LONG REALTY
A BERKSHIRE HATHAWAY AFFILIATE
SMART MOVE.

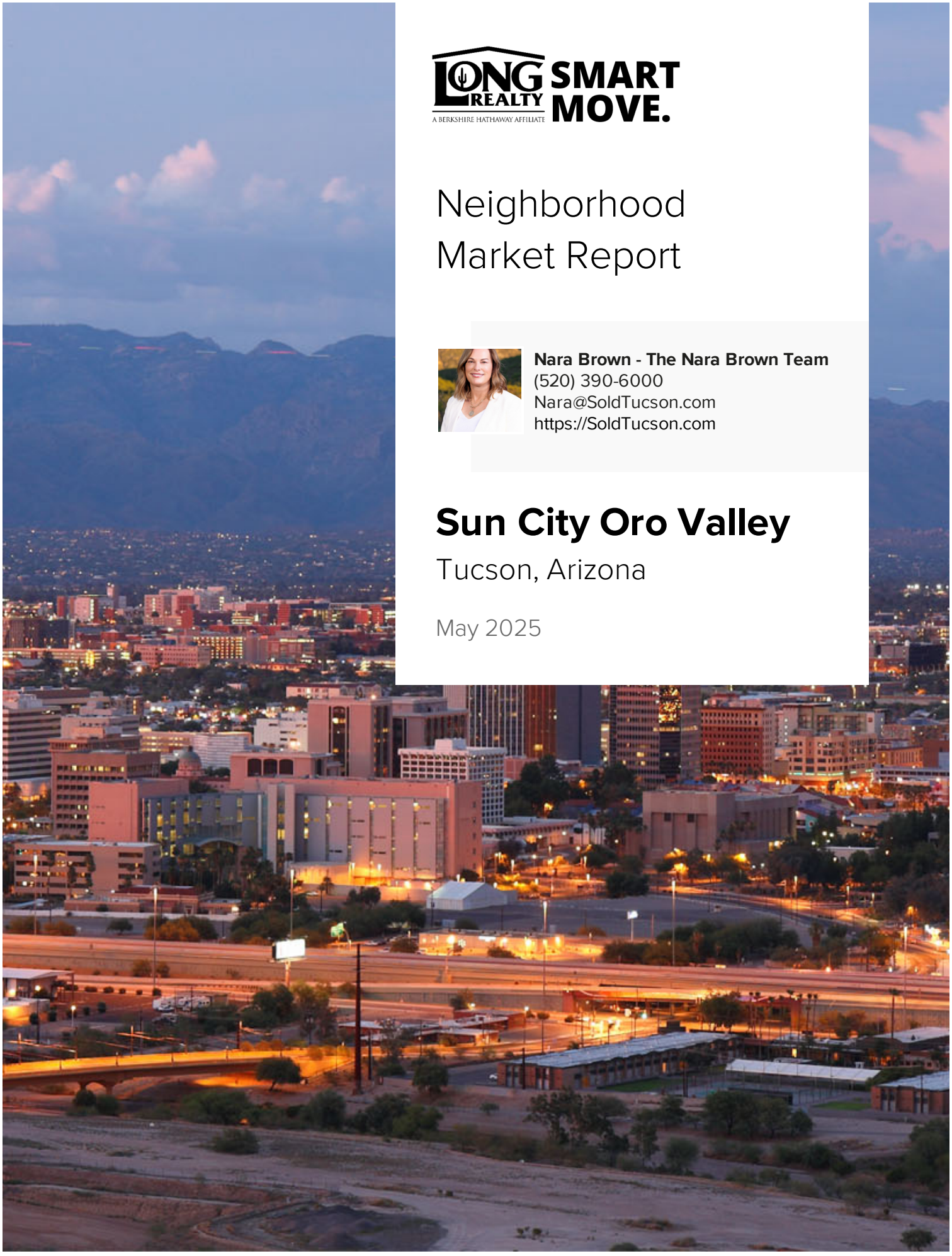
Neighborhood Market Report

Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

Sun City Oro Valley

Tucson, Arizona

May 2025



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About Sun City Oro Valley

Sun City Oro Valley is a premier active adult community located just north of Tucson. Situated in the greater Rancho Vistoso community, Sun City Oro Valley provides its residents with a wealth of structured activities to enjoy. There are over 130 clubs and group offerings, including Bocce and Pickleball courts, golf courses, an aquatic/fitness center, a library, an artisan center, and more. Residents can live and play with peace of mind that shopping and healthcare facilities are only minutes away from anywhere in the community. With over 2,500 homes in varying sizes, Sun City Oro Valley truly has a space to accommodate any need.

Contact me to get the full Market Report and to learn more about Sun City Oro Valley.

