



# Community Market Report



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

## Northwest Tucson MLS Area, Arizona

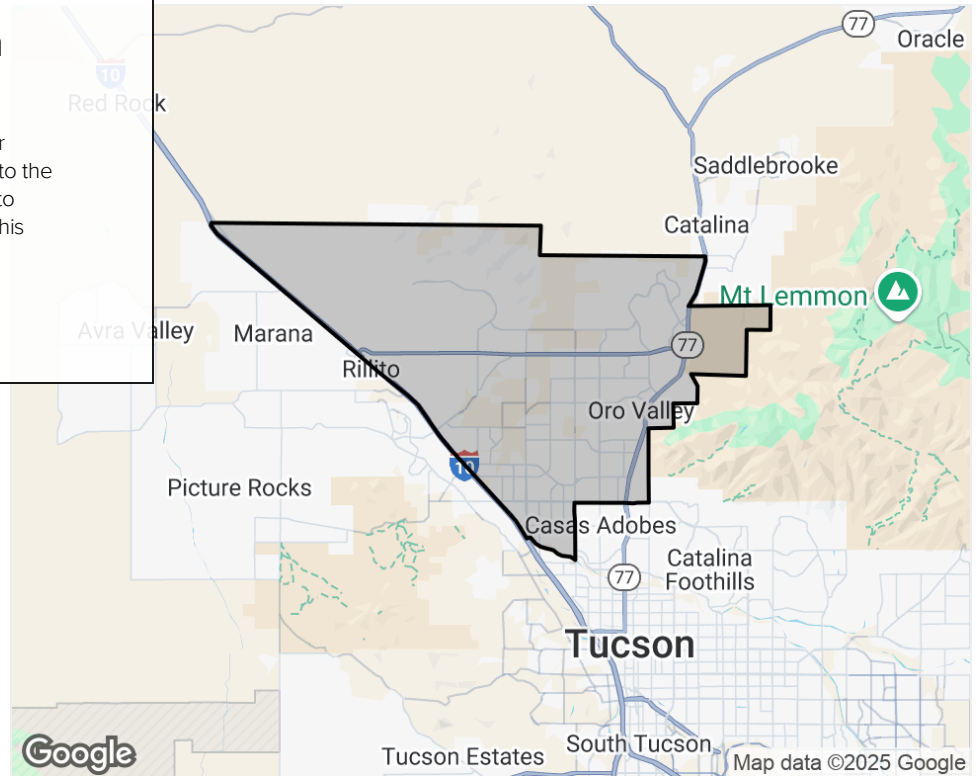
June 2025





## About Northwest Tucson MLS Area

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





# Market Summary

## All Property Types

### Recent Sales Trends

The statistics below highlight key market indicators for Northwest Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of May 2025.

	Current Period May 2025	Last Month Apr 2025	Change From Last Month	Last Year May 2024	Change From Last Year
Homes Sold	259	270	▼ 4%	243	▲ 7%
Median Sale Price	\$474,920	\$467,500	▲ 2%	\$460,000	▲ 3%
Median List Price	\$474,920	\$488,000	▼ 3%	\$465,000	▲ 2%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$152,050,740	\$152,227,996	0%	\$132,719,264	▲ 15%
Average Days on Market	42 days	54 days	▼ 12 days	39 days	▲ 3 days
Homes Sold Year to Date	1,135	876	▲ 30%	989	▲ 15%
For Sale at Month's End	796	781	▲ 2%	528	▲ 51%

### Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of June 3, 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.

