



Neighborhood Market Report



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Dove Mountain

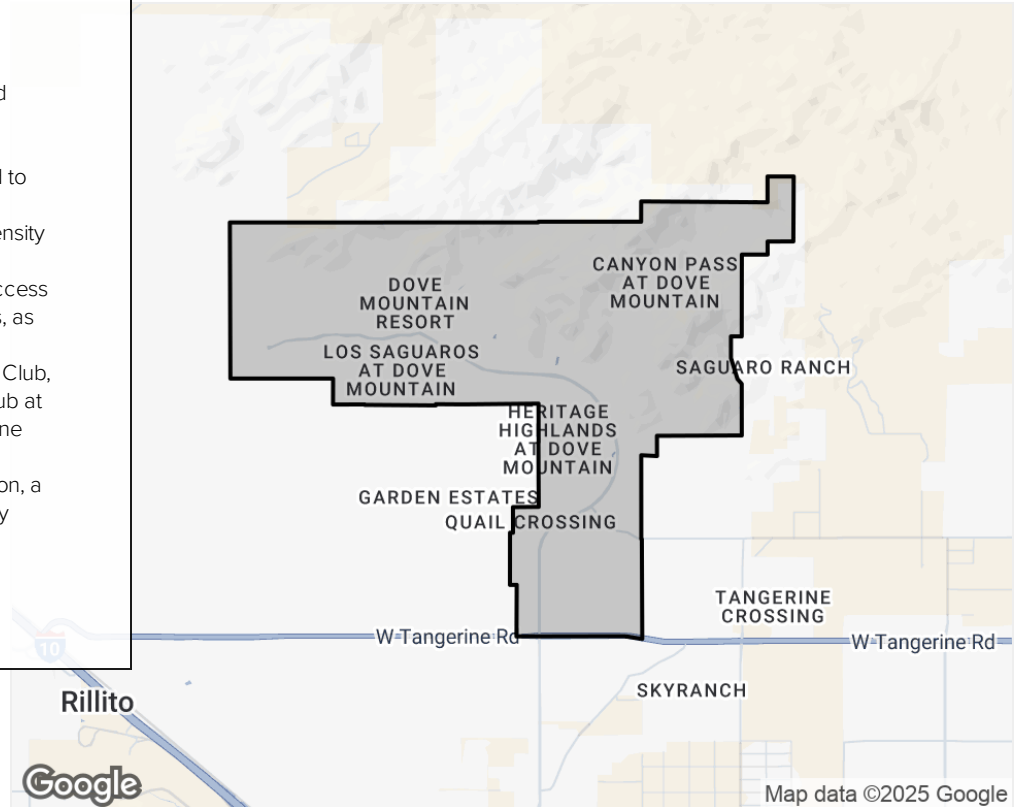
Marana, Arizona

December 2025



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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	28	25	▲ 12%	26	▲ 8%
Median Sale Price	\$566,572	\$640,000	▼ 11%	\$566,000	0%
Median List Price	\$584,354	\$659,900	▼ 11%	\$577,500	▲ 1%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$19,022,848	\$19,471,046	▼ 2%	\$14,873,935	▲ 28%
Average Days on Market	79 days	85 days	▼ 6 days	51 days	▲ 28 days
Homes Sold Year to Date	326	298	▲ 9%	308	▲ 6%
For Sale at Month's End	180	157	▲ 15%	139	▲ 29%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 10, 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.

