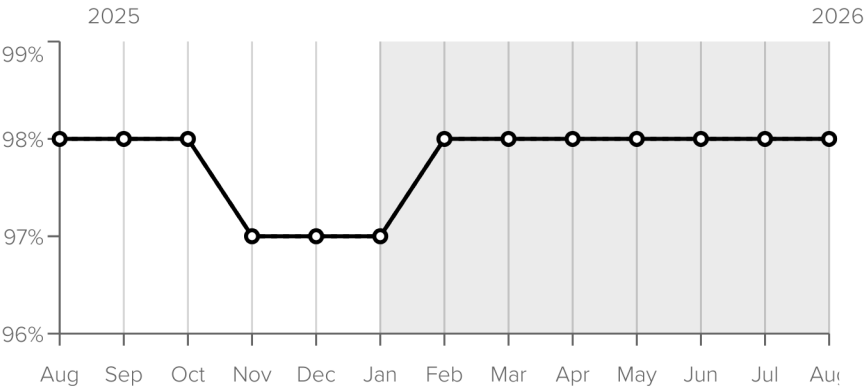
Homes Sold



Sale to List Price Ratio



98%
Average Sale to List
Price Ratio
August 2026

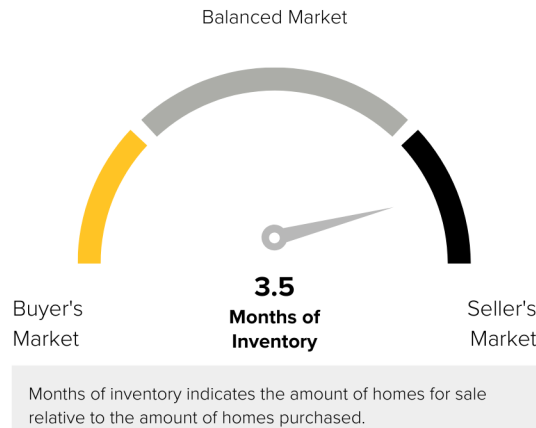




Market Conditions


51

Average Days on Market




10%

Properties Sold Over Original Asking Price

August 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 9/16/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	262		3.5	1.1	74	100	Seller's
< \$250,000	3		3.0	1.0	1	1	● Seller's
\$250,000 - \$300,000	8		4.0	0.7	2	4	● Balanced
\$300,000 - \$350,000	14		2.8	0.7	5	9	● Seller's
\$350,000 - \$400,000	32		4.6	1.3	7	12	● Balanced
\$400,000 - \$450,000	20		2.0	0.8	10	11	● Seller's
\$450,000 - \$500,000	20		2.0	0.6	10	11	● Seller's
\$500,000 - \$600,000	54		3.4	1.4	16	15	● Seller's
\$600,000 - \$750,000	44		3.7	1.0	12	17	● Seller's
\$750,000 - \$1,000,000	18		3.6	0.9	5	9	● Seller's
\$1,000,000 - \$2,000,000	32		6.4	2.1	5	5	● Buyer's
> \$2,000,000	17		17.0	5.7	1	2	● 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



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 August 2026.

