



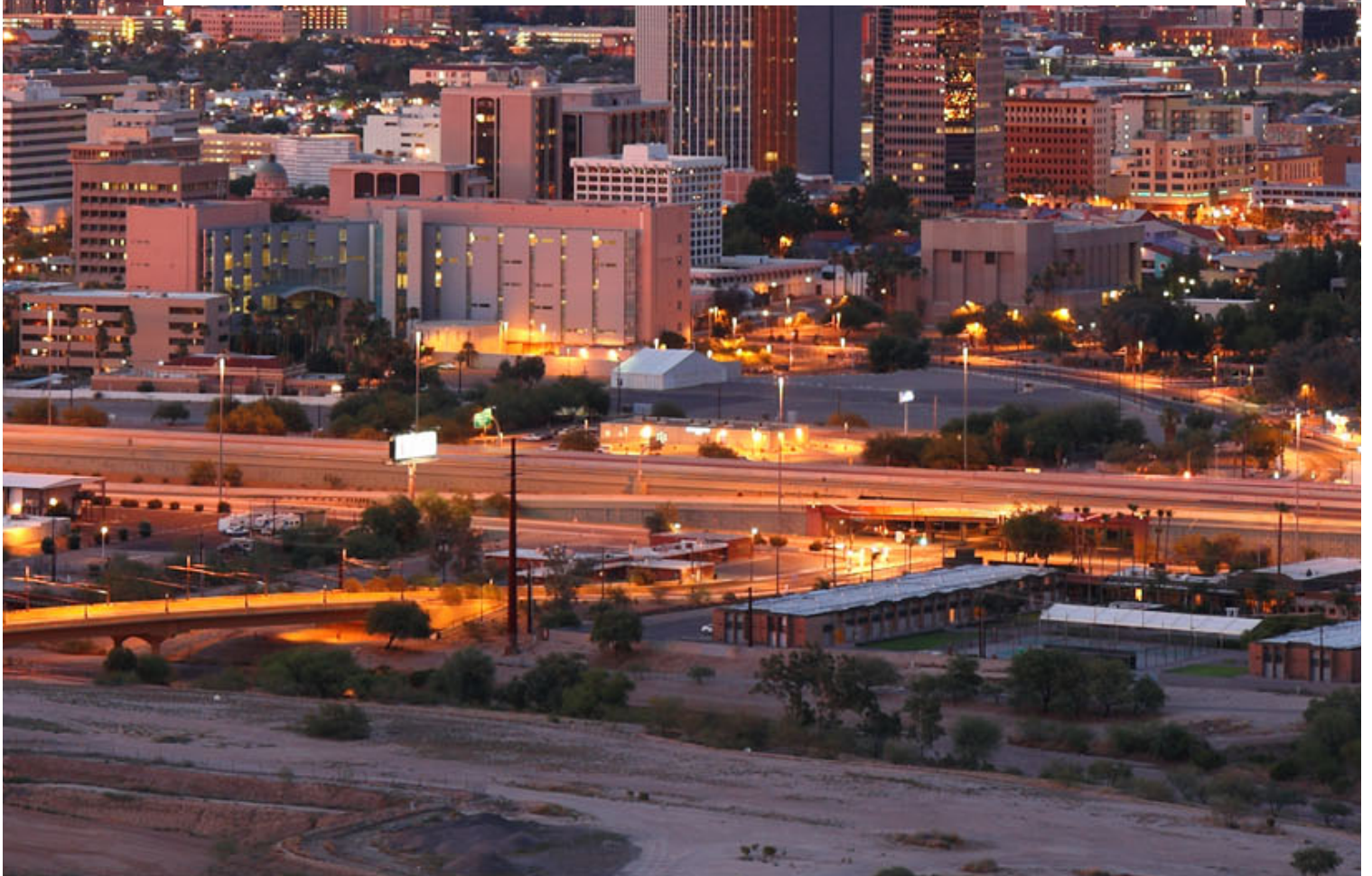
Community Market Report



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

Tucson Metro MLSSAZ Area, Arizona

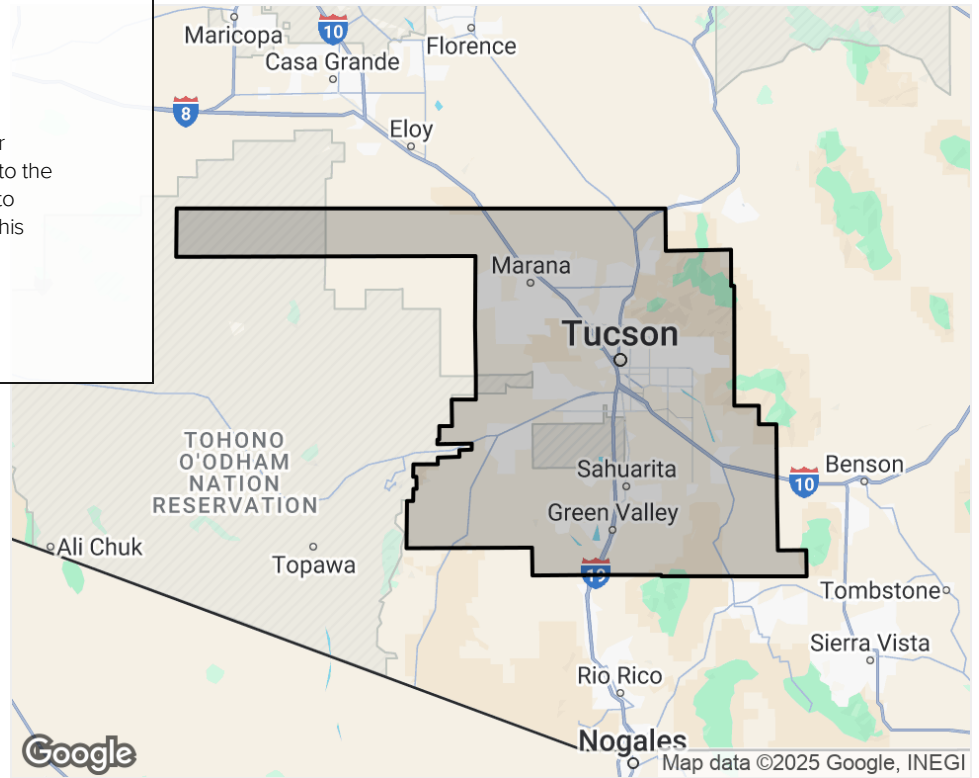
February 2025





About Tucson Metro MLSSAZ Area

Welcome to your personalized market report for Tucson Metro MLSSAZ 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 Tucson
Metro MLSSAZ Area.





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Tucson Metro MLSSAZ 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	934	1102	▼ 15%	930	0%
