



# Community Market Report



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## North Tucson MLS Area, Arizona

February 2023





# Market Summary

## All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for North Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of January 2023.

	Current Period Jan 2023	Last Month Dec 2022	Change From Last Month	Last Year Jan 2022	Change From Last Year
Homes Sold	78	77	▲ 1%	125	▼ 38%
Median Sale Price	\$547,750	\$597,000	▼ 8%	\$569,000	▼ 4%
Median List Price	\$557,450	\$610,000	▼ 9%	\$550,000	▲ 1%
Sale to List Price Ratio	97%	97%	0%	100%	▼ 3%
Sales Volume	\$50,908,957	\$50,625,972	▲ 1%	\$82,704,587	▼ 38%
Average Days on Market	47 days	38 days	▲ 9 days	26 days	▲ 21 days
Homes Sold Year to Date	78	—	—	125	▼ 38%
For Sale at Month's End	243	243	0%	—	—

## Current Market

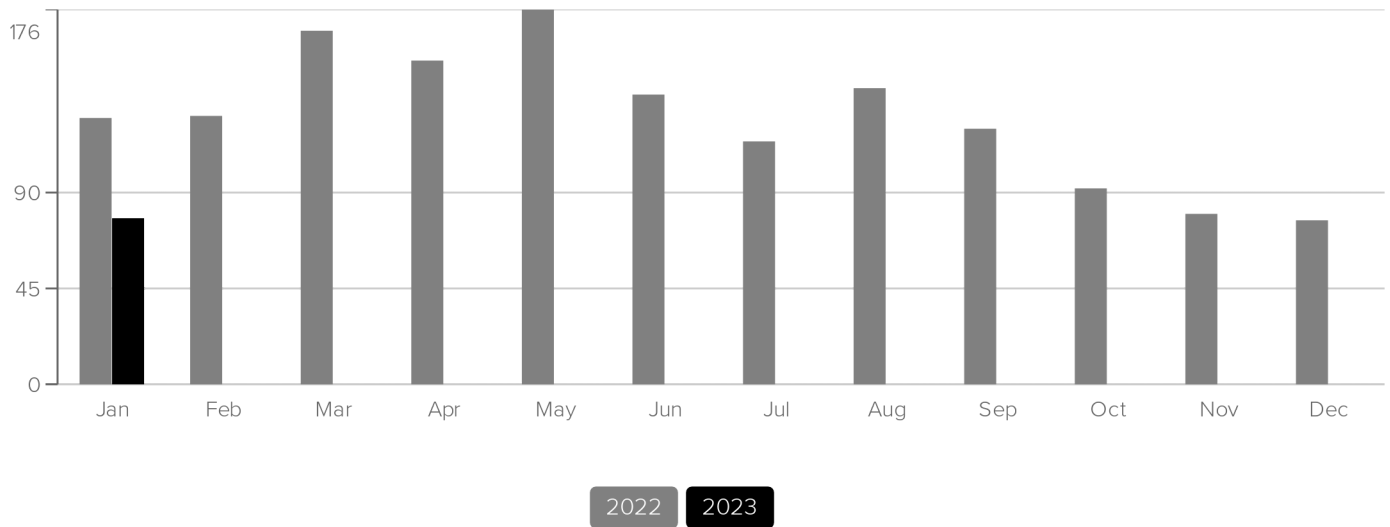
The statistics below provide an up-to-date snapshot of the listed inventory as of February 9, 2023. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