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Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Sun City Oro Valley. The data in the Sold Listings table is based on homes sold within the month of April 2025.

	Current Period Apr 2025	Last Month Mar 2025	Change From Last Month	Last Year Apr 2024	Change From Last Year
Homes Sold	22	22	0%	13	▲ 69%
Median Sale Price	$442,357	$447,500	▼ 1%	$435,000	▲ 2%
Median List Price	$464,499	$453,500	▲ 2%	$442,500	▲ 5%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	$10,366,713	$10,088,050	▲ 3%	$5,772,000	▲ 80%
Average Days on Market	38 days	32 days	▲ 6 days	38 days	▲ 0 days
Homes Sold Year to Date	78	56	▲ 39%	52	▲ 50%
For Sale at Month's End	40	39	▲ 3%	22	▲ 82%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of May 8, 2025. 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.

42
Homes for Sale

20
Homes Under Contract

$795,000
High Price

$325,000
Low Price

$430,000
Median List Price

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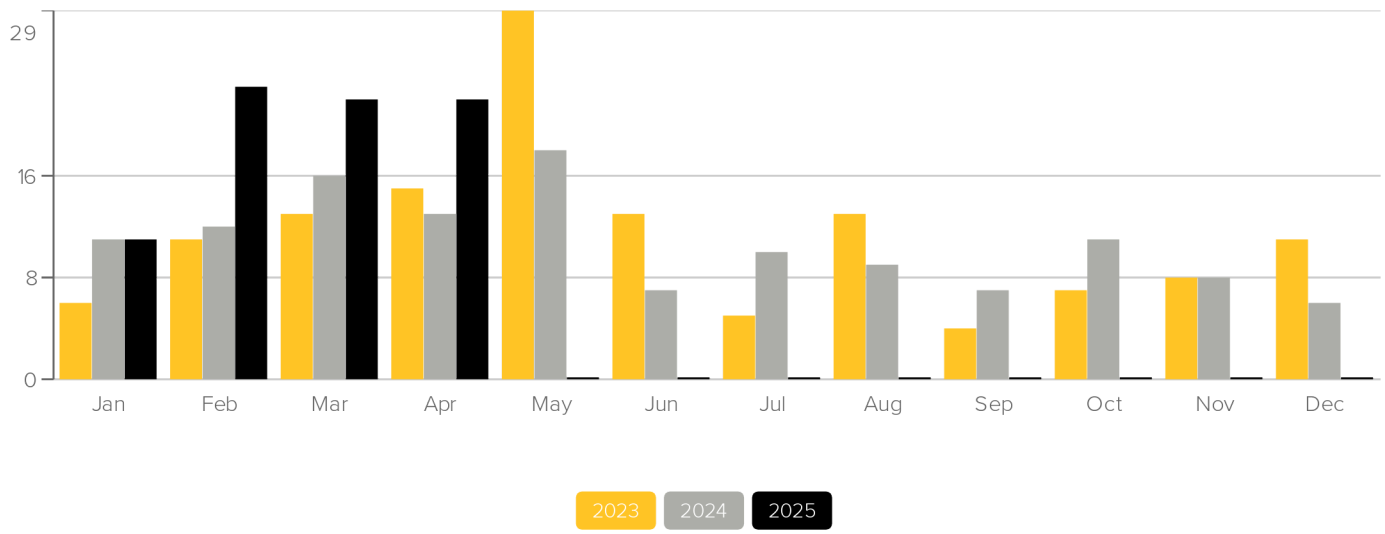
Homes Sold

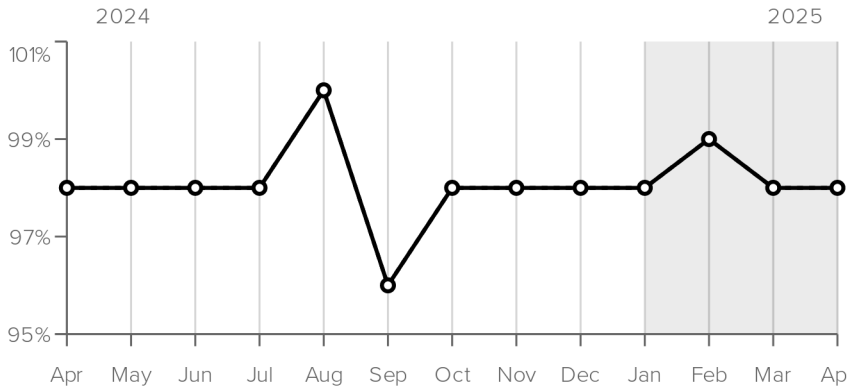


Sale to List Price Ratio

98%

Average Sale to List Price Ratio

April 2025



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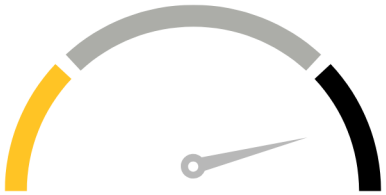
Market Conditions

