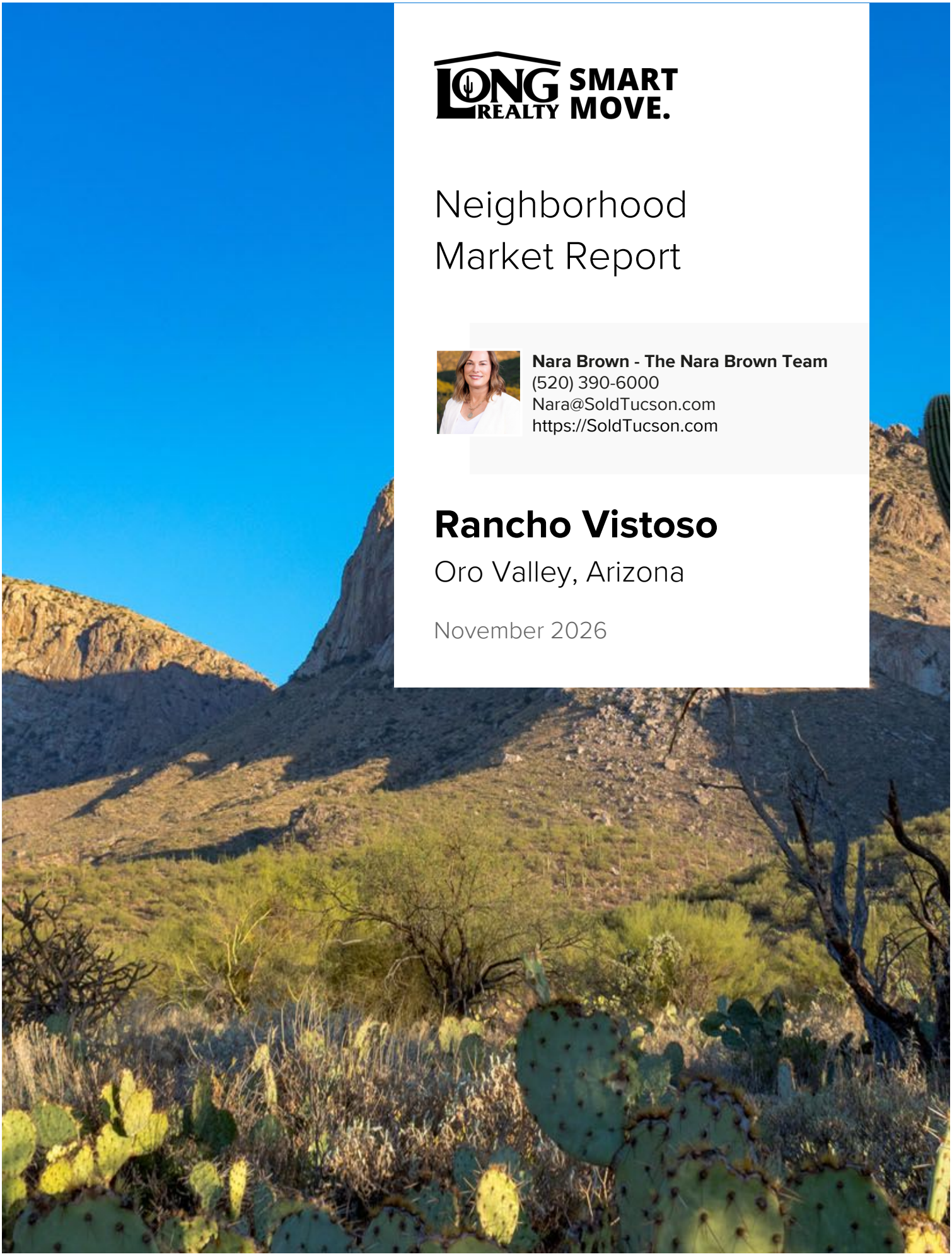


LONG REALTY SMART MOVE.

