



Community Market Report



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

East Tucson MLS Area, Arizona

October 2023





Market Summary

All Property Types

Recent Sales Trends

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

	Current Period Sep 2023	Last Month Aug 2023	Change From Last Month	Last Year Sep 2022	Change From Last Year
Homes Sold	89	101	▼ 12%	125	▼ 29%
Median Sale Price	\$320,000	\$290,000	▲ 10%	\$290,000	▲ 10%
Median List Price	\$320,000	\$290,000	▲ 10%	\$296,000	▲ 8%
Sale to List Price Ratio	99%	100%	▼ 1%	99%	0%
Sales Volume	\$28,874,071	\$31,428,970	▼ 8%	\$36,106,583	▼ 20%
Average Days on Market	26 days	28 days	▼ 2 days	25 days	▲ 1 day
Homes Sold Year to Date	1,080	991	▲ 9%	1,468	▼ 26%
For Sale at Month's End	123	126	▼ 2%	217	▼ 43%

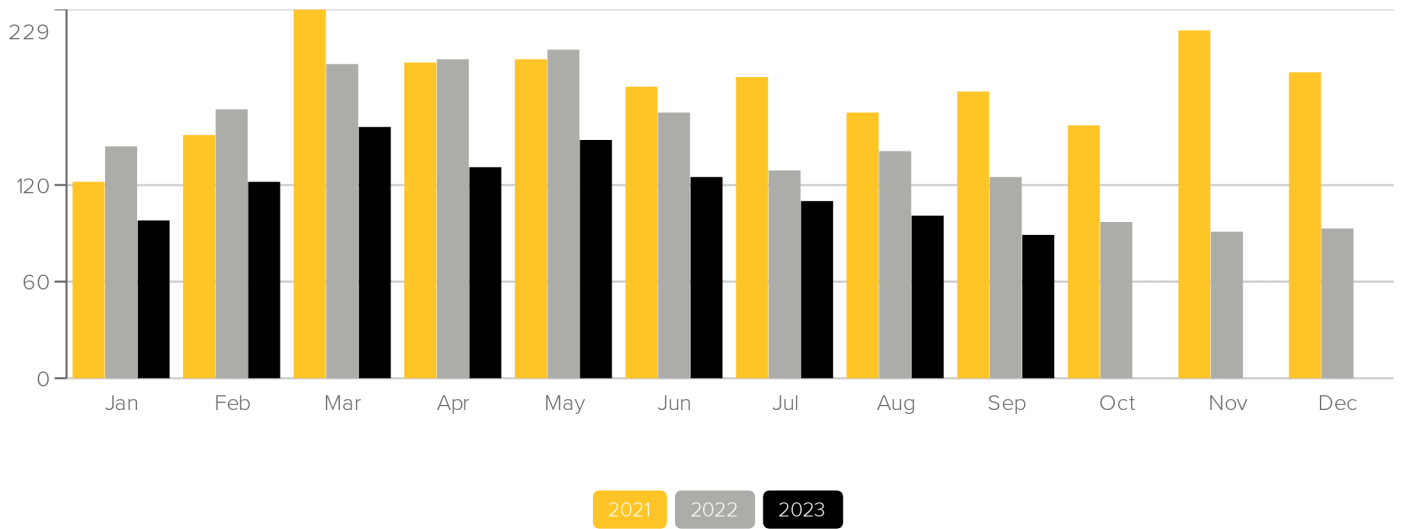
Current Market

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

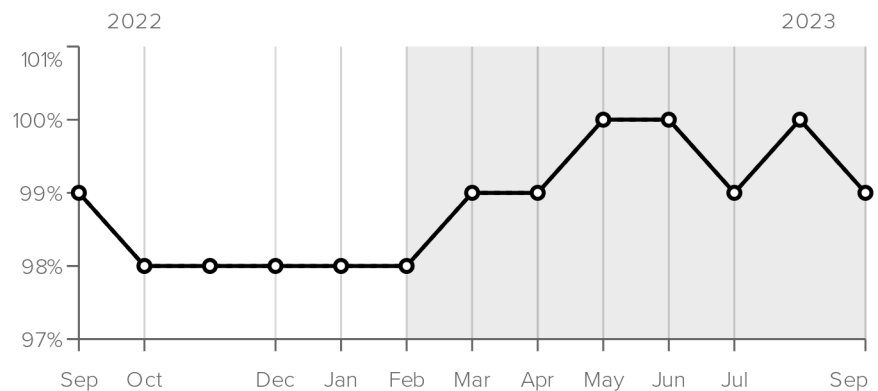
174 Homes for Sale	135 Homes Under Contract	\$2,200,000 High Price
\$1 Low Price	\$344,450 Median List Price	



