



# Community Market Report



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## Central Tucson MLS Area, Arizona

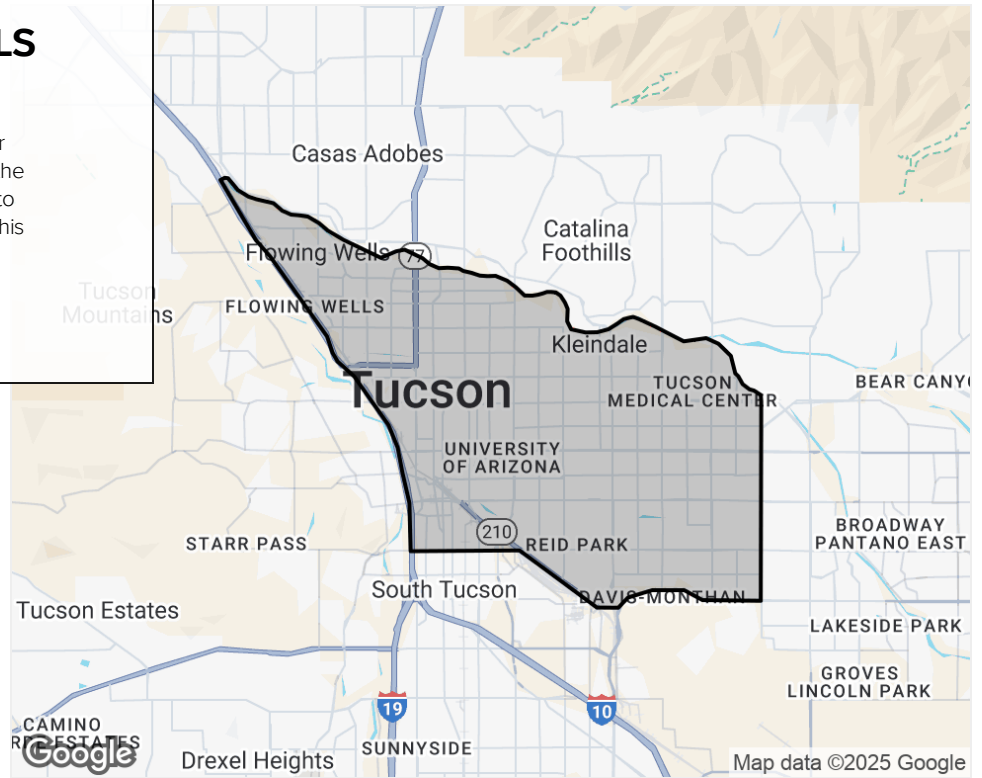
February 2025





## About Central Tucson MLS Area

Welcome to your personalized market report for Central Tucson MLS Area in Arizona. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get the full Market Report and to learn more about Central Tucson MLS Area.





# 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 January 2025.

	Current Period Jan 2025	Last Month Dec 2024	Change From Last Month	Last Year Jan 2024	Change From Last Year
<b>Homes Sold</b>	113	136	▼ 17%	109	▲ 4%
<b>Median Sale Price</b>	\$300,000	\$320,000	▼ 6%	\$300,000	0%
<b>Median List Price</b>	\$319,000	\$327,000	▼ 2%	\$299,000	▲ 7%
<b>Sale to List Price Ratio</b>	97%	98%	▼ 1%	98%	▼ 1%
<b>Sales Volume</b>	\$40,146,700	\$46,845,322	▼ 14%	\$37,124,719	▲ 8%
<b>Average Days on Market</b>	51 days	42 days	▲ 9 days	35 days	▲ 16 days
<b>Homes Sold Year to Date</b>	113	1,689	▼ 93%	109	▲ 4%
<b>For Sale at Month's End</b>	388	341	▲ 14%	243	▲ 60%

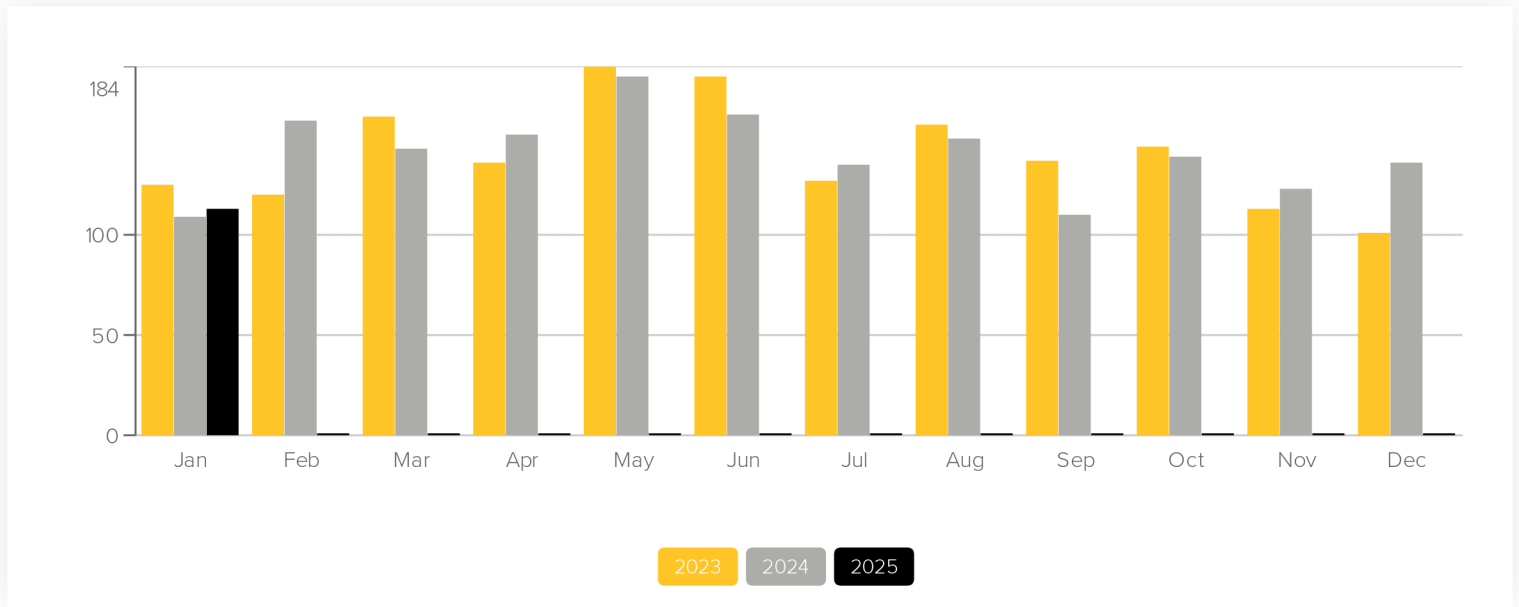
## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 7, 2025. 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.

