



## Neighborhood Market Report

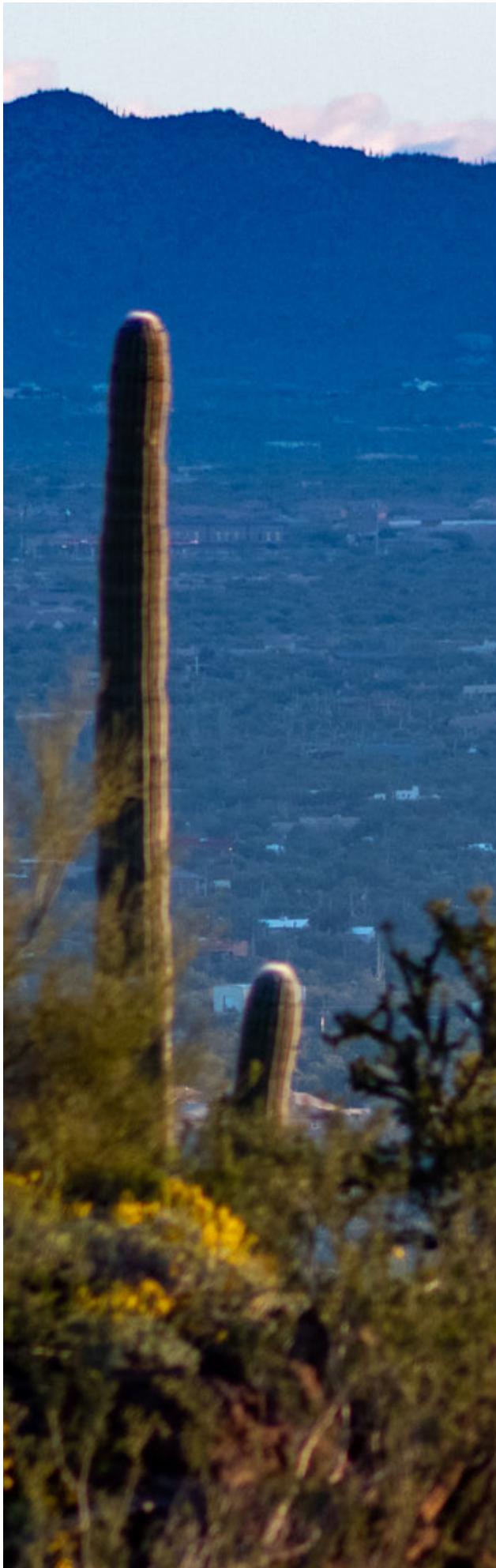


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### **Dove Mountain**

Marana, Arizona

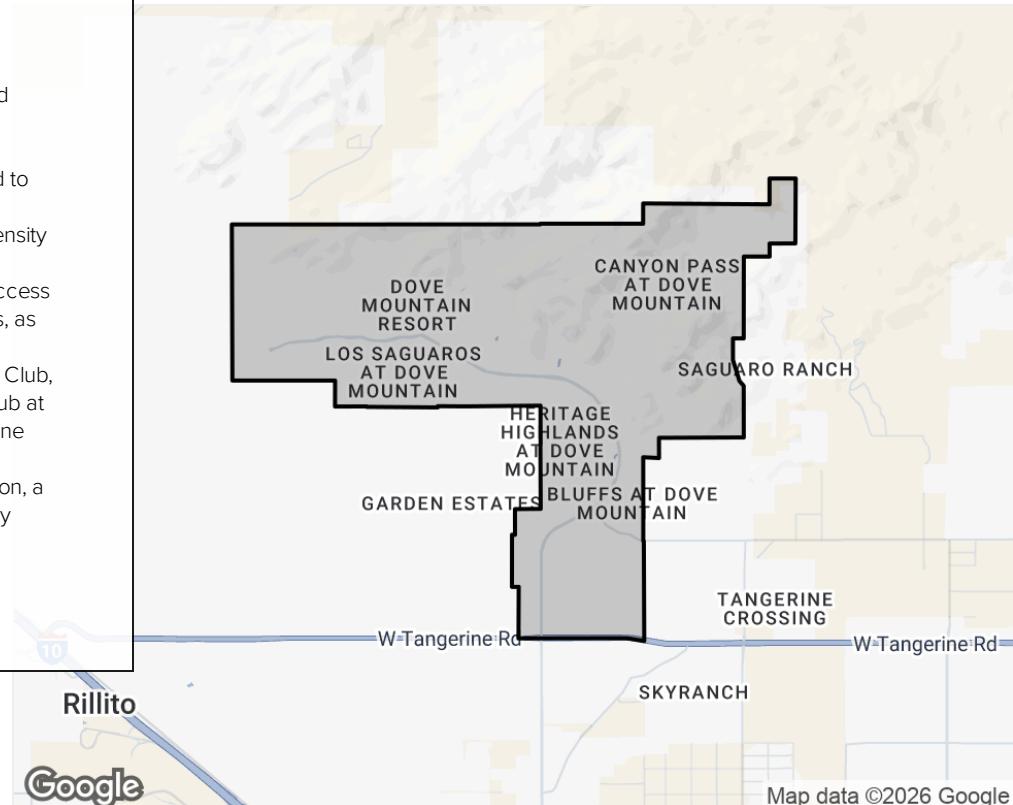
January 2026





## About Dove Mountain

Dove Mountain is a luxurious haven for golfers and nature enthusiasts alike nestled in the Tortolita Mountains on Tucson's north side. Since it was established in 1996, Dove Mountain has expanded to encompass some 4,000+ homes within its lush landscape. The community is notable for its low-density configuration, which bespeaks a respect for the majesty of the Sonoran Desert. Residents enjoy access to numerous hiking trails in the Tortolita Mountains, as well as eighty-one holes of golf across three of Tucson's premier clubs: The Gallery Golf & Sports Club, The Highlands at Dove Mountain, and The Golf Club at Dove Mountain. Dove Mountain's approximately nine square mile area includes luxury homes in several smaller neighborhoods in addition to the Ritz-Carlton, a 253-room resort hotel and spa adjacent to the fully customizable Ritz-Carlton Residences.



Contact me to get the full Market Report and to learn more about Dove Mountain.





