



Community Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<http://TeamWoodall.com>

Central Tucson MLS Area, Arizona

September 2022





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Central Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of August 2022.

	Current Period Aug 2022	Last Month Jul 2022	Change From Last Month	Last Year Aug 2021	Change From Last Year
Homes Sold	159	178	▼ 11%	240	▼ 34%
Median Sale Price	\$286,500	\$290,000	▼ 1%	\$260,000	▲ 10%
Median List Price	\$289,000	\$295,000	▼ 2%	\$250,450	▲ 15%
Sale to List Price Ratio	99%	99%	0%	101%	▼ 2%
Sales Volume	\$50,164,416	\$57,006,942	▼ 12%	\$67,070,130	▼ 25%
Homes Sold Year to Date	1775	—	—	1880	▼ 6%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of September 7, 2022. 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.

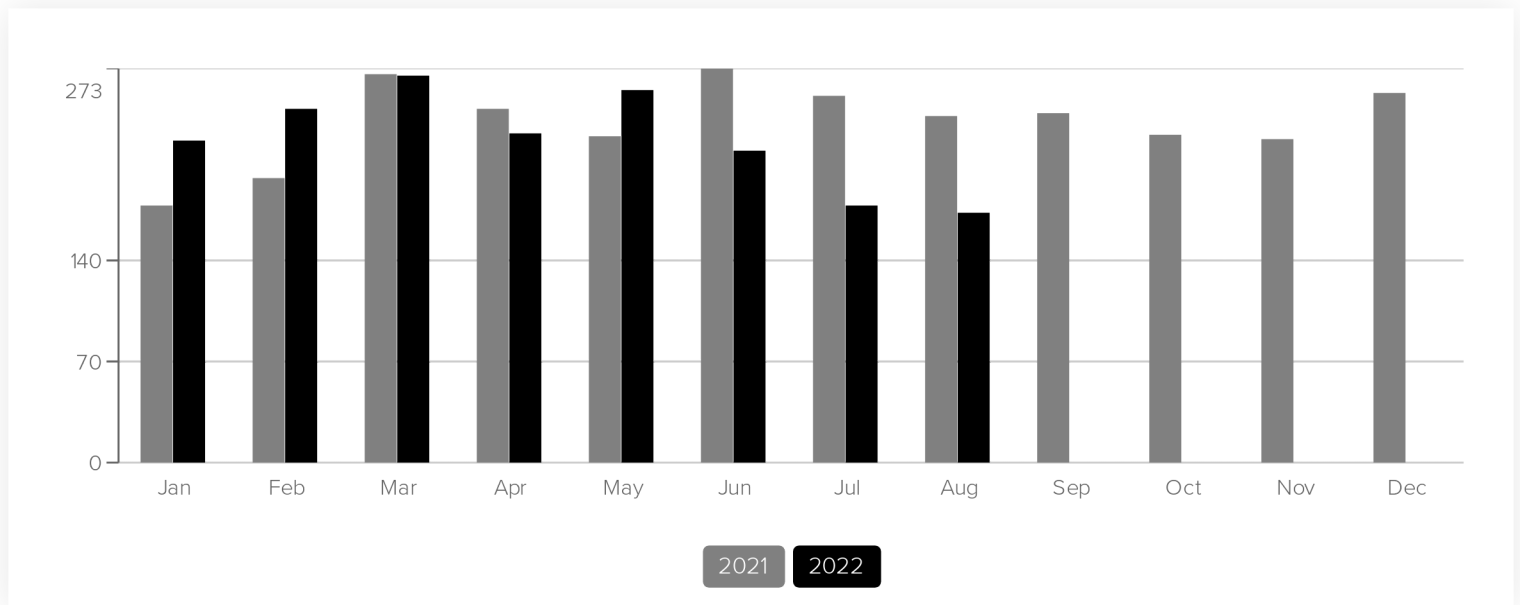
375 Homes for Sale	229 Homes Under Contract	\$2,229,900 High Price
\$35,000 Low Price	\$325,000 Median List Price	