Homes Sold

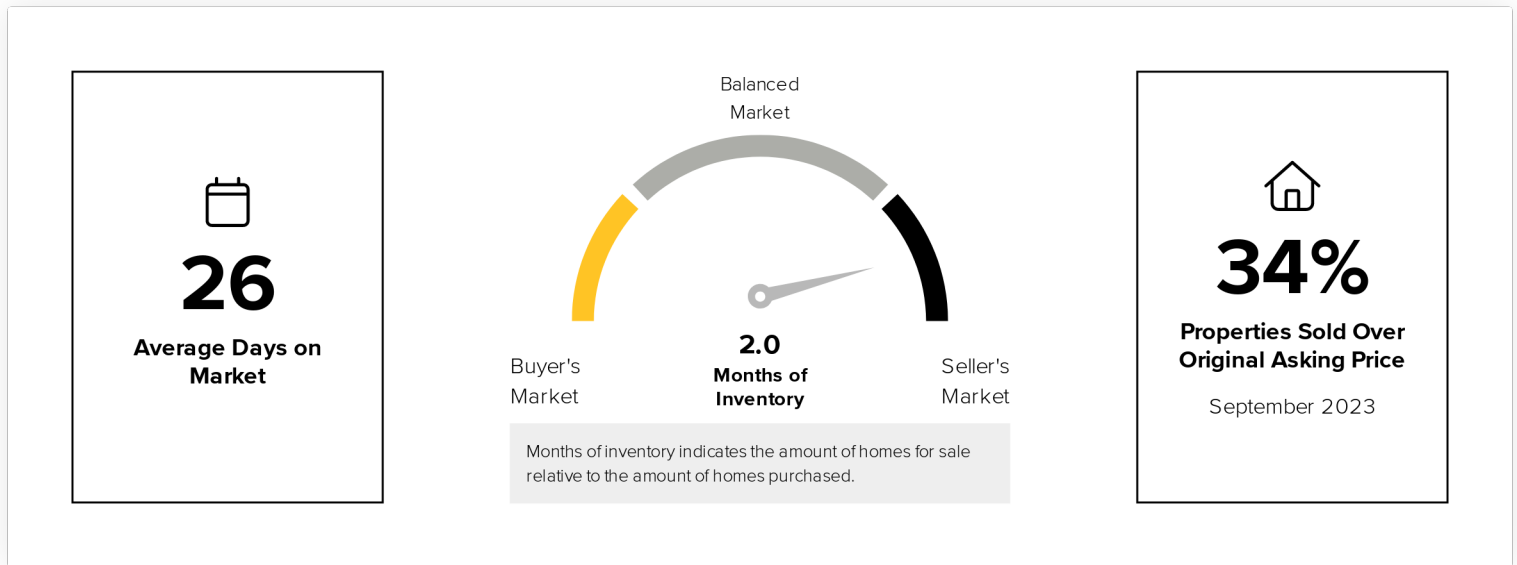


Sale to List Price Ratio





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 9/30/23	Current Period Sep 2023	3 Month Trend	Current Period Sep 2023	6 Month Avg		
All Price Ranges	177	2.0	0.6	89	117	Seller's	
< \$100,000	8	—	8.0	0	0	—	
\$100,000 - \$200,000	10	1.4	0.3	7	11	● Seller's	
\$200,000 - \$300,000	28	0.8	0.3	33	44	● Seller's	
\$300,000 - \$400,000	75	2.1	0.7	35	42	● Seller's	
\$400,000 - \$500,000	23	2.3	0.6	10	12	● Seller's	
\$500,000 - \$600,000	19	6.3	6.3	3	2	● Buyer's	
\$600,000 - \$700,000	6	—	1.0	0	1	—	
\$700,000 - \$800,000	3	3.0	0.8	1	1	● Seller's	
\$800,000 - \$900,000	1	—	0.3	0	0	—	
\$900,000 - \$1,000,000	2	—	1.0	0	0	—	
> \$1,000,000	2	—	2.0	0	0	—	

Seller's Market

Less than 6 months of inventory

Balanced Market

Between 6-7 months of inventory

Buyer's Market

More than 7 months of inventory



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 East Tucson MLS Area, Arizona. The values are based on closed transactions in September 2023.