Neighborhood Market Report

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

Rancho Vistoso

Oro Valley, Arizona

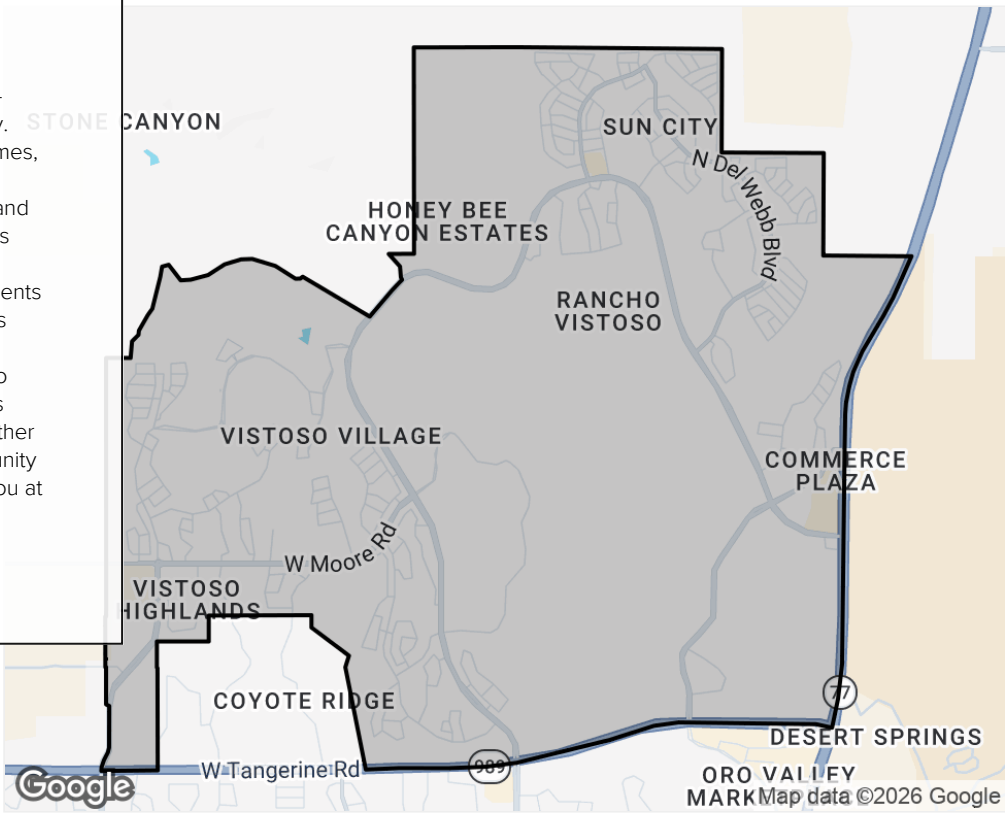
November 2026



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

About Rancho Vistoso

Welcome to Rancho Vistoso, a prestigious master-planned community nestled in northern Oro Valley. Renowned for its diverse range of high-quality homes, Rancho Vistoso offers an array of housing options including new construction, condos, townhomes, and golf course-adjacent properties, catering to various budget considerations. The community's prime location close to Catalina State Park ensures residents are surrounded by breathtaking desert landscapes that imbue the entire area with natural beauty. In addition, residents enjoy convenient access to Oro Valley Marketplace, a bustling retail destination, as well as an abundance of parks, hiking trails, and other amenities seamlessly integrated within the community itself. Discover the exceptional lifestyle awaiting you at Rancho Vistoso.



Scan to view the full digital market report for Rancho Vistoso.


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

Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Rancho Vistoso. The data in the Sold Listings table is based on homes sold within the month of October 2026.

	Current Period Oct 2026	Last Month Sep 2026	Change From Last Month	Last Year Oct 2025	Change From Last Year
Homes Sold	44	24	▲ 83%	24	▲ 83%
Median Sale Price	$479,500	$555,325	▼ 14%	$430,000	▲ 12%
Median List Price	$494,000	$559,500	▼ 12%	$436,975	▲ 13%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	$22,705,975	$13,122,650	▲ 73%	$11,405,812	▲ 99%
Average Days on Market	75 days	58 days	▲ 17 days	62 days	▲ 13 days
Homes Sold Year to Date	399	355	▲ 12%	387	▲ 3%
For Sale at Month's End	127	100	▲ 27%	156	▼ 19%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 4, 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.