174
Homes for Sale

31
Homes Under Contract

\$6,900,000
High Price

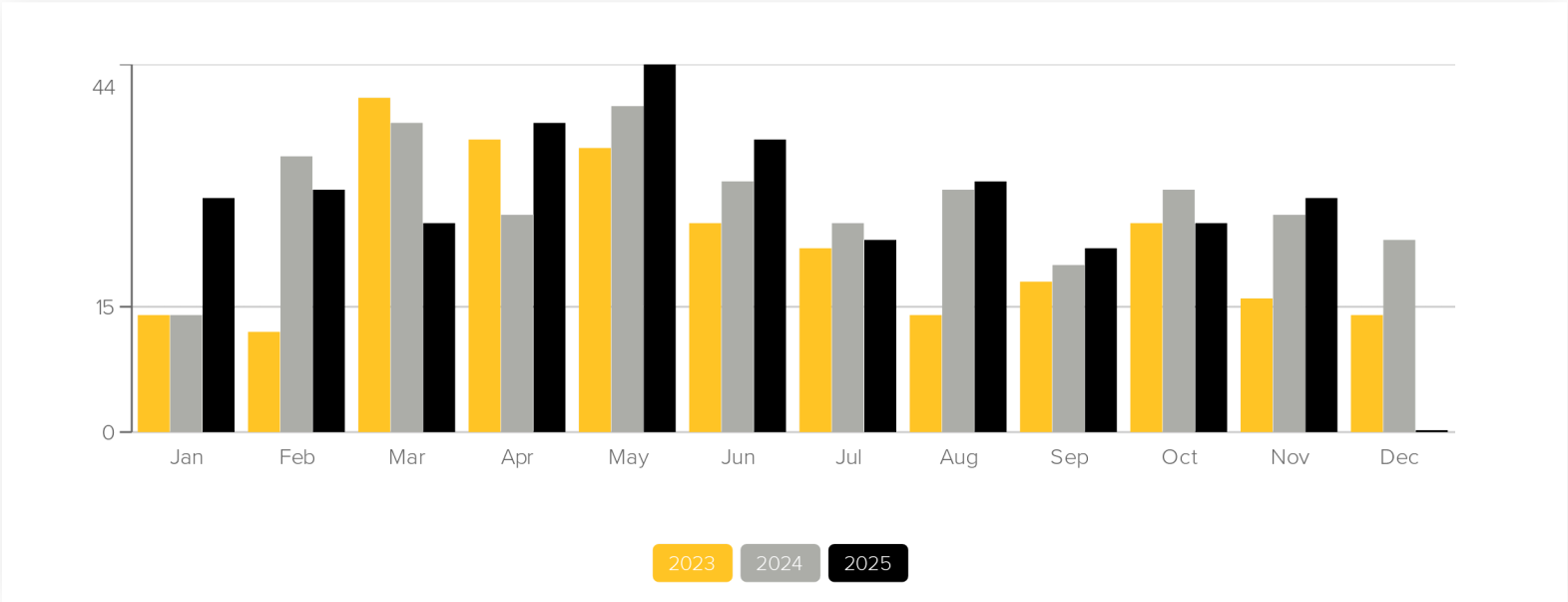
\$299,000
Low Price

\$599,999
Median List Price

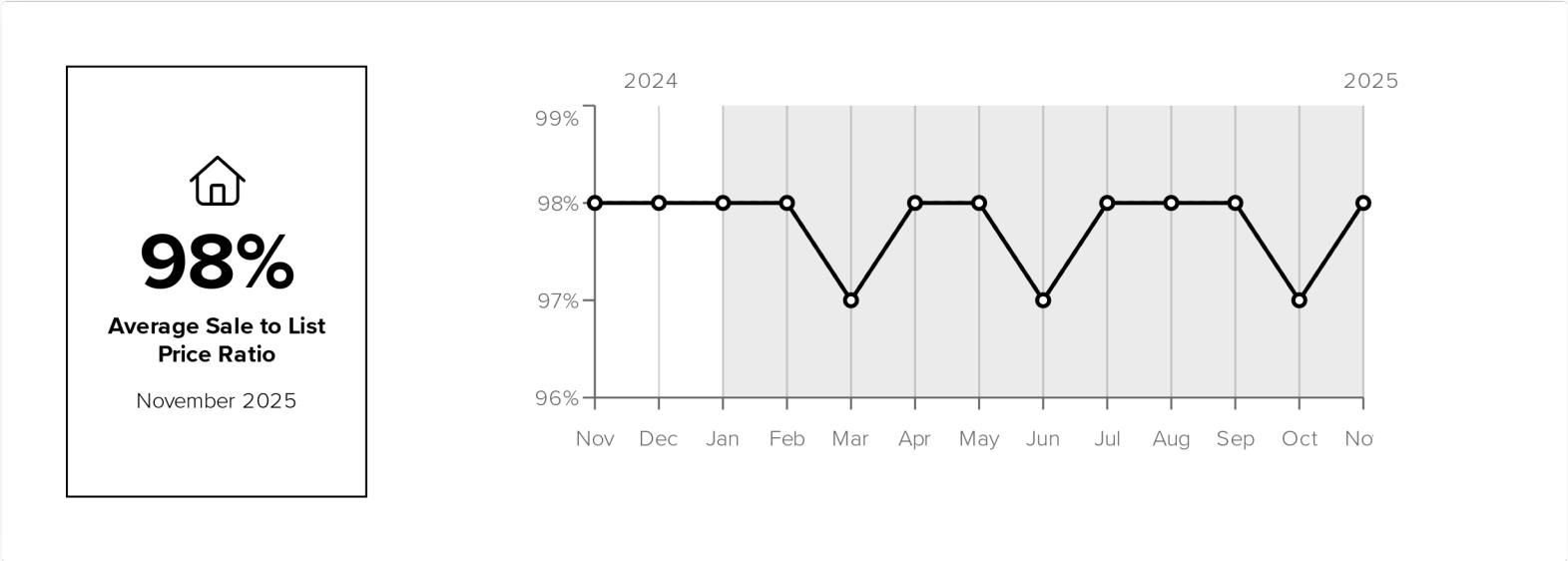
