LONG REALTY SMART MOVE.

Neighborhood Market Report



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Dove Mountain Community and Homes for Sale

Marana, Arizona

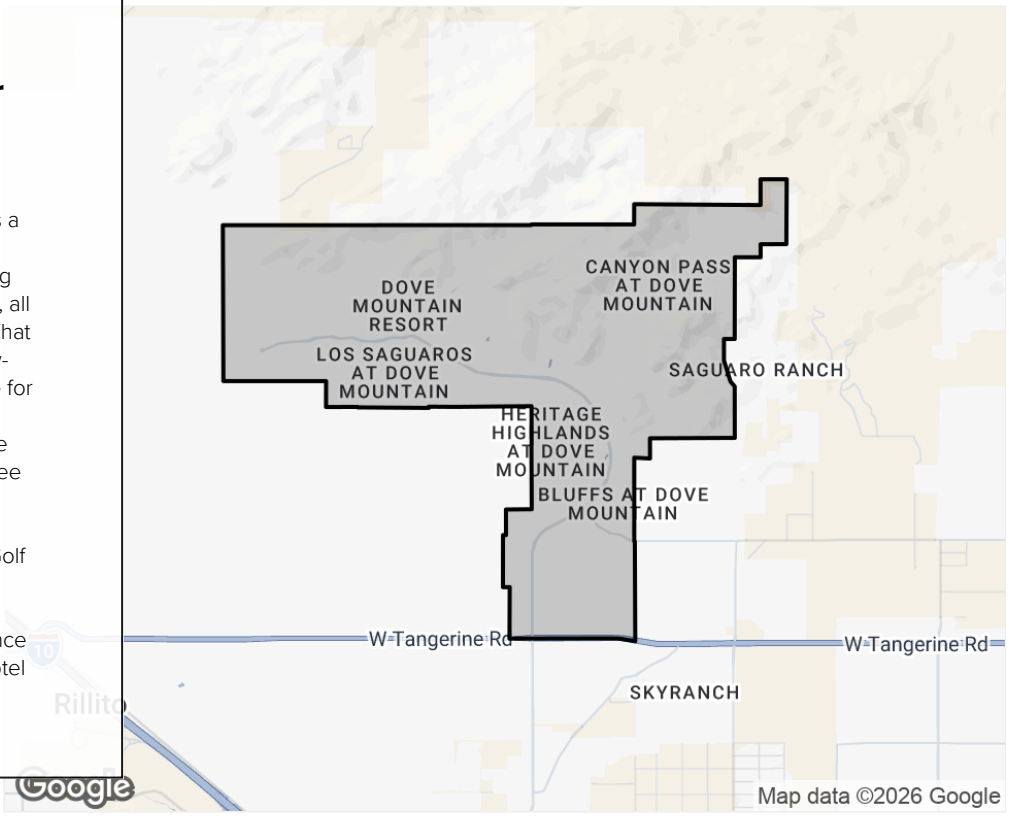
October 2026




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About Dove Mountain Community and Homes for Sale

Nestled in the scenic Tortolita Mountains on the northern side of Tucson, Dove Mountain stands as a luxurious haven, appealing to golf enthusiasts and nature lovers alike. Established in 1996, this thriving community has grown to cover over 4,000 homes, all harmoniously integrated into its lush landscape. What sets Dove Mountain apart is its commitment to low-density development, a testament to its reverence for the breathtaking Sonoran Desert. Residents here relish access to a plethora of hiking trails within the Tortolita Mountains, as well as the opportunity to tee off on eighty-one holes of golf spanning three of Tucson's premier clubs: The Gallery Golf & Sports Club, The Highlands at Dove Mountain, and The Golf Club at Dove Mountain. Beyond the majestic residences spread throughout several smaller neighborhoods, Dove Mountain boasts the presence of the illustrious Ritz-Carlton, a 253-room resort hotel and spa that gracefully complements the fully customizable Ritz-Carlton Residences in this expansive nine square mile haven.



Scan to view the full digital market report for Dove Mountain Community and Homes for Sale.

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Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Dove Mountain Community and Homes for Sale. 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	18	23	▼ 22%	22	▼ 18%
Median Sale Price	$495,000	$550,000	▼ 10%	$552,548	▼ 10%
Median List Price	$510,000	$558,000	▼ 9%	$553,959	▼ 8%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	$11,772,006	$16,682,826	▼ 29%	$16,013,953	▼ 26%
Average Days on Market	132 days	75 days	▲ 57 days	139 days	▼ 7 days
Homes Sold Year to Date	281	263	▲ 7%	274	▲ 3%
For Sale at Month's End	159	132	▲ 20%	157	▲ 1%

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.