124
Homes for Sale

26
Homes Under Contract

$2,454,000
High Price

$325,000
Low Price

$499,450
Median List Price

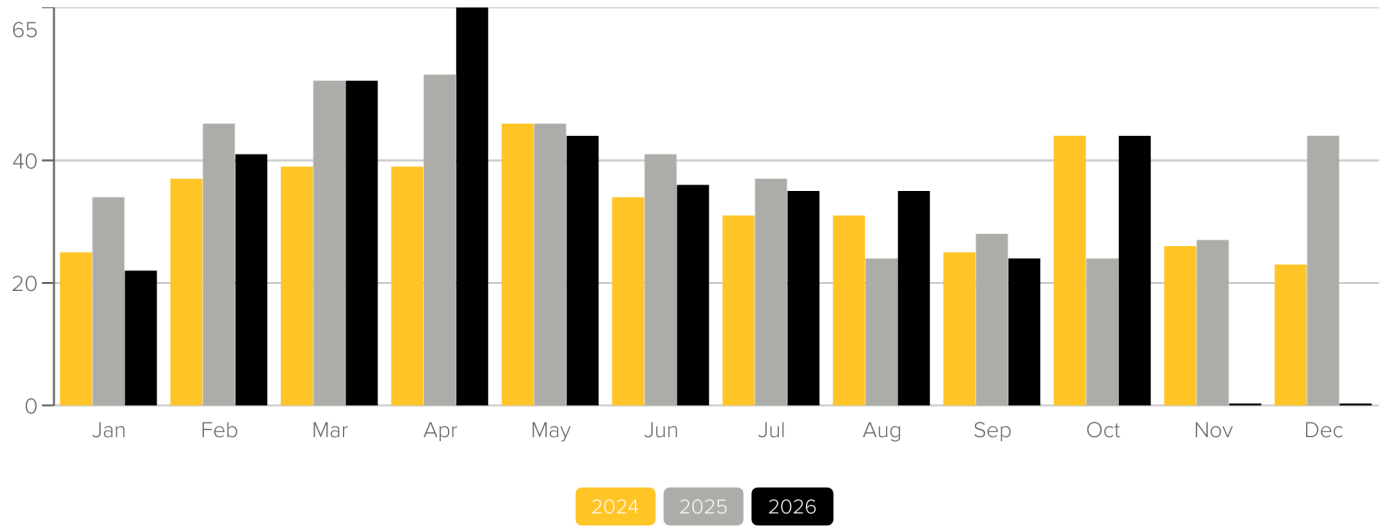
Values pulled on 11/4/2026

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

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

Homes Sold

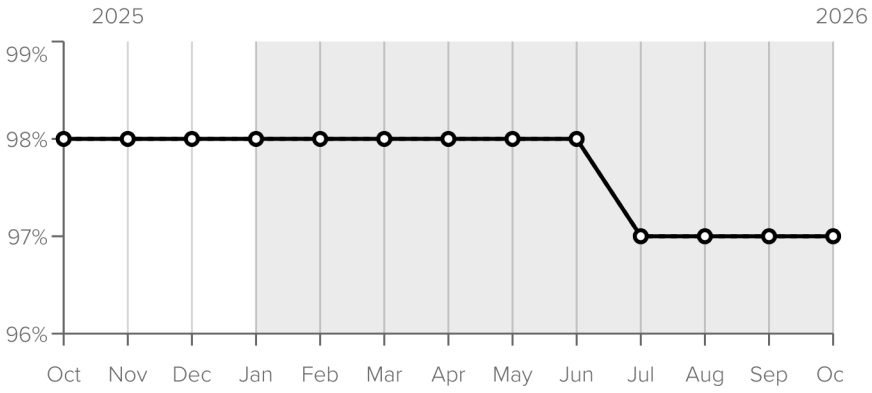


Sale to List Price Ratio

97%

Average Sale to List Price Ratio

October 2026



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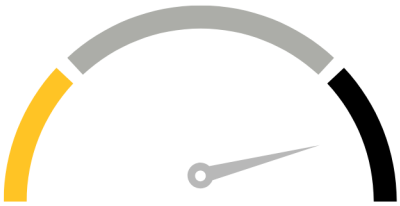
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Nara Brown - The Nara Brown Team
(520) 390-6000
Nara@SoldTucson.com
https://SoldTucson.com