# Market Summary - All Property Types

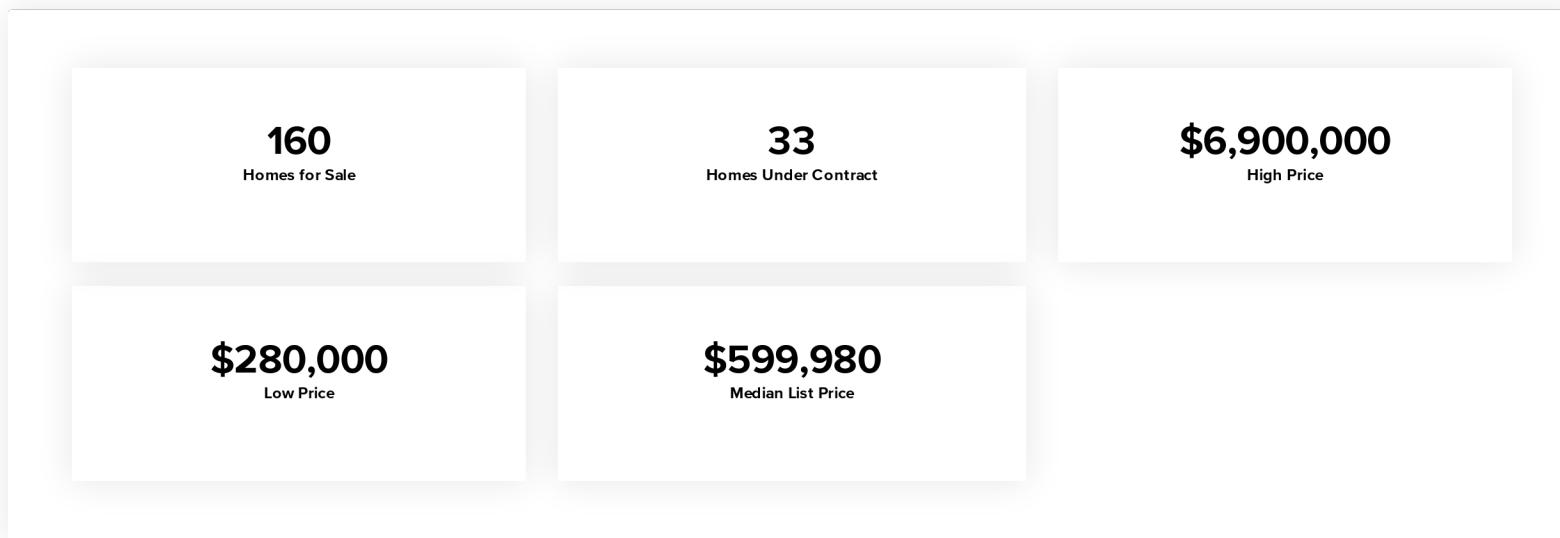
## Recent Sales Trends

The statistics below highlight key market indicators for Dove Mountain. The data in the Sold Listings table is based on homes sold within the month of December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
<b>Homes Sold</b>	20	29	▼ 31%	23	▼ 13%
<b>Median Sale Price</b>	\$582,595	\$583,144	0%	\$600,000	▼ 3%
<b>Median List Price</b>	\$596,595	\$589,707	▲ 1%	\$600,000	▼ 1%
<b>Sale to List Price Ratio</b>	98%	98%	0%	98%	0%
<b>Sales Volume</b>	\$13,422,439	\$19,652,848	▼ 32%	\$15,179,331	▼ 12%
<b>Average Days on Market</b>	74 days	76 days	▼ 2 days	99 days	▼ 25 days
<b>Homes Sold Year to Date</b>	348	328	▲ 6%	331	▲ 5%
<b>For Sale at Month's End</b>	176	180	▼ 2%	128	▲ 38%