173
Homes for Sale

28
Homes Under Contract

$6,900,000
High Price

$298,000
Low Price

$560,000
Median List Price

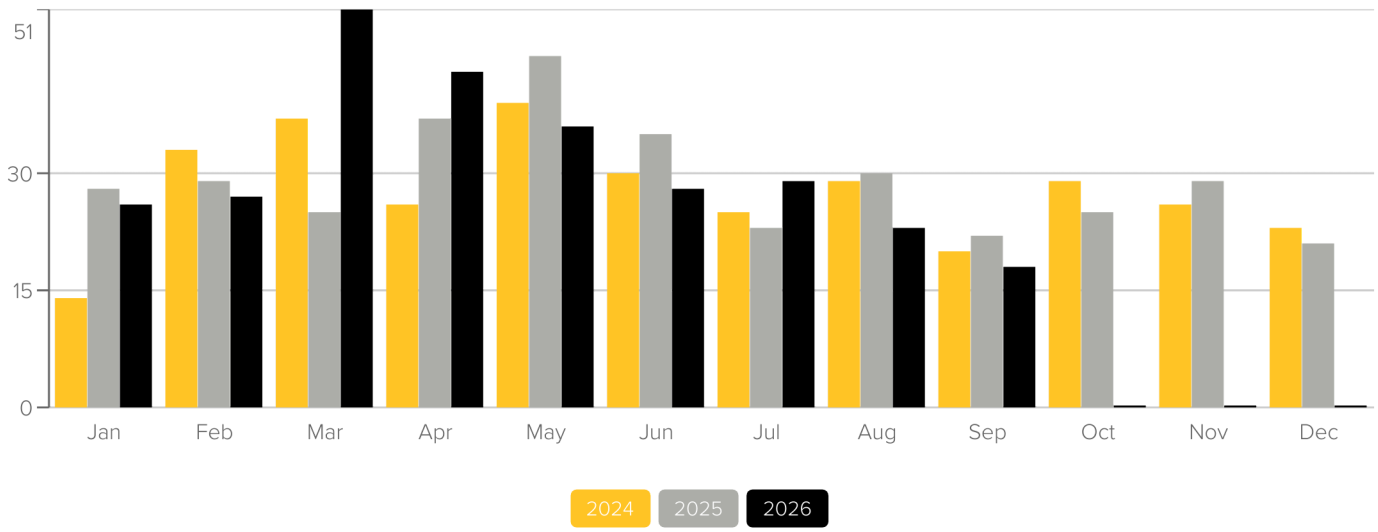
Values pulled on 10/15/2026

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

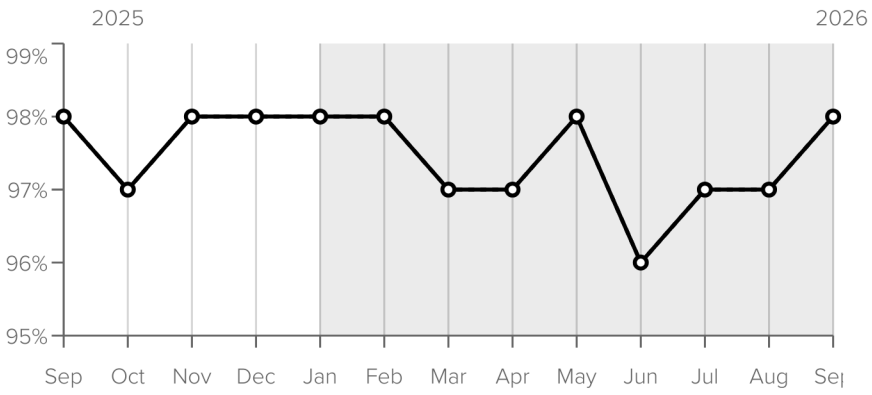


Sale to List Price Ratio

98%

Average Sale to List Price Ratio

September 2026



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Market Conditions

132
Average Days on Market

Balanced Market



Buyer's Market

9.6
Months of Inventory

Seller's Market

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

17%
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	173	9.6	2.5	18	30	Buyer's
< $250,000	0	—	—	0	0	—
$250,000 - $300,000	1	—	—	0	0	—
$300,000 - $350,000	4	4.0	1.3	1	1	Balanced
$350,000 - $400,000	13	—	13.0	0	0	—
$400,000 - $450,000	13	6.5	2.2	2	2	Buyer's
$450,000 - $500,000	30	5.0	1.9	6	5	Balanced
$500,000 - $600,000	37	9.3	1.9	4	7	Buyer's
$600,000 - $750,000	25	12.5	3.1	2	5	Buyer's
$750,000 - $1,000,000	15	—	2.5	0	2	—
$1,000,000 - $2,000,000	18	6.0	2.6	3	2	Buyer's
> $2,000,000	17	—	5.7	0	1	—

