



Community Market Report



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Central Tucson MLS Area, Arizona

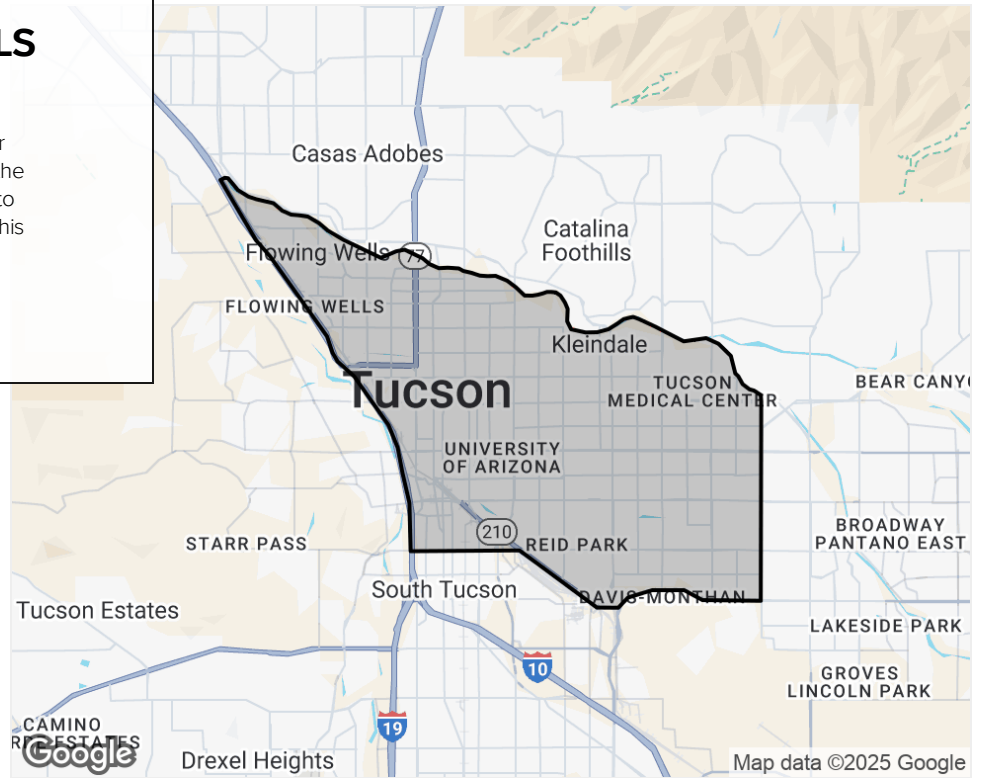
March 2025





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 February 2025.

	Current Period Feb 2025	Last Month Jan 2025	Change From Last Month	Last Year Feb 2024	Change From Last Year
Homes Sold	110	117	▼ 6%	157	▼ 30%
Median Sale Price	\$324,750	\$300,000	▲ 8%	\$302,000	▲ 8%
Median List Price	\$329,750	\$319,000	▲ 3%	\$309,000	▲ 7%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$40,552,848	\$41,879,200	▼ 3%	\$53,225,027	▼ 24%
Average Days on Market	45 days	53 days	▼ 8 days	41 days	▲ 4 days
Homes Sold Year to Date	227	117	▲ 94%	266	▼ 15%
For Sale at Month's End	433	388	▲ 12%	248	▲ 75%