Values pulled on 12/10/2025



Homes Sold



Sale to List Price Ratio



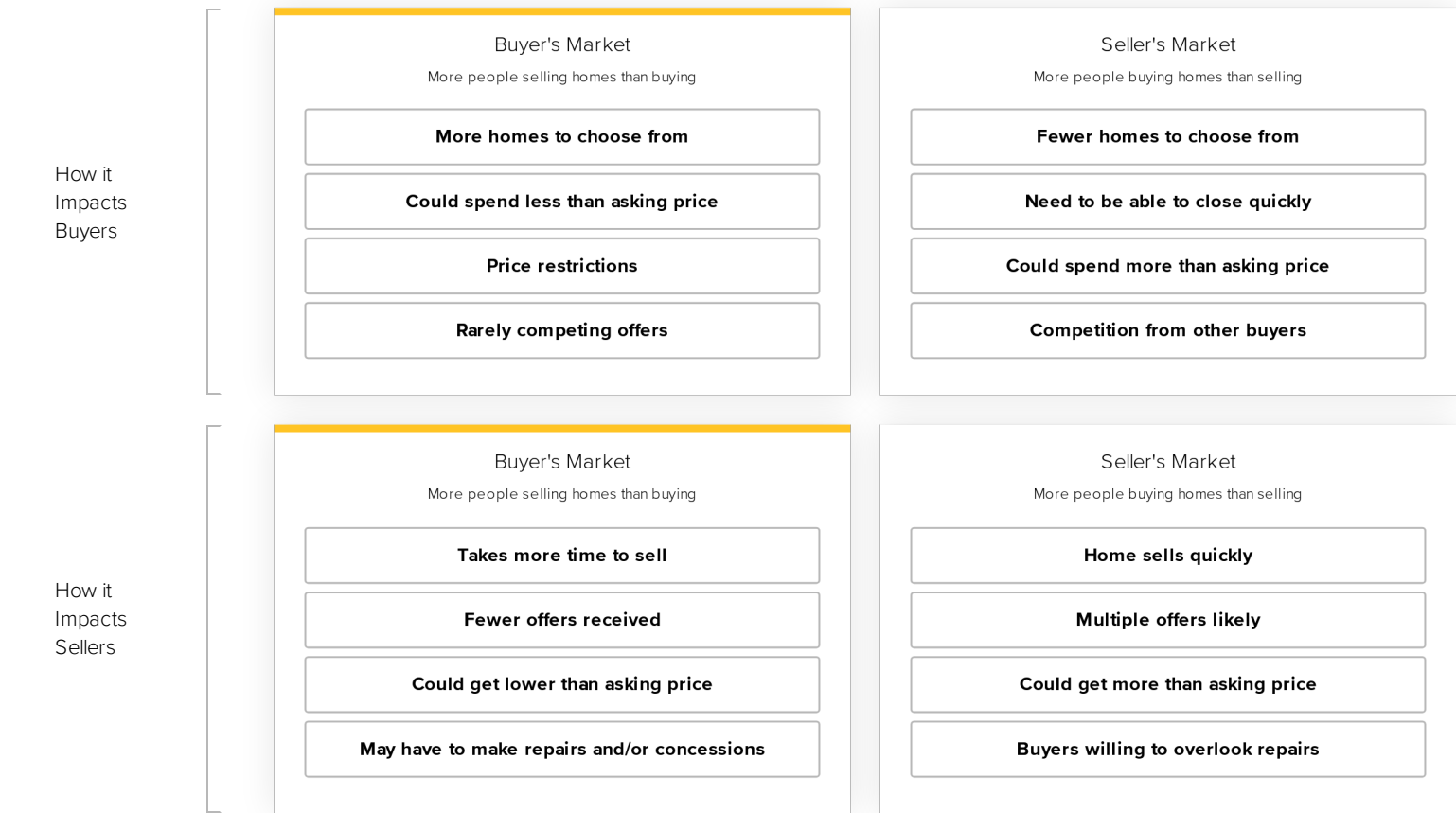


Market Conditions



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.





