



Neighborhood Market Report



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Dove Mountain

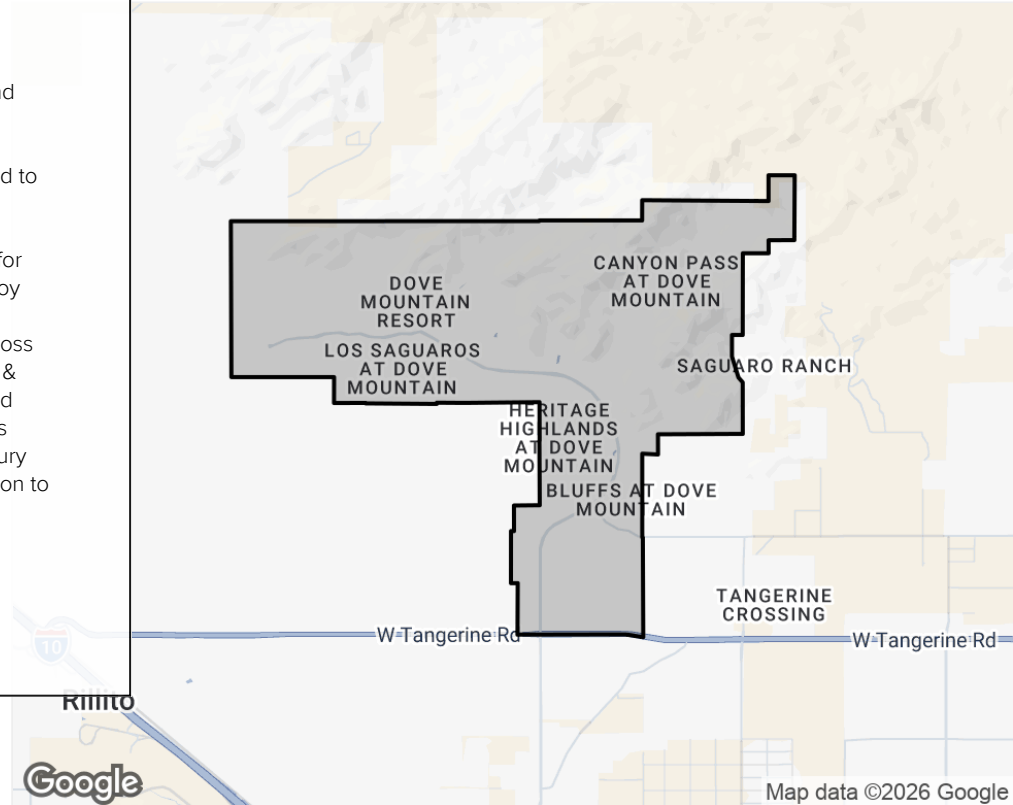
Marana, Arizona

May 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.



Scan to view the full digital market report for 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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	42	51	▼ 18%	37	▲ 14%
Median Sale Price	\$595,995	\$544,990	▲ 9%	\$610,000	▼ 2%
Median List Price	\$607,450	\$549,000	▲ 11%	\$619,990	▼ 2%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$34,458,711	\$37,582,915	▼ 8%	\$26,751,664	▲ 29%
Average Days on Market	96 days	68 days	▲ 28 days	92 days	▲ 4 days
Homes Sold Year to Date	146	104	▲ 40%	119	▲ 23%
For Sale at Month's End	169	173	▼ 2%	207	▼ 18%

Current Market

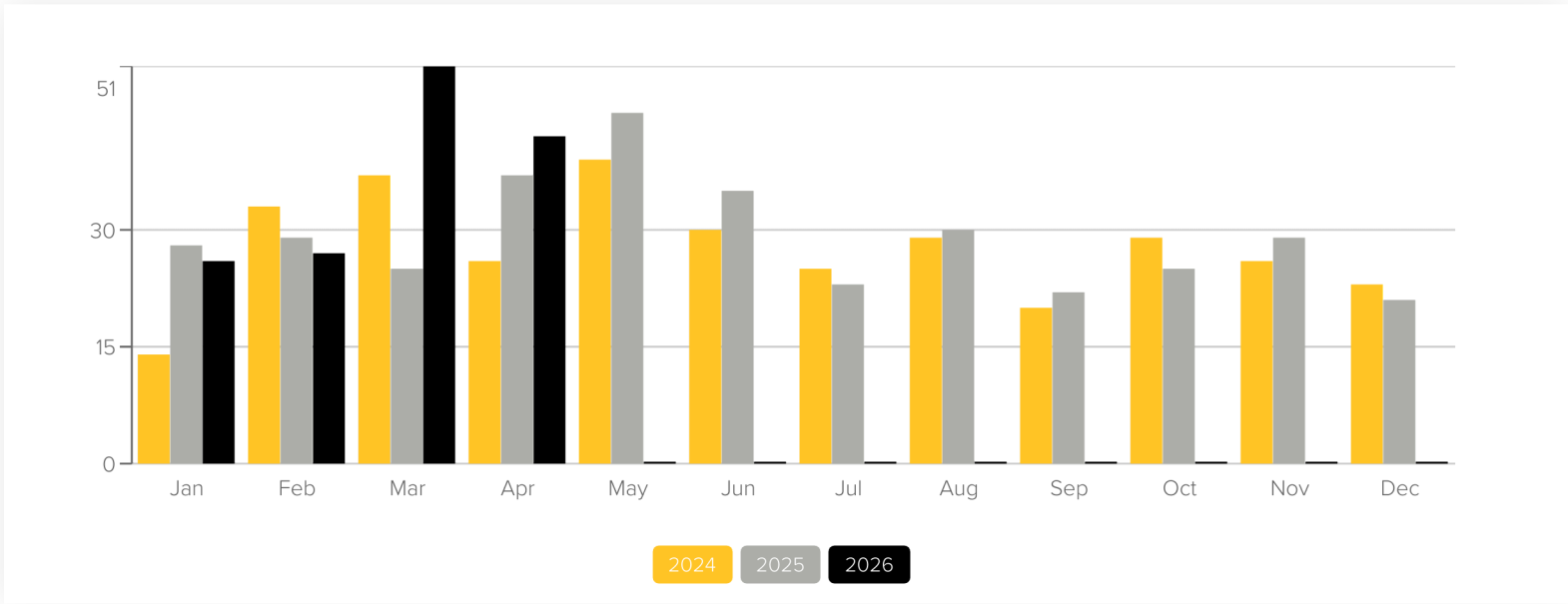
The statistics below provide an up-to-date snapshot of the listed inventory as of May 8, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