## Current Market

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



Values pulled on 1/8/2026

**January 2026**

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

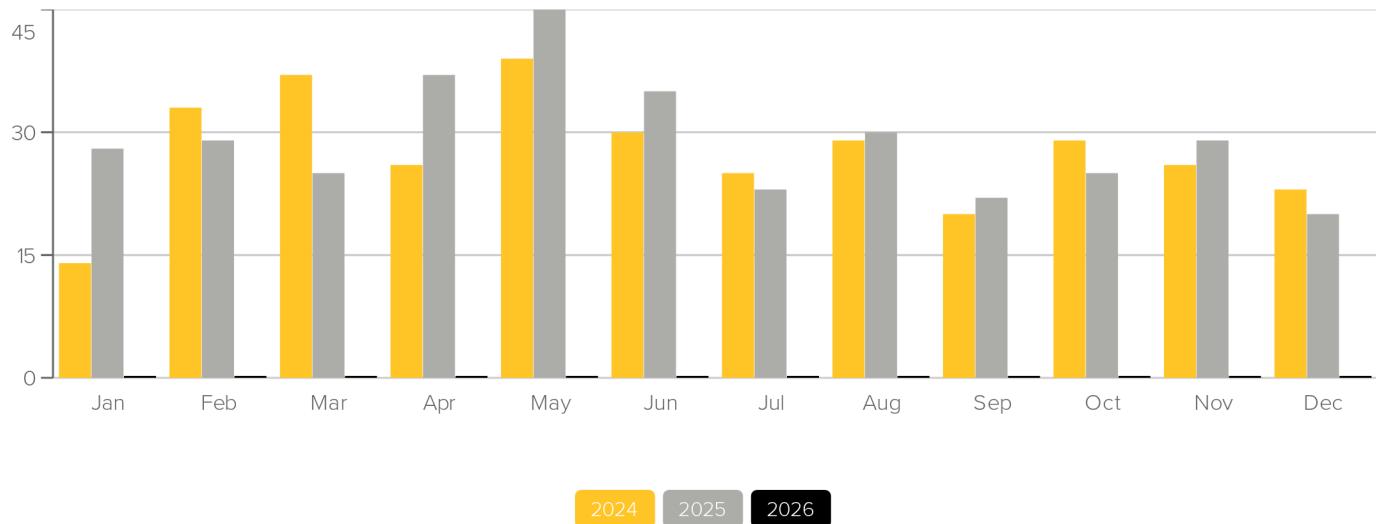
Dove Mountain - Marana, Arizona



Equal Housing Opportunity

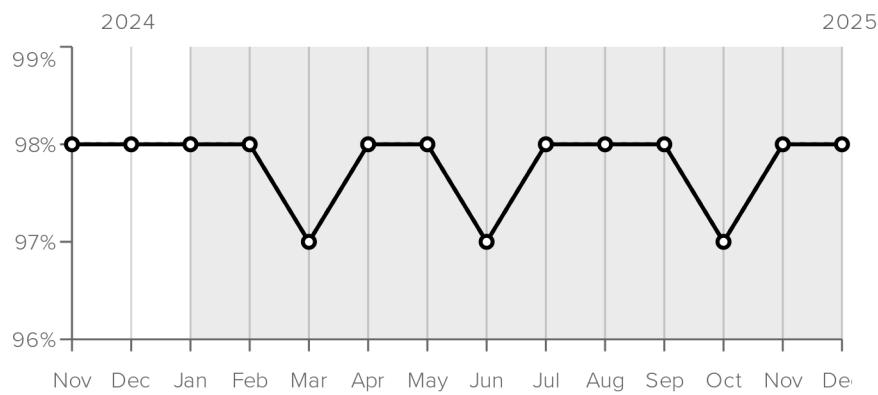


## Homes Sold



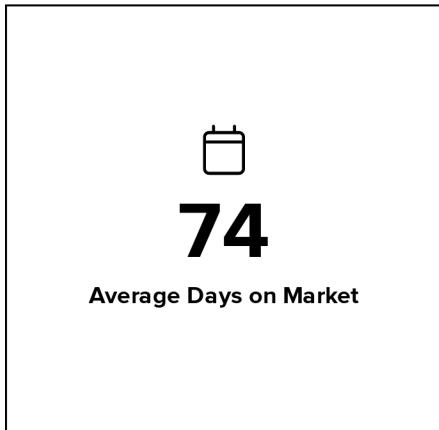
2024 2025 2026

## Sale to List Price Ratio





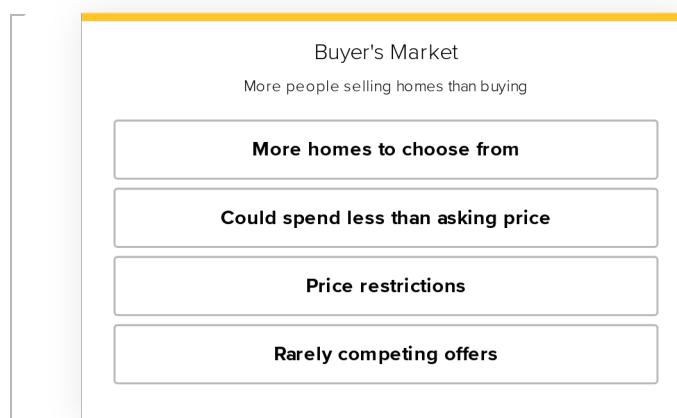
# Market Conditions



## 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



**Seller's Market**

More people buying homes than selling

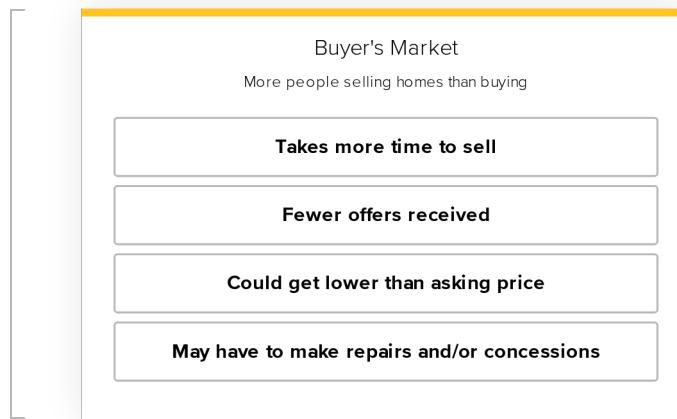
- Fewer homes to choose from

- Need to be able to close quickly

- Could spend more than asking price

- Competition from other buyers

How it Impacts Sellers



**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 1/8/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg		
<b>All Price Ranges</b>	160	8.0	2.2	20	25	Buyer's	
< \$200,000	0	—	—	0	0	—	
\$200,000 - \$400,000	15	7.5	1.4	2	3	● Buyer's	
\$400,000 - \$600,000	67	7.4	2.5	9	9	● Buyer's	
\$600,000 - \$800,000	41	5.9	1.6	7	7	● Balanced	
\$800,000 - \$1,000,000	4	—	1.0	0	0	—	
\$1,000,000 - \$1,200,000	6	—	—	0	0	—	
\$1,200,000 - \$1,400,000	5	—	—	0	0	—	
\$1,400,000 - \$1,600,000	3	3.0	3.0	1	0	● Seller's	
\$1,600,000 - \$1,850,000	0	0.0	0.0	1	0	● Seller's	
\$1,850,000 - \$2,000,000	2	—	2.0	0	0	—	
> \$2,000,000	17	—	8.5	0	0	—	