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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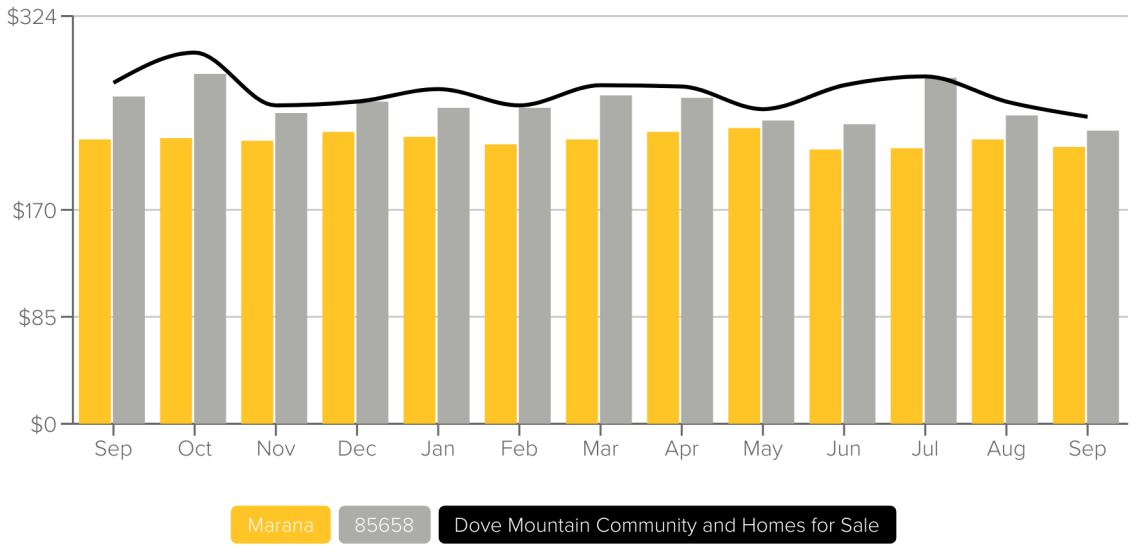


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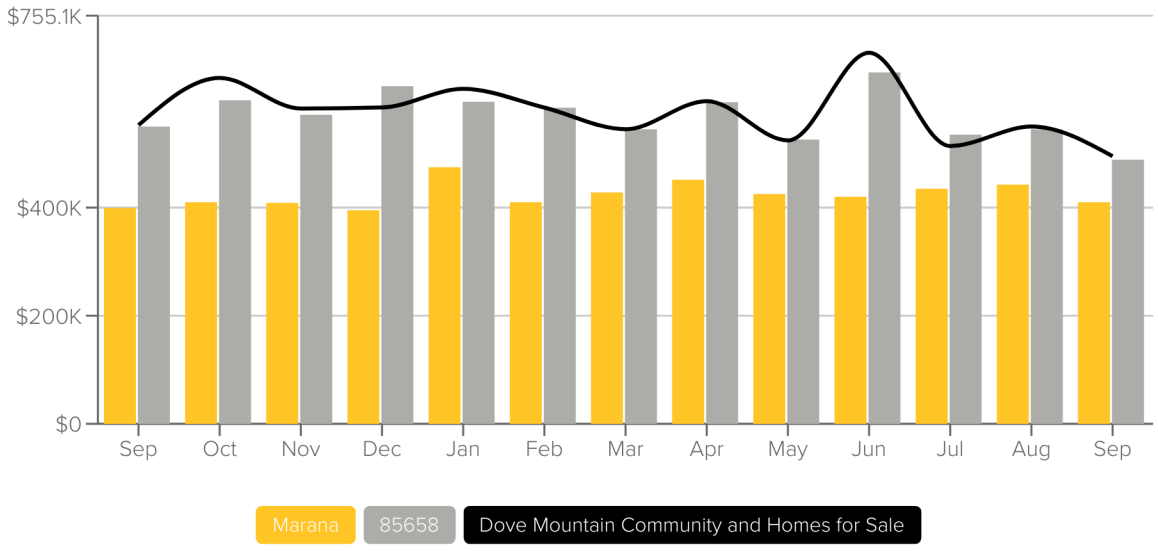
Compare Dove Mountain Community and Homes for Sale to Zip Code and City

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 Dove Mountain Community and Homes for Sale. The values are based on closed transactions in September 2026.