Median Sale Price	\$368,110	\$365,000	▲ 1%	\$356,155	▲ 3%
Median List Price	\$374,900	\$375,000	0%	\$363,500	▲ 3%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$424,919,649	\$475,357,219	▼ 11%	\$395,355,948	▲ 7%
Average Days on Market	60 days	54 days	▲ 6 days	42 days	▲ 18 days
Homes Sold Year to Date	934	14,400	▼ 94%	930	0%
For Sale at Month's End	4,068	3681	▲ 11%	2754	▲ 48%

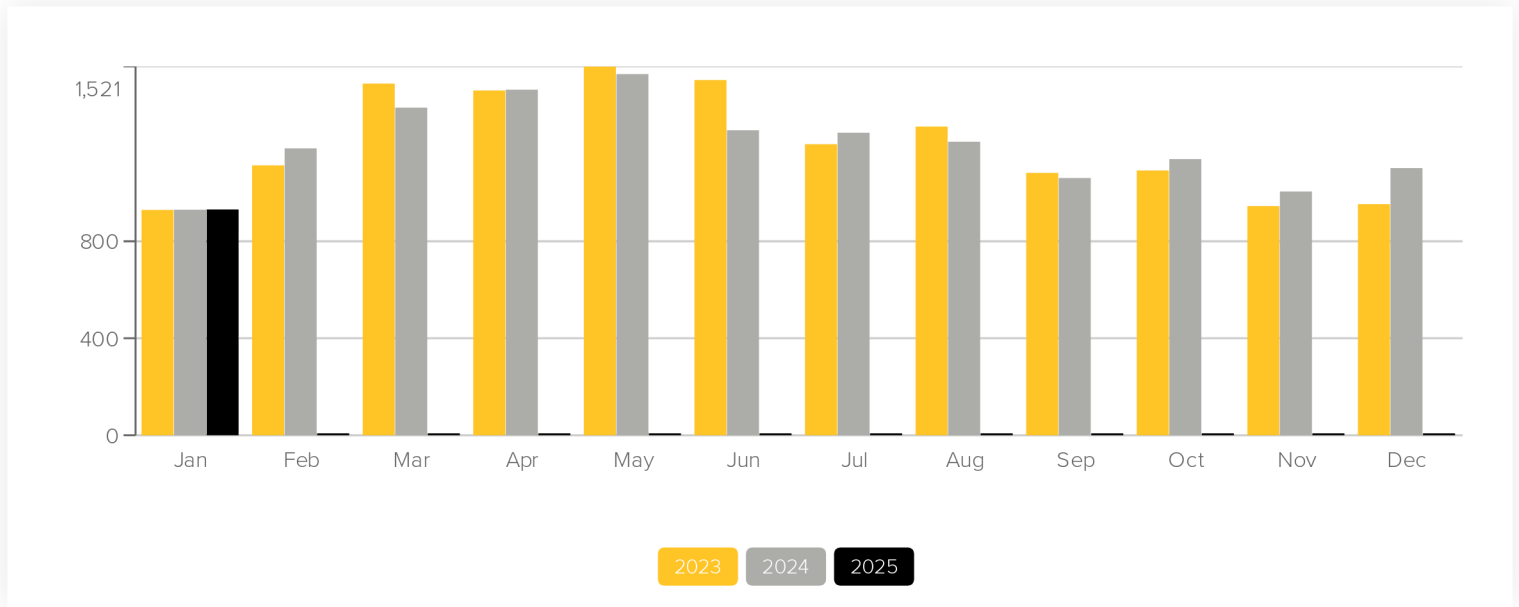
Current Market

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.