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

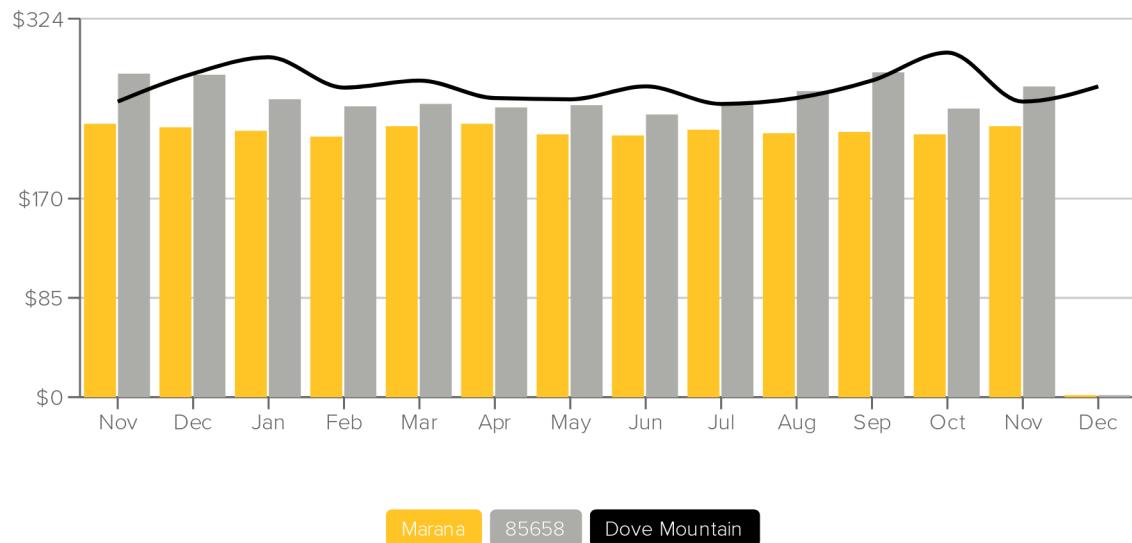
More than 6 months of inventory



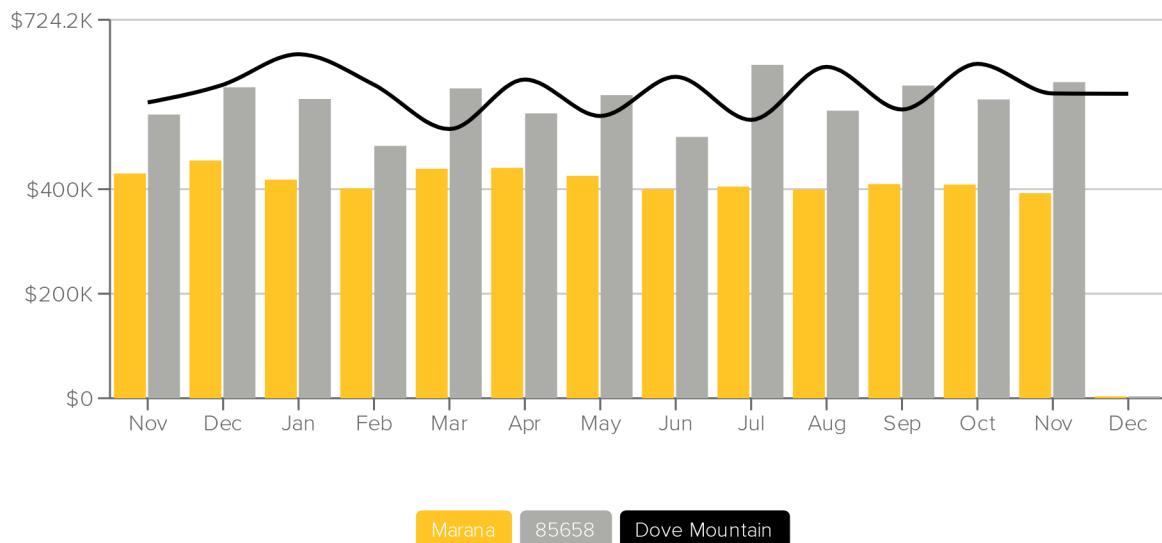
# Compare Dove Mountain to Zip Code and City

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