771

Homes for Sale

266

Homes Under Contract

\$8,396,700

High Price

\$210,000

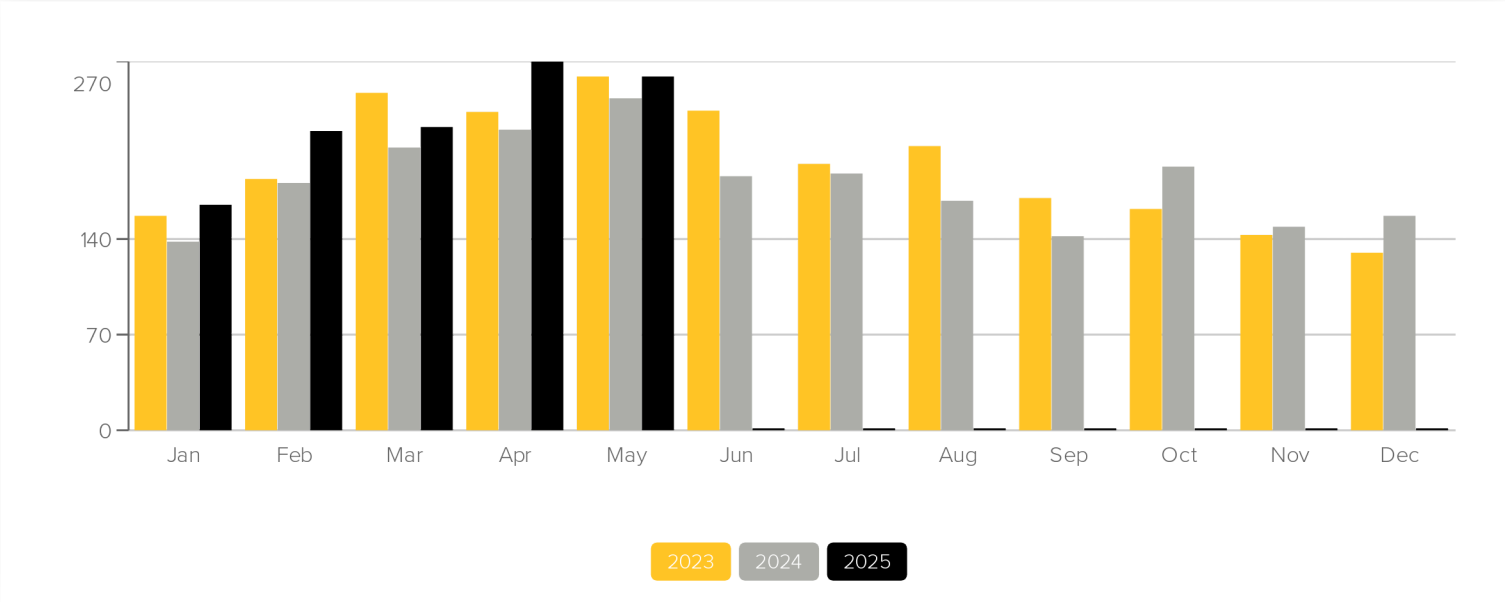
Low Price

\$500,000

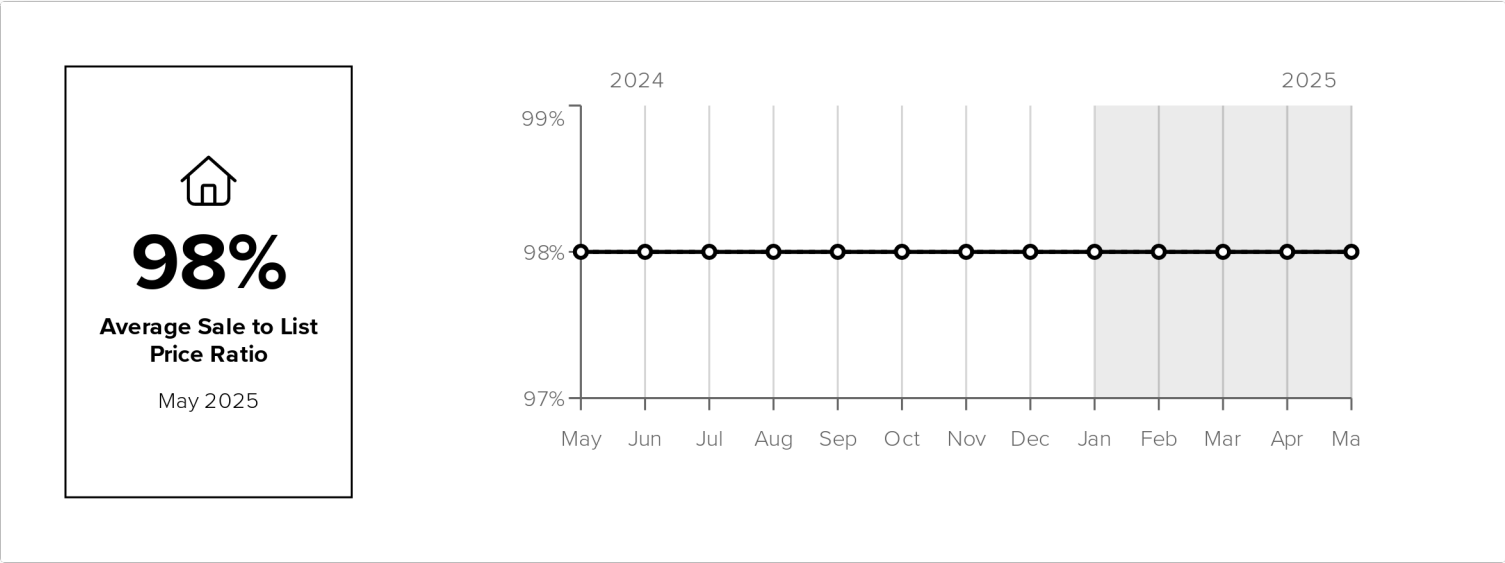
Median List Price



### Homes Sold

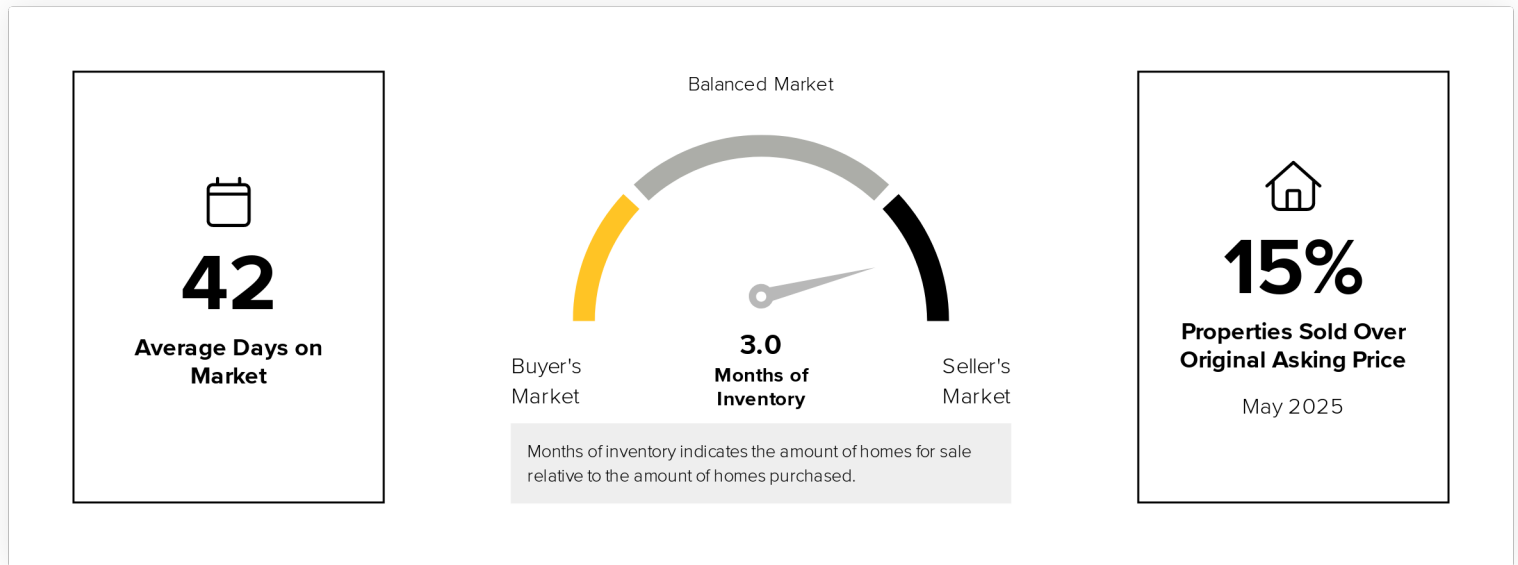


### Sale to List Price Ratio





# 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 6/3/25	Current Period May 2025	3 Month Trend	Current Period May 2025	6 Month Avg
All Price Ranges	763	3.0	1.0	257	213	Seller's
< \$200,000	0	—	0.0	0	0	—
\$200,000 - \$400,000	207	2.3	0.8	92	73	● Seller's
\$400,000 - \$600,000	274	3.1	1.0	89	78	● Seller's
\$600,000 - \$800,000	140	3.7	1.3	38	32	● Seller's
\$800,000 - \$1,000,000	47	3.9	1.5	12	9	● Seller's
\$1,000,000 - \$1,200,000	25	2.5	1.2	10	6	● Seller's
\$1,200,000 - \$1,400,000	17	3.4	1.1	5	4	● Seller's
\$1,400,000 - \$1,600,000	6	3.0	1.0	2	1	● Seller's
\$1,600,000 - \$1,850,000	7	1.8	0.9	4	2	● Seller's
\$1,850,000 - \$2,000,000	7	—	3.5	0	0	—
> \$2,000,000	33	6.6	2.4	5	4	● 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 Northwest Tucson MLS Area, Arizona. The values are based on closed transactions in May 2025.