Values pulled on 9/7/2022

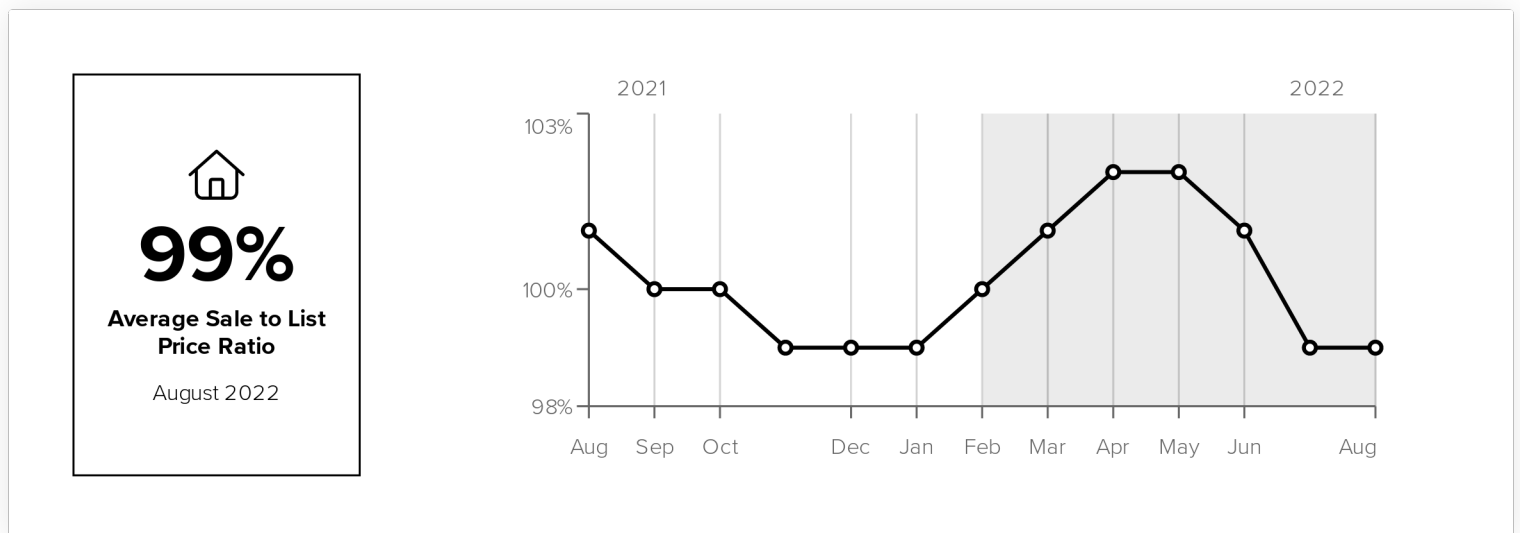


Stephen Woodall - Team Woodall
 (520) 818-4504
Stephen@TeamWoodall.com
<http://TeamWoodall.com>

Homes Sold

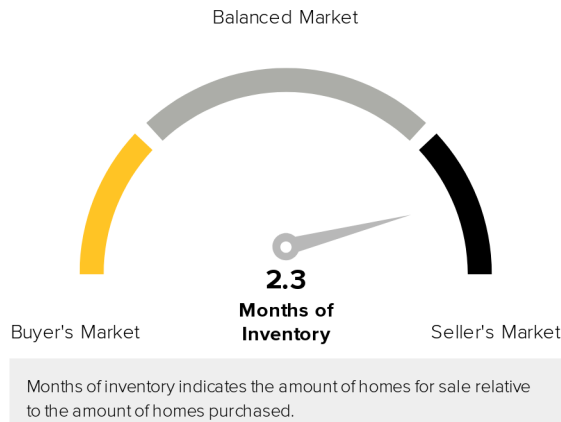


Sale to List Price Ratio





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.

How it
Impacts
Buyers

Buyer's Market
More people selling homes than buying

- More homes to choose from
- More negotiating power
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Less negotiating power
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

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 8/31/22	Current Period Aug 2022	3 Month Trend	Current Period Aug 2022	6 Month Avg	
< \$50,000	1	1.0	0.5	1	0	● Seller's	
\$50,000 - \$100,000	5	5.0	1.0	1	2	● Balanced	
\$100,000 - \$150,000	18	3.0	0.8	6	8	● Seller's	
\$150,000 - \$200,000	16	0.9	0.4	17	16	● Seller's	
\$200,000 - \$250,000	31	1.1	0.4	28	34	● Seller's	
\$250,000 - \$300,000	80	2.1	0.7	39	46	● Seller's	
\$300,000 - \$350,000	64	2.5	0.8	26	35	● Seller's	
\$350,000 - \$400,000	55	4.2	0.9	13	20	● Seller's	
\$400,000 - \$450,000	16	1.6	0.4	10	17	● Seller's	
\$450,000 - \$500,000	21	3.0	1.1	7	7	● Seller's	
> \$500,000	62	3.9	1.0	16	22	● Seller's	
All Properties	369	2.3	0.7	164	212	Seller's	

Buyer's Market

More than 7 months of inventory
Home prices will depreciate

Balanced Market

Between 6-7 months of inventory
Home prices will only appreciate with inflation

Seller's Market

Less than 6 months of inventory
Home prices will appreciate



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 Central Tucson MLS Area, Arizona. The values are based on closed transactions in August 2022.