168 Homes for Sale	38 Homes Under Contract	\$6,900,000 High Price
\$299,750 Low Price	\$569,400 Median List Price	


Values pulled on 5/8/2026



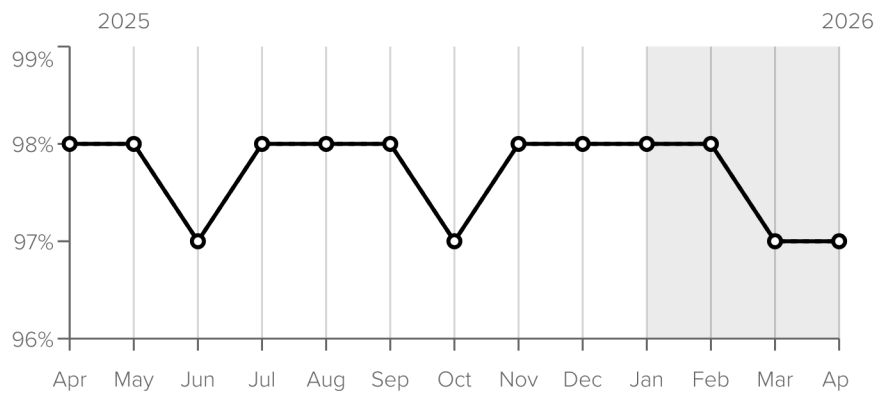
Homes Sold



Sale to List Price Ratio

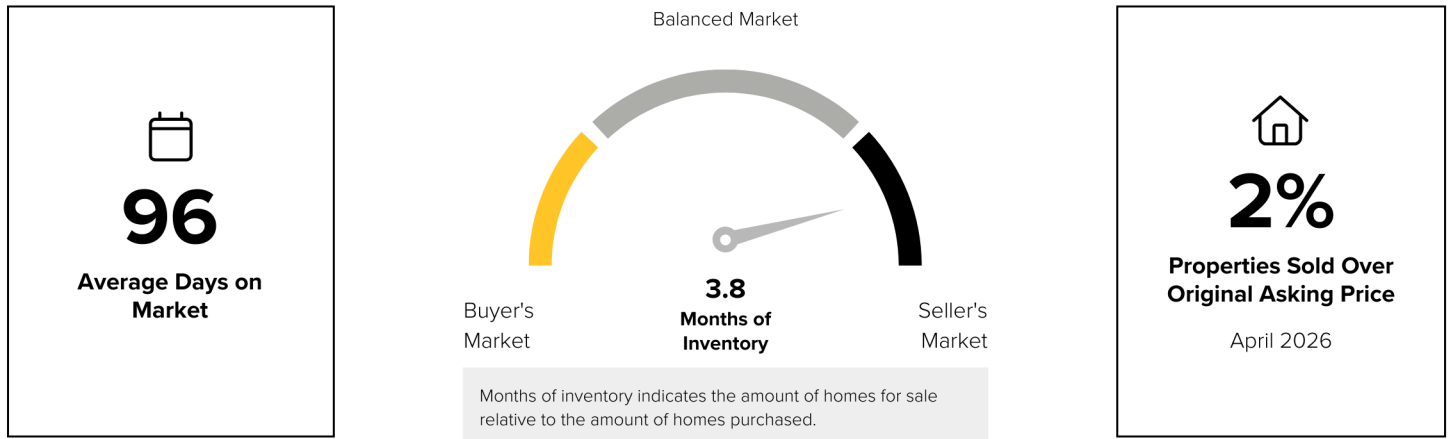


97%
 Average Sale to List Price Ratio
 April 2026





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	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> 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 5/8/26	Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg	
All Price Ranges	169	3.8	1.4	45	33	Seller's	
< \$400,000	9	1.8	0.5	5	4	● Seller's	
\$400,000 - \$500,000	26	3.7	1.2	7	6	● Seller's	