38
Average Days on Market

Balanced Market



Buyer's Market

1.8
Months of Inventory

Seller's Market

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

18%
Properties Sold Over Original Asking Price

April 2025

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**	**Fewer homes to choose from**
	More negotiating power	**Less negotiating power**
	Could spend less than asking price	**Need to be able to close quickly**
	Price restrictions	**Could spend more than asking price**
	Rarely competing offers	**Competition from other buyers**

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Sellers	**Takes more time to sell**	**Home sells quickly**
	Fewer offers received	**Multiple offers likely**
	Could get lower than asking price	**Could get more than asking price**
	May have to make repairs and/or concessions	**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 5/8/25	Current Period Apr 2025	3 Month Trend	Current Period Apr 2025	6 Month Avg	
All Price Ranges	42	1.8	0.6	23	16	Seller's
< $100,000	0	—	—	0	0	—
$100,000 - $200,000	0	—	—	0	0	—
$200,000 - $300,000	0	—	0.0	0	0	—
$300,000 - $400,000	13	2.6	0.7	5	4	● Seller's
$400,000 - $500,000	16	2.0	0.7	8	5	● Seller's
$500,000 - $600,000	8	1.3	0.5	6	3	● Seller's
$600,000 - $700,000	5	1.3	0.6	4	2	● Seller's
$700,000 - $800,000	0	—	0.0	0	0	—
$800,000 - $900,000	0	—	0.0	0	0	—
$900,000 - $1,000,000	0	—	—	0	0	—
> $1,000,000	0	—	—	0	0	—

Seller's Market	Balanced Market	Buyer's Market
Less than 4 months of inventory	Between 4-6 months of inventory	More than 6 months of inventory

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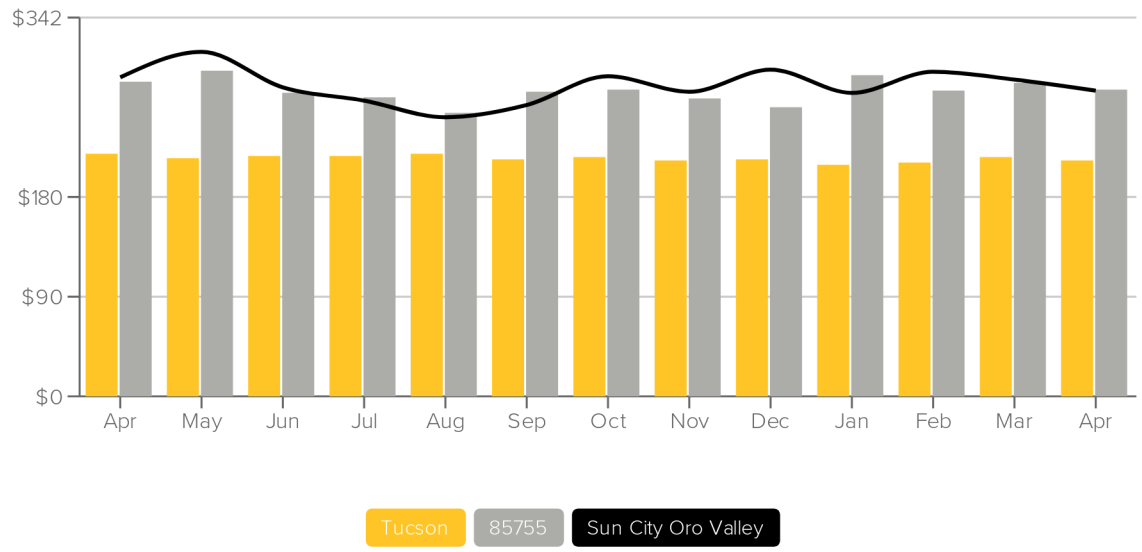
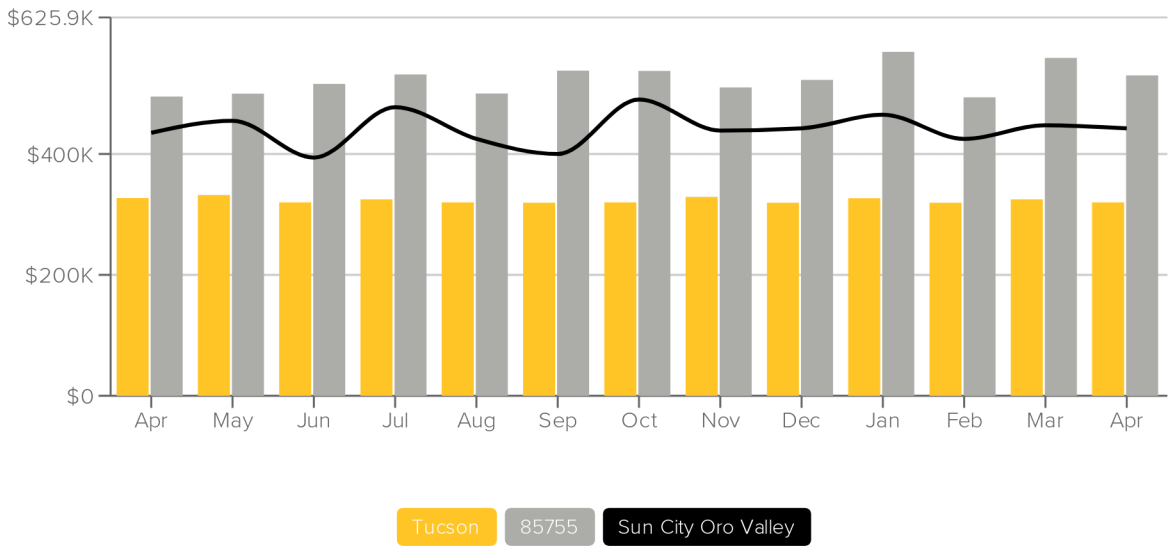
Compare Sun City Oro Valley to Zip Code and City