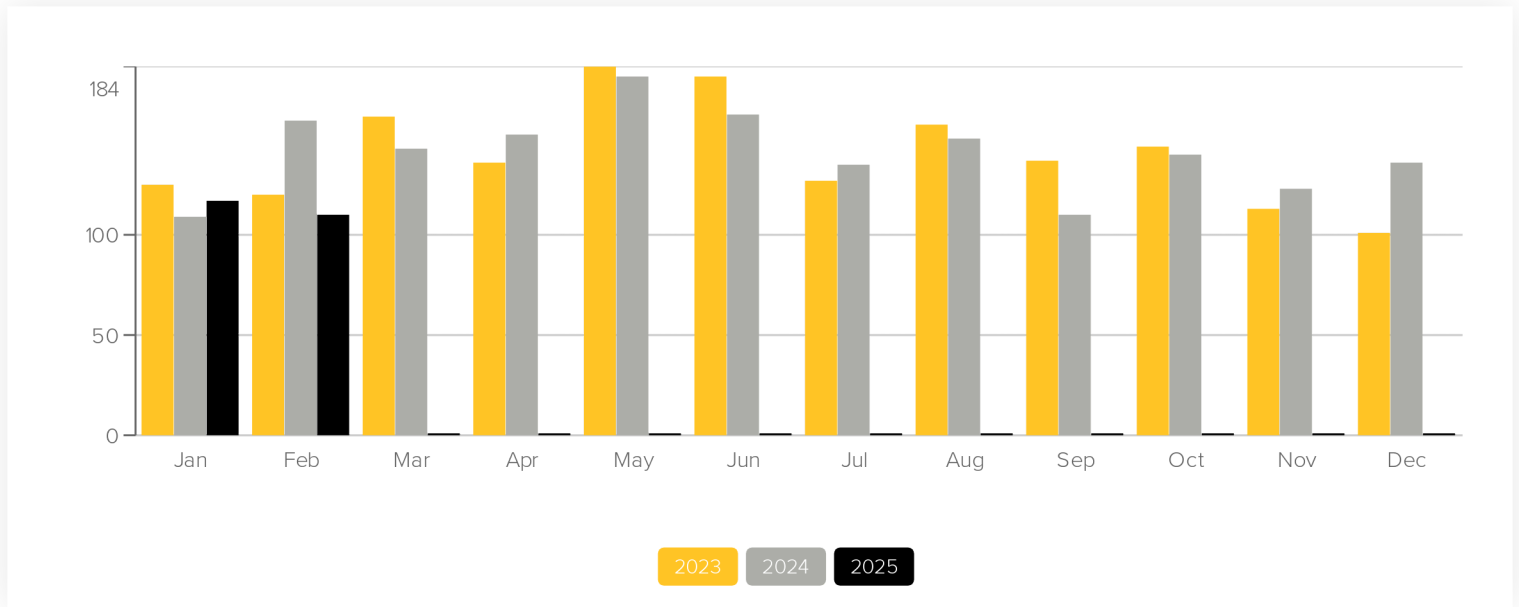
Current Market

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

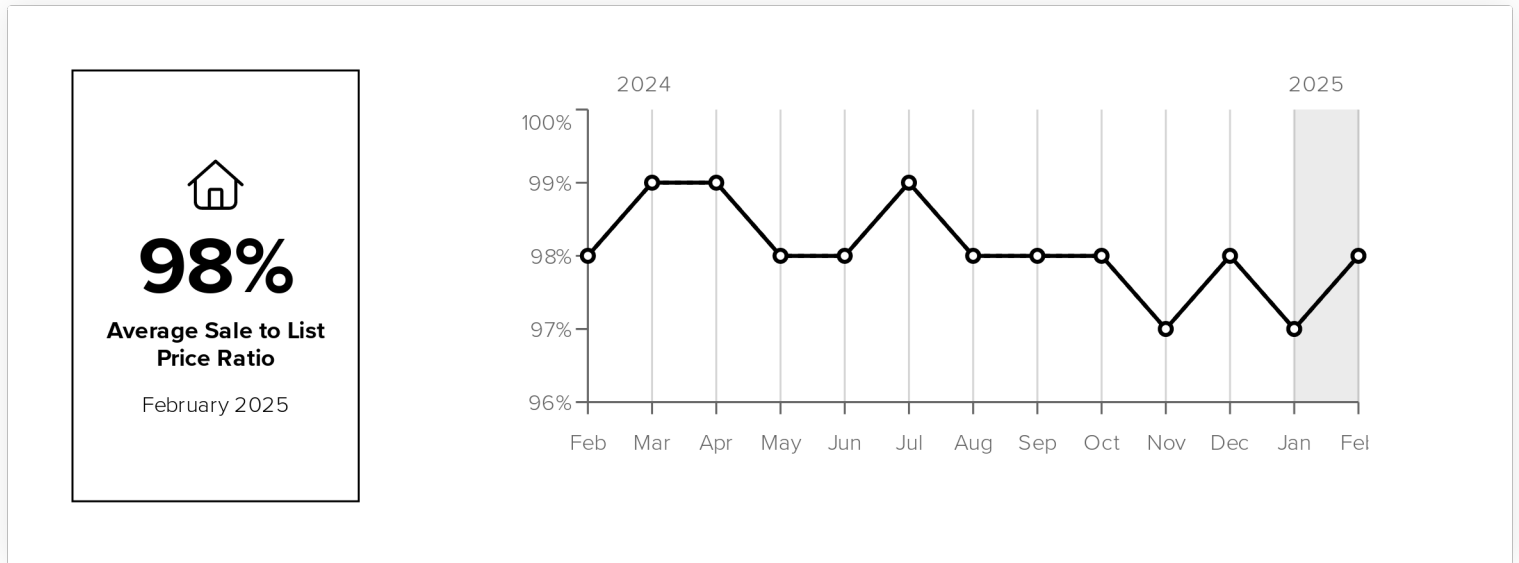
439 Homes for Sale	194 Homes Under Contract	\$2,000,000 High Price
\$16,000 Low Price	\$329,900 Median List Price	



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 3/4/25	Current Period Feb 2025	3 Month Trend	Current Period Feb 2025	6 Month Avg	
All Price Ranges	423	3.9	1.2	108	119	Seller's	
< \$100,000	17	8.5	2.8	2	2	● Buyer's	
\$100,000 - \$200,000	29	4.8	0.9	6	10	● Balanced	
\$200,000 - \$300,000	108	3.5	1.0	31	38	● Seller's	
\$300,000 - \$400,000	116	3.1	1.1	38	36	● Seller's	
\$400,000 - \$500,000	64	4.0	1.2	16	15	● Balanced	
\$500,000 - \$600,000	30	5.0	1.4	6	6	● Balanced	
\$600,000 - \$700,000	22	5.5	3.1	4	3	● Balanced	
\$700,000 - \$800,000	10	10.0	1.1	1	2	● Buyer's	
\$800,000 - \$900,000	9	—	4.5	0	1	—	
\$900,000 - \$1,000,000	8	—	2.7	0	0	—	
> \$1,000,000	10	2.5	1.7	4	1	● Seller'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 Central Tucson MLS Area, Arizona. The values are based on closed transactions in February 2025.