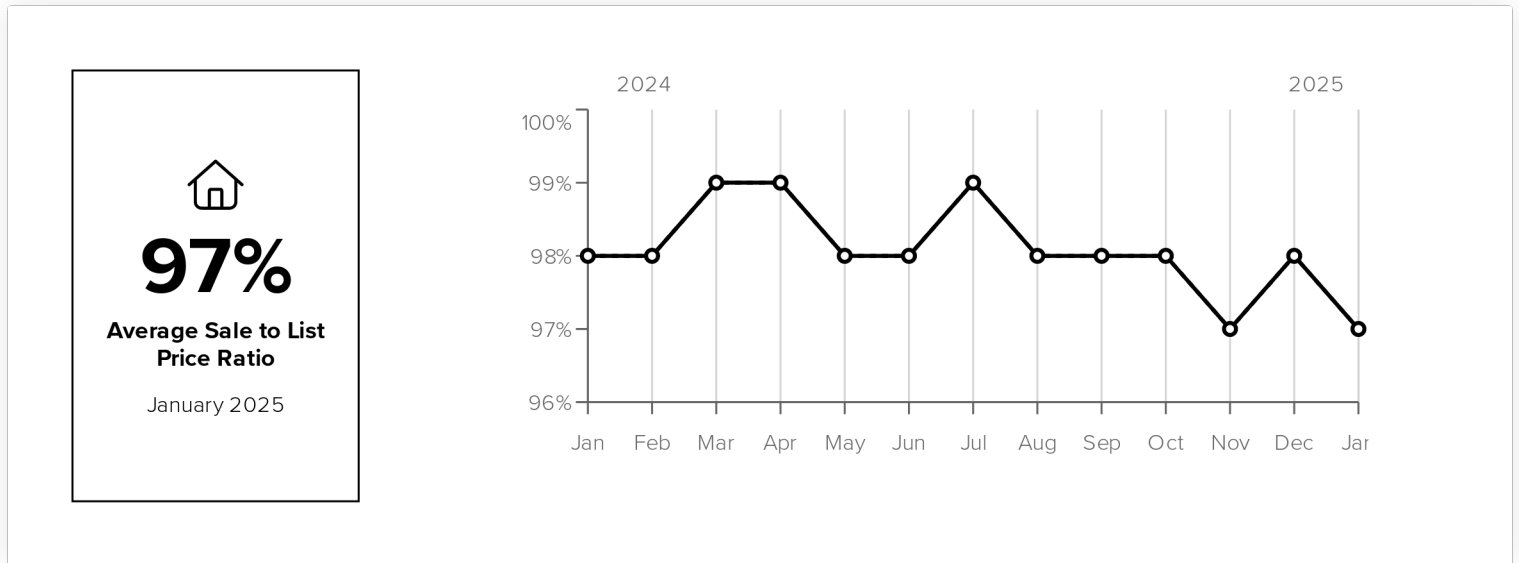
<b>422</b> Homes for Sale	<b>170</b> Homes Under Contract	<b>\$2,000,000</b> High Price
<b>\$16,000</b> Low Price	<b>\$328,000</b> Median List Price	



**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 2/7/25	Current Period Jan 2025	3 Month Trend	Current Period Jan 2025	6 Month Avg	
<b>All Price Ranges</b>	402	3.6	1.1	112	124	Seller's	
< \$100,000	13	6.5	2.2	2	2	● Buyer's	
\$100,000 - \$200,000	34	2.8	0.9	12	10	● Seller's	
\$200,000 - \$300,000	102	2.5	0.9	40	40	● Seller's	
\$300,000 - \$400,000	116	5.5	1.1	21	38	● Balanced	
\$400,000 - \$500,000	52	2.9	1.1	18	15	● Seller's	
\$500,000 - \$600,000	23	2.9	1.1	8	6	● Seller's	
\$600,000 - \$700,000	21	7.0	4.2	3	3	● Buyer's	
\$700,000 - \$800,000	13	2.2	1.0	6	2	● Seller's	
\$800,000 - \$900,000	8	4.0	2.0	2	1	● Balanced	
\$900,000 - \$1,000,000	7	—	2.3	0	0	—	
> \$1,000,000	13	—	4.3	0	1	—	

**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





# 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 January 2025.