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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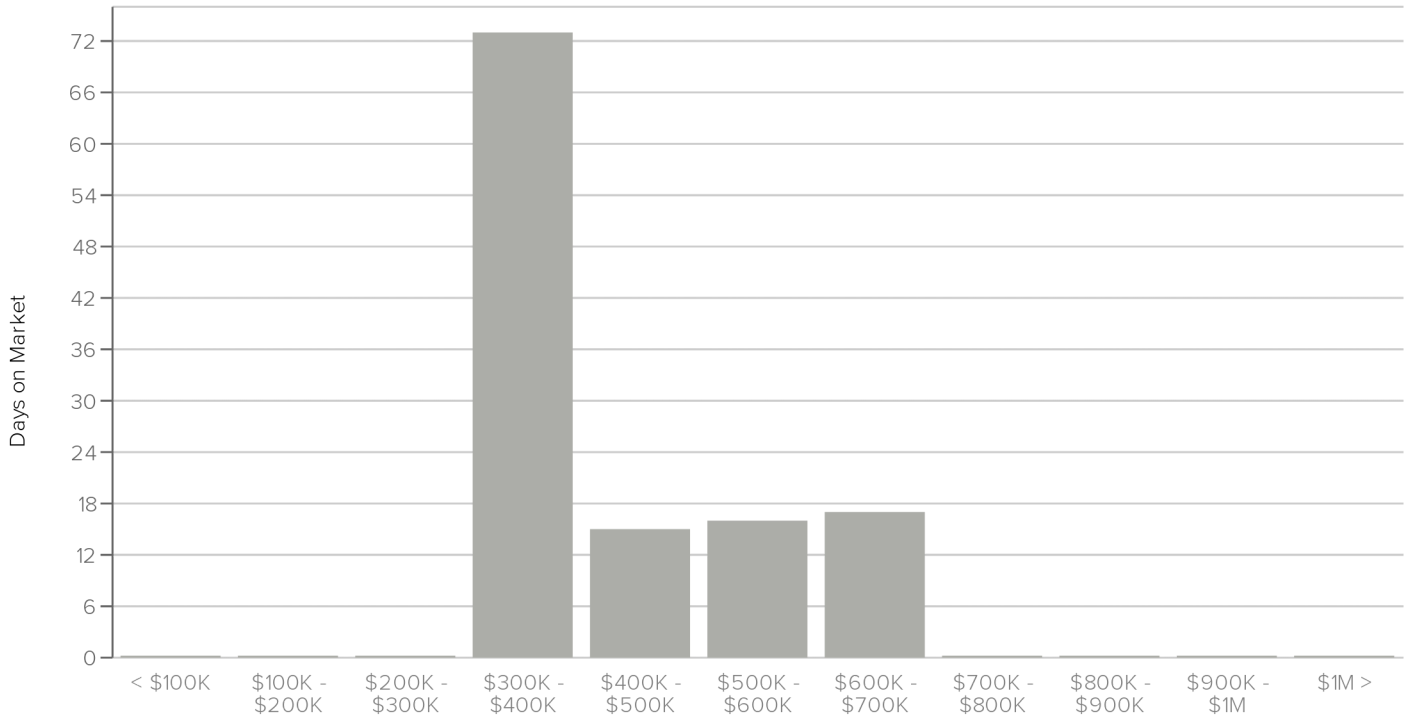
Statistics

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. The values are based on closed transactions in April 2025.



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