Market Conditions

75
Average Days on Market

Balanced Market



2.8
Months of Inventory

Buyer's Market

Seller's Market

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

9%
Properties Sold Over Original Asking Price
October 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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Nara Brown - The Nara Brown Team
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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 11/4/26	Current Period Oct 2026	3 Month Trend	Current Period Oct 2026	6 Month Avg	
All Price Ranges	124	2.8	1.2	44	36	Seller's
< $250,000	0	—	—	0	0	—
$250,000 - $300,000	0	0.0	0.0	1	0	● Seller's
$300,000 - $350,000	8	1.1	0.8	7	3	● Seller's
$350,000 - $400,000	16	2.7	1.3	6	5	● Seller's
$400,000 - $450,000	19	19.0	1.9	1	3	● Buyer's
$450,000 - $500,000	15	1.5	1.0	10	5	● Seller's
$500,000 - $600,000	27	3.4	1.3	8	7	● Seller's
$600,000 - $750,000	18	3.0	0.9	6	6	● Seller's
$750,000 - $1,000,000	15	3.0	1.5	5	3	● Seller's
$1,000,000 - $2,000,000	5	—	5.0	0	1	—
> $2,000,000	1	—	—	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

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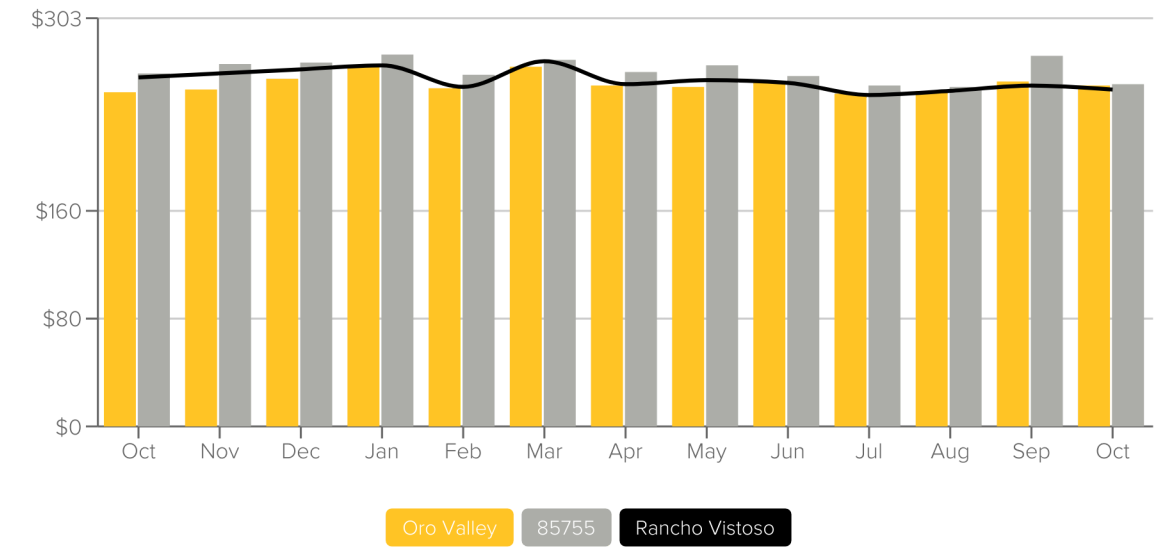
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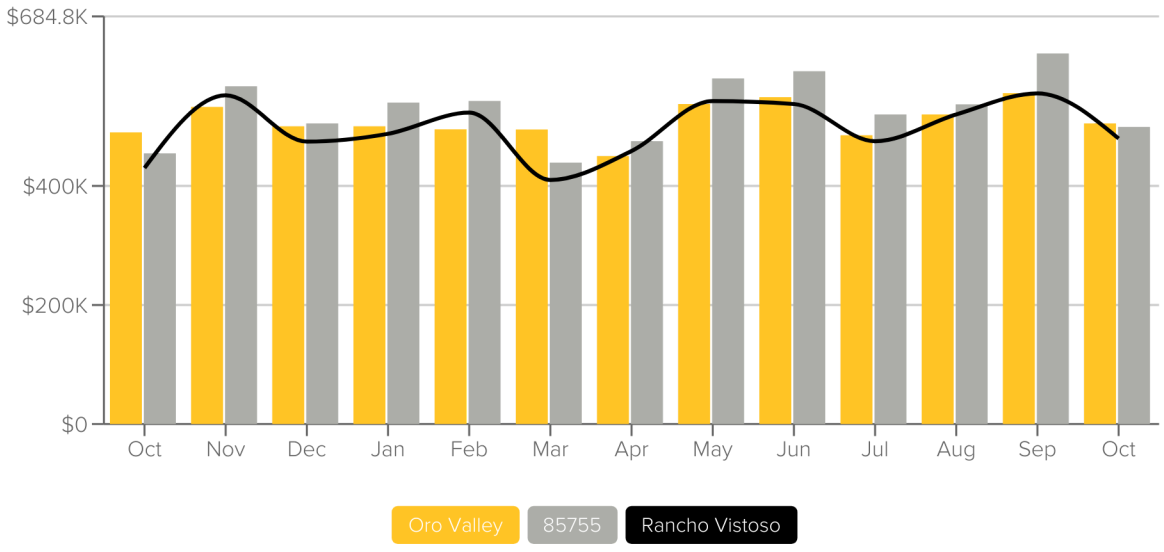
Compare Rancho Vistoso to Zip Code and City