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 12/10/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg
All Price Ranges	174	6.2	2.3	28	27	Buyer's
< \$200,000	0	—	—	0	0	—
\$200,000 - \$400,000	16	3.2	1.3	5	4	● Seller's
\$400,000 - \$600,000	71	5.9	2.5	12	10	● Balanced
\$600,000 - \$800,000	46	5.8	2.1	8	8	● Balanced
\$800,000 - \$1,000,000	6	6.0	1.5	1	1	● Buyer's
\$1,000,000 - \$1,200,000	6	—	3.0	0	0	—
\$1,200,000 - \$1,400,000	4	—	4.0	0	0	—
\$1,400,000 - \$1,600,000	2	—	—	0	0	—
\$1,600,000 - \$1,850,000	1	—	0.5	0	0	—
\$1,850,000 - \$2,000,000	2	2.0	2.0	1	0	● Seller's
> \$2,000,000	20	20.0	6.7	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

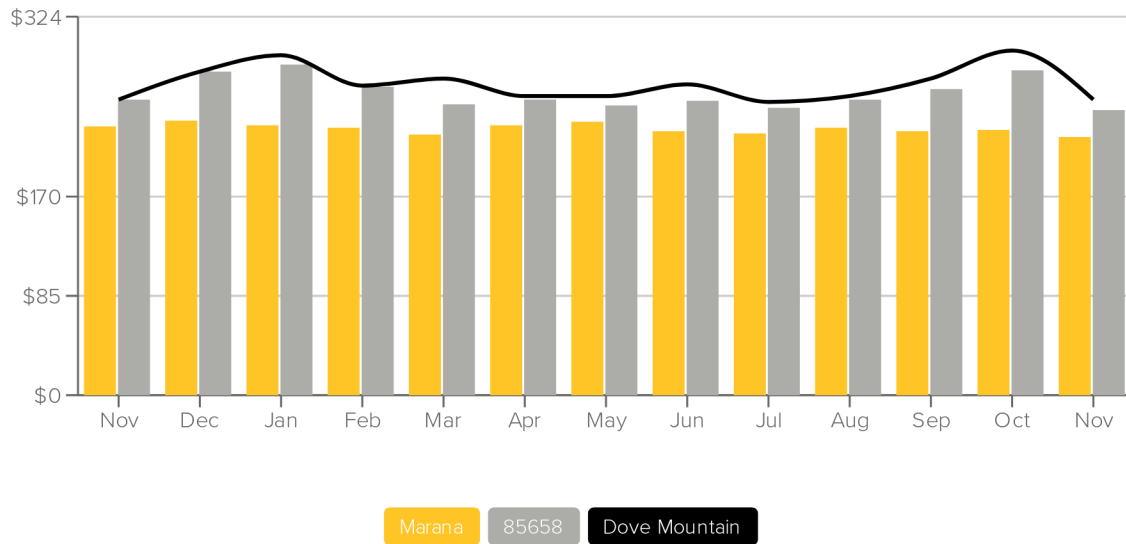




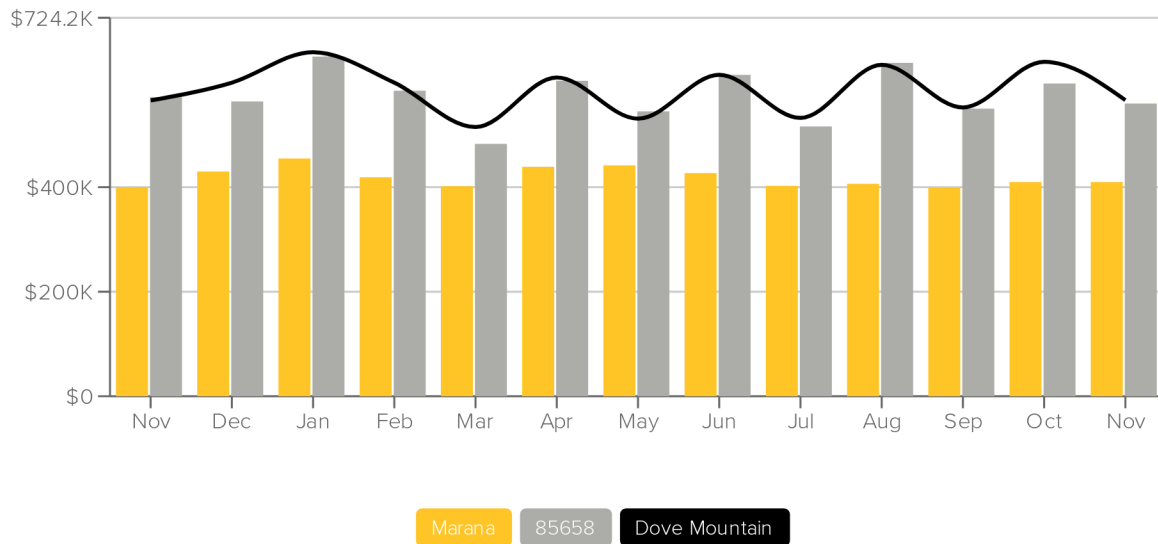
Compare Dove Mountain to Zip Code and City

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 November 2025.