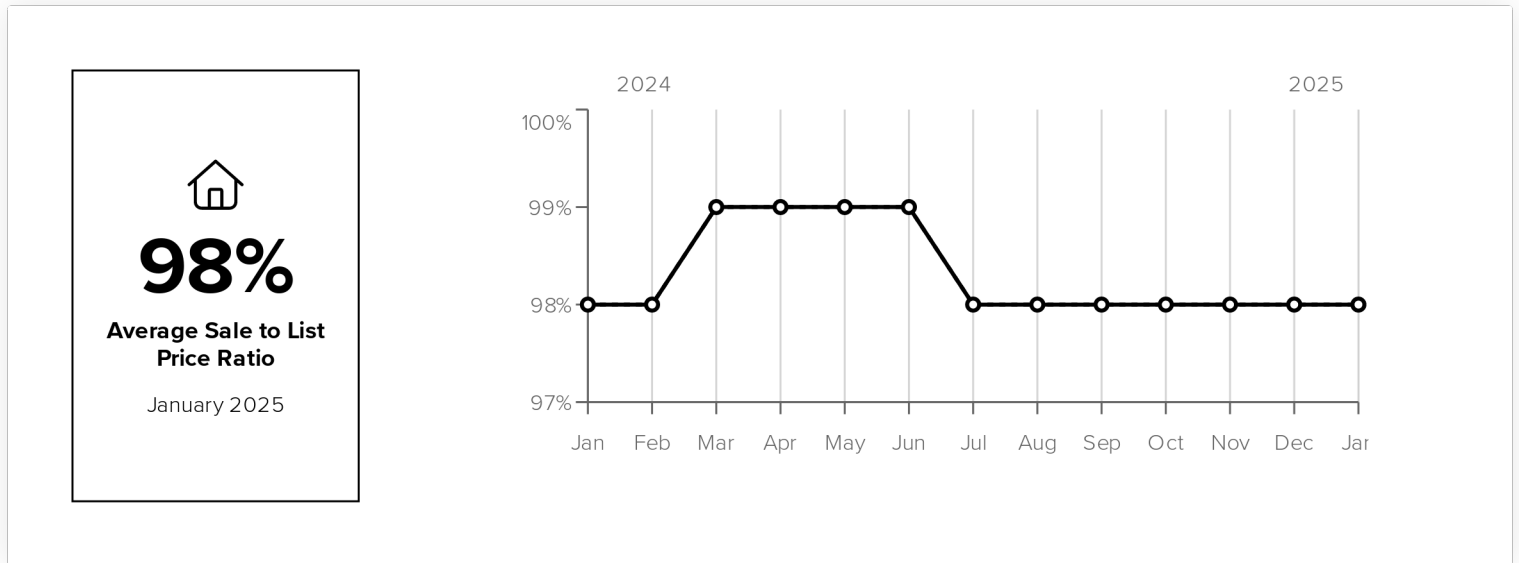
4,347 Homes for Sale	1,732 Homes Under Contract	\$12,950,000 High Price
\$16,000 Low Price	\$390,000 Median List Price	



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	6 Month Avg	
All Price Ranges	4,158	4.7	1.4	889	1,025	Balanced	
< \$100,000	18	4.5	1.3	4	5	● Balanced	
\$100,000 - \$200,000	160	3.9	1.3	41	41	● Seller's	
\$200,000 - \$300,000	515	2.8	0.9	186	192	● Seller's	
\$300,000 - \$400,000	1,381	5.2	1.4	266	364	● Balanced	
\$400,000 - \$500,000	803	5.1	1.6	157	179	● Balanced	
\$500,000 - \$600,000	396	5.1	1.6	78	84	● Balanced	
\$600,000 - \$700,000	233	4.7	1.6	50	54	● Balanced	
\$700,000 - \$800,000	166	4.7	1.3	35	36	● Balanced	
\$800,000 - \$900,000	102	4.6	1.6	22	21	● Balanced	
\$900,000 - \$1,000,000	65	5.4	1.7	12	11	● Balanced	
> \$1,000,000	319	8.4	2.9	38	35	● Buyer's	

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 Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in January 2025.