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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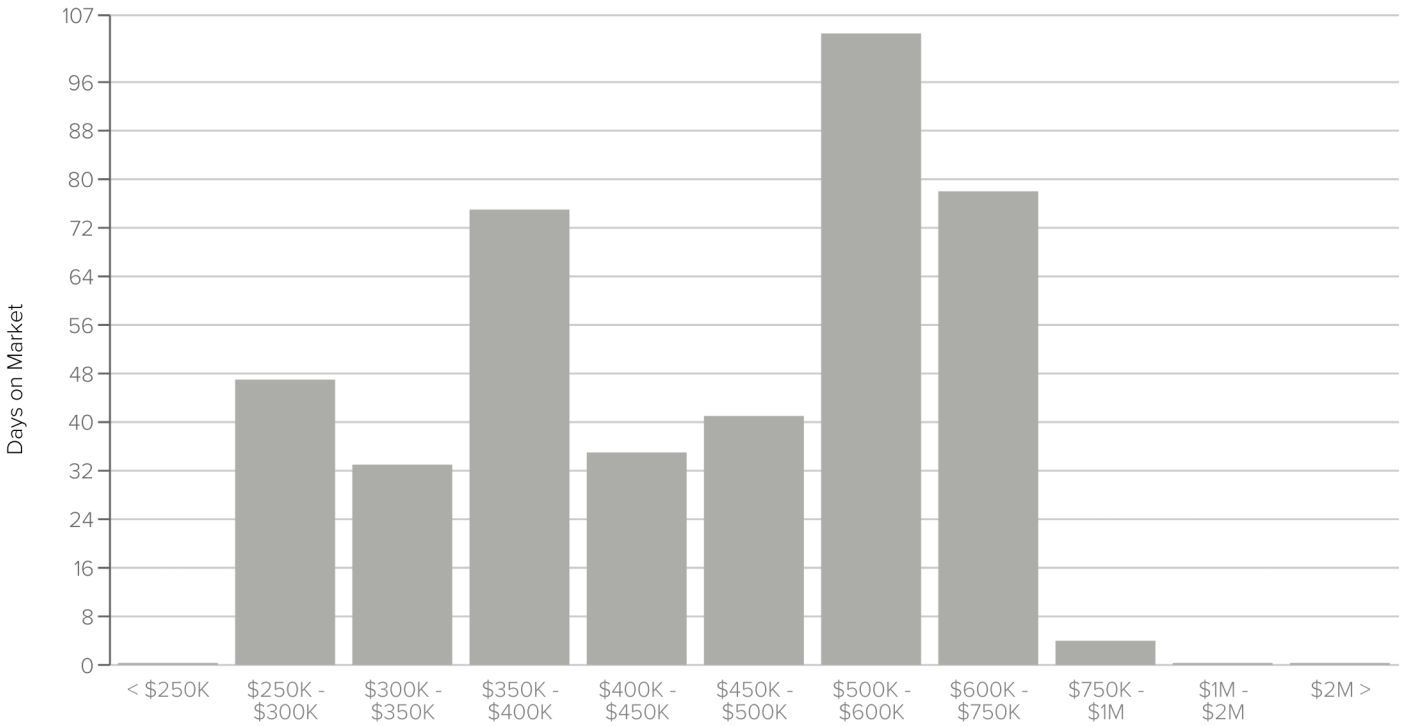
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Nara@SoldTucson.com
https://SoldTucson.com

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 Rancho Vistoso. The values are based on closed transactions in October 2026.



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