\$500,000 - \$600,000	61	5.5	2.2	11	7	● Balanced	
\$600,000 - \$700,000	14	1.8	0.8	8	5	● Seller's	
\$700,000 - \$800,000	15	3.8	1.4	4	2	● Seller's	
\$800,000 - \$900,000	5	1.7	0.6	3	1	● Seller's	
\$900,000 - \$1,000,000	2	—	2.0	0	0	—	
\$1,000,000 - \$1,100,000	0	—	0.0	0	0	—	
\$1,100,000 - \$1,200,000	4	4.0	1.3	1	0	● Balanced	
\$1,200,000 - \$1,300,000	2	1.0	0.5	2	0	● Seller's	
> \$1,300,000	31	7.8	3.9	4	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

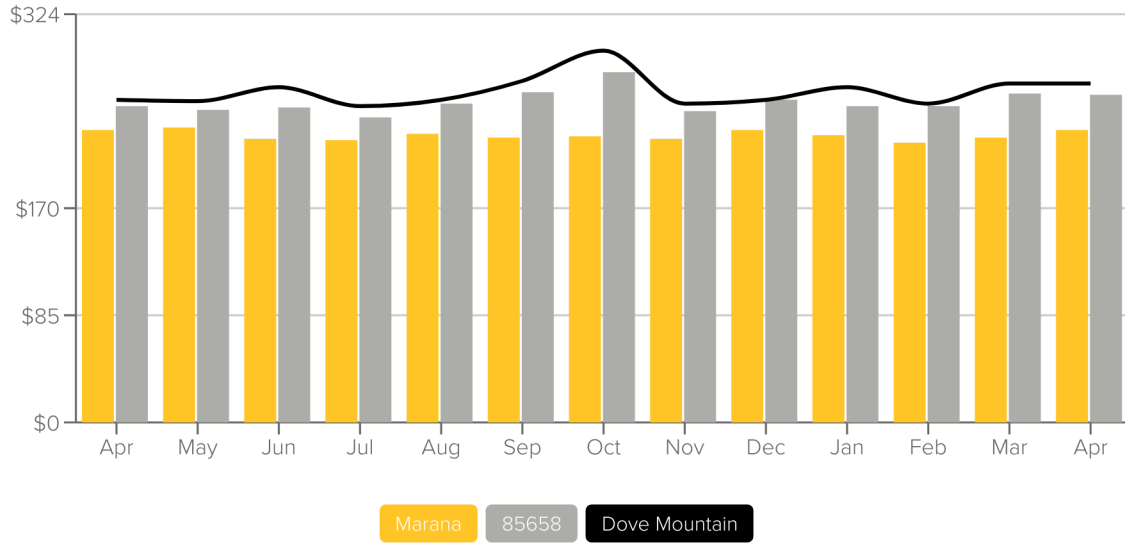




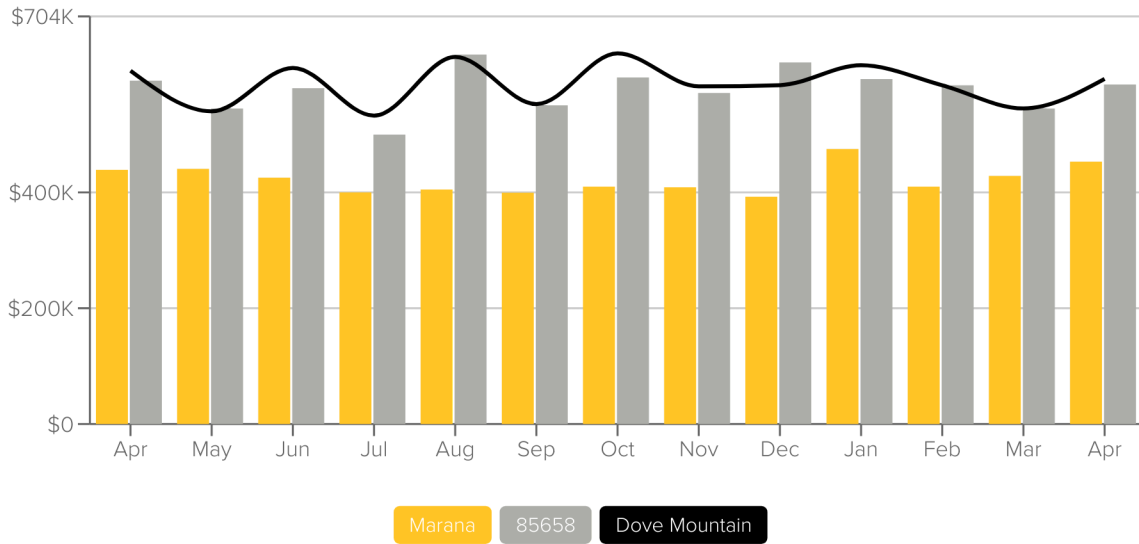
Compare Dove Mountain to Zip Code and City

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 April 2026.

