



Community Market Report



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East Tucson MLS Area, Arizona

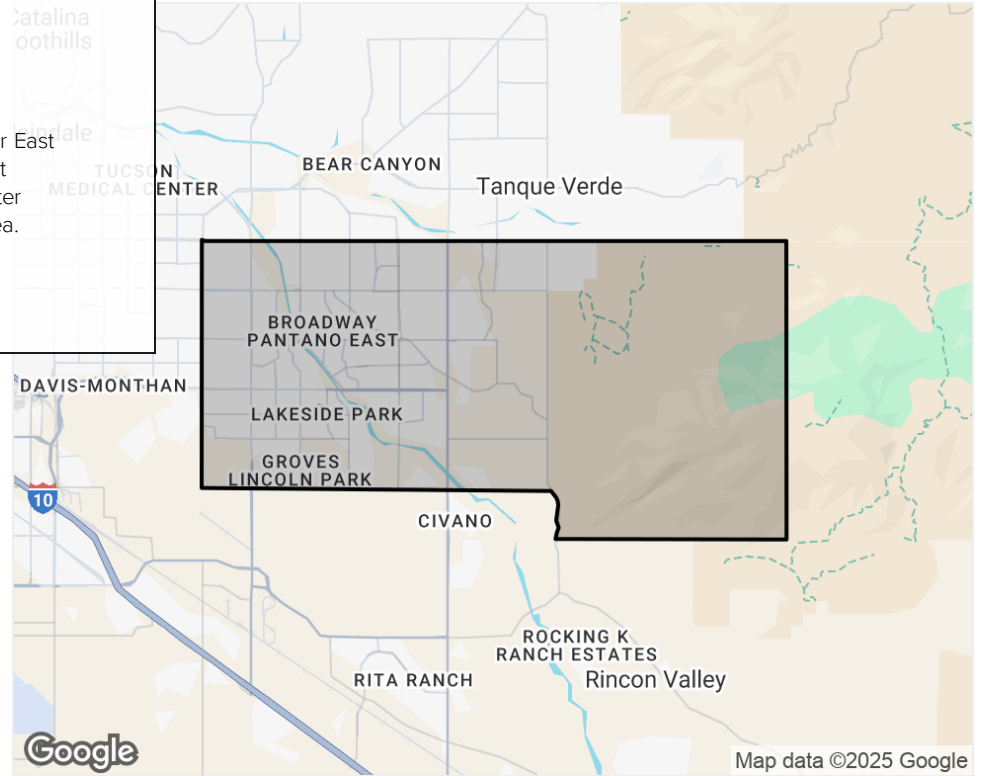
February 2025





About East Tucson MLS Area

Welcome to your personalized market report for East 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 East Tucson MLS Area.





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 January 2025.

	Current Period Jan 2025	Last Month Dec 2024	Change From Last Month	Last Year Jan 2024	Change From Last Year
Homes Sold	77	93	▼ 17%	88	▼ 12%
Median Sale Price	\$312,500	\$319,900	▼ 2%	\$294,500	▲ 6%
Median List Price	\$320,000	\$324,900	▼ 2%	\$299,450	▲ 7%
Sale to List Price Ratio	97%	98%	▼ 1%	99%	▼ 2%
Sales Volume	\$25,004,743	\$32,562,800	▼ 23%	\$27,129,045	▼ 8%
Average Days on Market	52 days	55 days	▼ 3 days	37 days	▲ 15 days
Homes Sold Year to Date	77	1,329	▼ 94%	88	▼ 12%
For Sale at Month's End	287	249	▲ 15%	225	▲ 28%