216 Homes for Sale	146 Homes Under Contract	\$12,500,000 High Price
\$115,000 Low Price	\$599,950 Median List Price	



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## Homes Sold



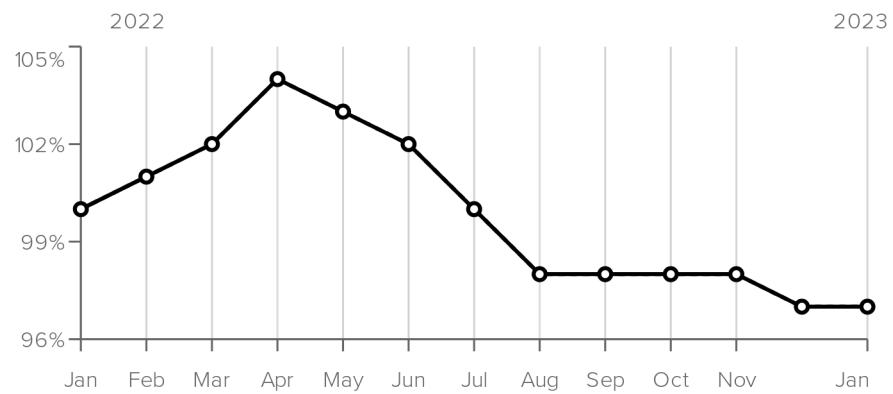
## Sale to List Price Ratio



**97%**

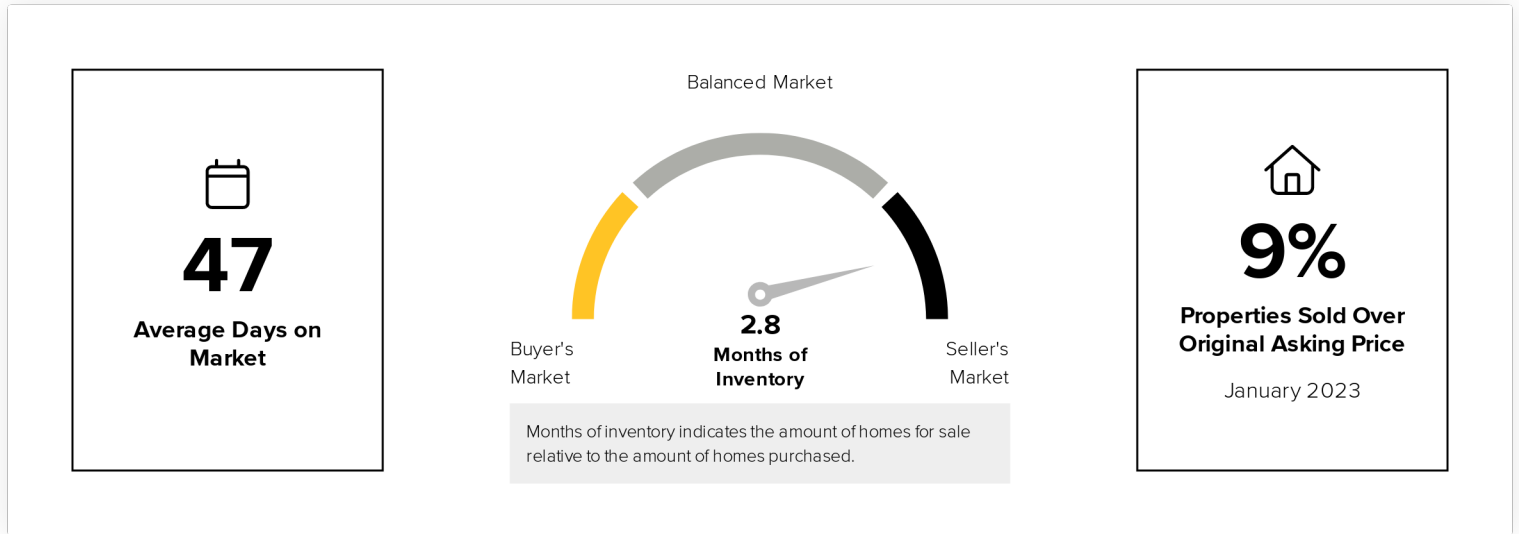
**Average Sale to List Price Ratio**

January 2023





# 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 1/31/23	Current Period Jan 2023	3 Month Trend	Current Period Jan 2023	6 Month Avg
< \$110,000	2	2.0	2.0	1	0	● Seller's
\$110,000 - \$200,000	8	—	4.0	0	3	—
\$200,000 - \$300,000	29	2.4	0.9	12	14	● Seller's
\$300,000 - \$500,000	53	2.5	0.9	21	26	● Seller's
\$500,000 - \$800,000	51	1.8	0.6	29	32	● Seller's
\$800,000 - \$1,200,000	24	4.0	0.8	6	12	● Seller's
\$1,200,000 - \$1,900,000	25	3.1	1.1	8	6	● Seller's
\$1,900,000 - \$2,700,000	10	10.0	3.3	1	1	● Buyer's
\$2,700,000 - \$5,100,000	11	—	11.0	0	0	—
\$5,100,000 - \$8,100,000	1	—	—	0	0	—
\$8,100,000 - \$12,600,000	1	—	—	0	0	—
> \$12,600,000	0	—	—	0	0	—
<b>All Properties</b>	<b>215</b>	<b>2.8</b>	<b>0.9</b>	<b>78</b>	<b>98</b>	<b>Seller's</b>

### 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 North Tucson MLS Area, Arizona. The values are based on closed transactions in January 2023.