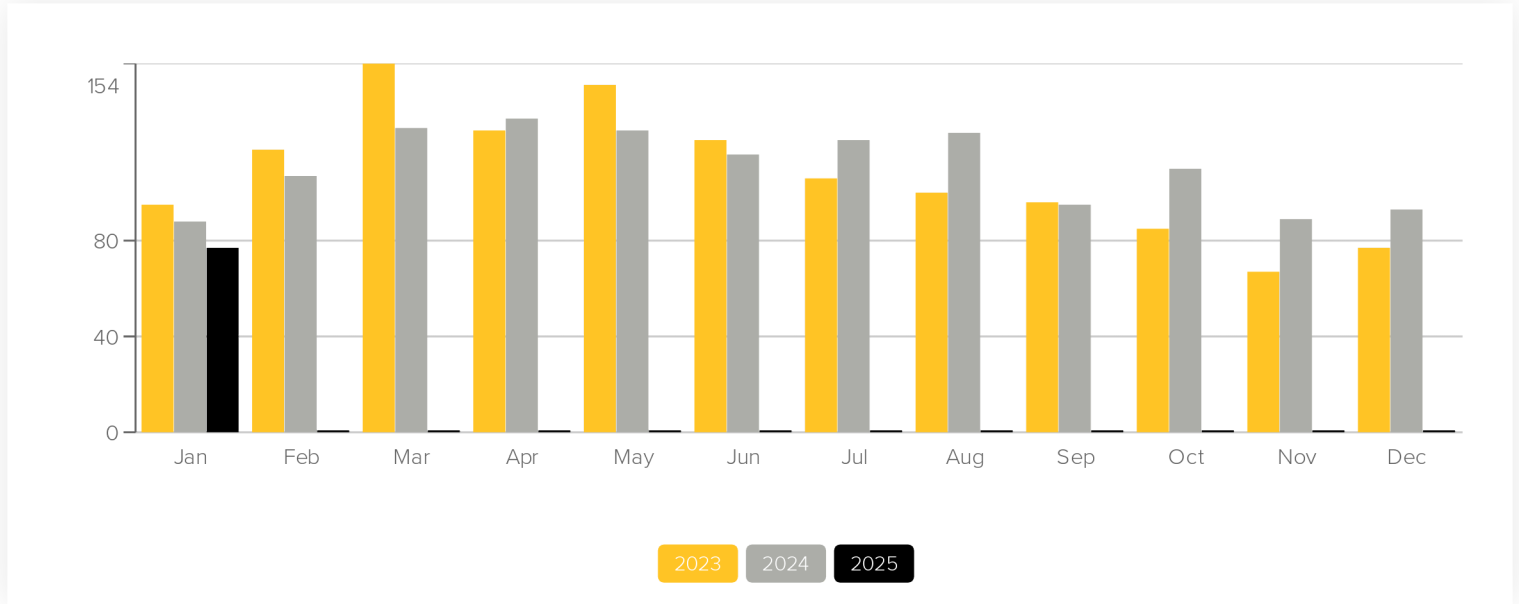
Current Market

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.

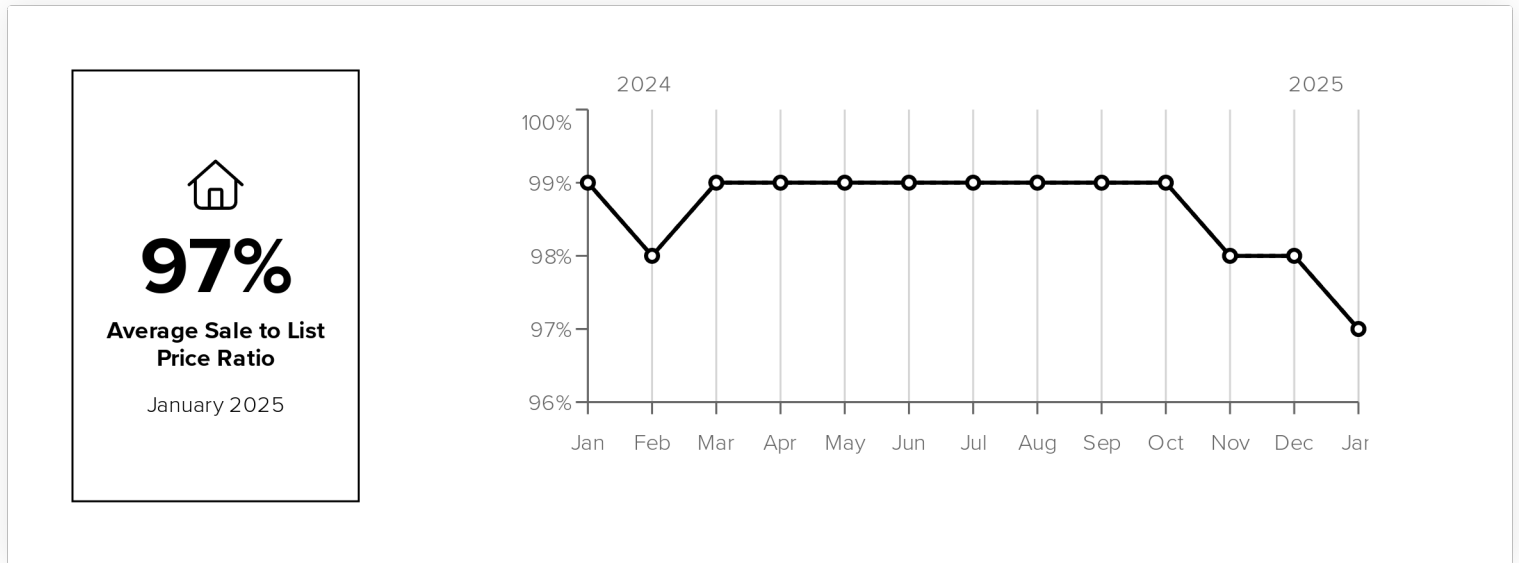
294 Homes for Sale	140 Homes Under Contract	\$2,250,000 High Price
\$35,000 Low Price	\$330,000 Median List Price	



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	
All Price Ranges	283	3.7	11	77	98	Seller's
< \$75,000	0	—	0.0	0	0	—
\$75,000 - \$150,000	5	1.7	1.3	3	2	● Seller's
\$150,000 - \$225,000	16	1.3	0.7	12	7	● Seller's
\$225,000 - \$300,000	56	3.5	0.8	16	27	● Seller's
\$300,000 - \$375,000	114	3.9	1.2	29	35	● Seller's
\$375,000 - \$450,000	59	5.9	1.6	10	14	● Balanced
\$450,000 - \$525,000	10	3.3	0.8	3	5	● Seller's
\$525,000 - \$600,000	8	8.0	1.1	1	1	● Buyer's
\$600,000 - \$675,000	2	2.0	0.4	1	0	● Seller's
\$675,000 - \$750,000	3	—	3.0	0	0	—
> \$750,000	10	5.0	2.0	2	2	● Balanced

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 East Tucson MLS Area, Arizona. The values are based on closed transactions in January 2025.

