



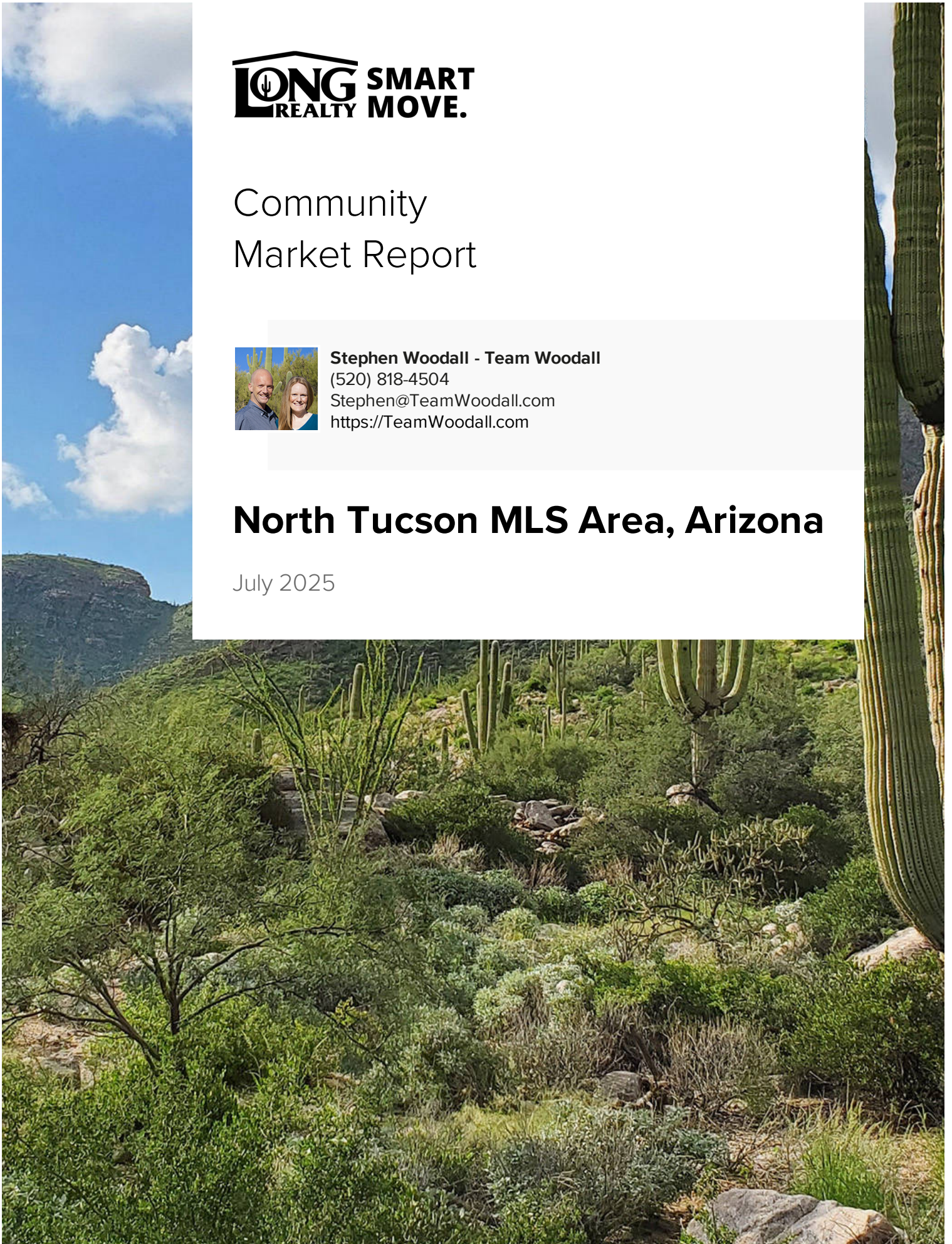
# Community Market Report



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## North Tucson MLS Area, Arizona

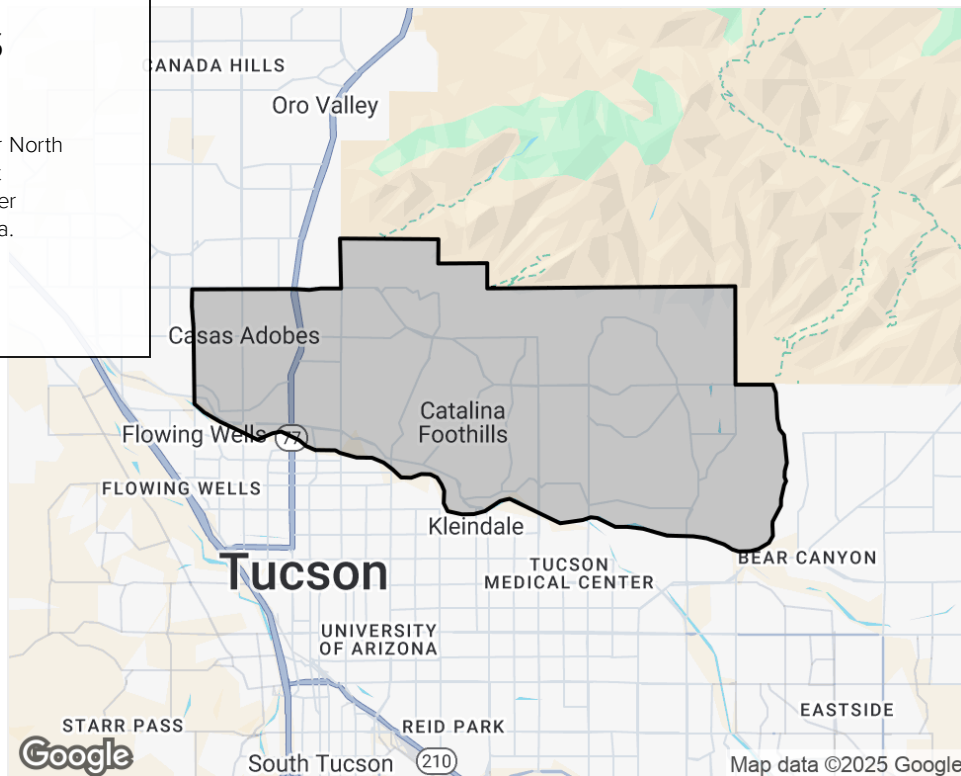
July 2025





## About North Tucson MLS Area

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







# Market Summary

## All Property Types

## Recent Sales Trends

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

	Current Period Jun 2025	Last Month May 2025	Change From Last Month	Last Year Jun 2024	Change From Last Year
Homes Sold	99	114	▼ 13%	103	▼ 4%
Median Sale Price	\$623,000	\$670,250	▼ 7%	\$634,000	▼ 2%
Median List Price	\$650,000	\$677,450	▼ 4%	\$625,000	▲ 4%
Sale to List Price Ratio	97%	98%	▼ 1%	97%	0%
Sales Volume	\$69,965,444	\$87,326,319	▼ 20%	\$71,650,187	▼ 2%
Average Days on Market	61 days	45 days	▲ 16 days	35 days	▲ 26 days
Homes Sold Year to Date	645	546	▲ 18%	700	▼ 8%
For Sale at Month's End	459	455	▲ 1%	322	▲ 43%

## Current Market

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

422

Homes for Sale

108

Homes Under Contract

\$12,950,000

High Price

\$97,500

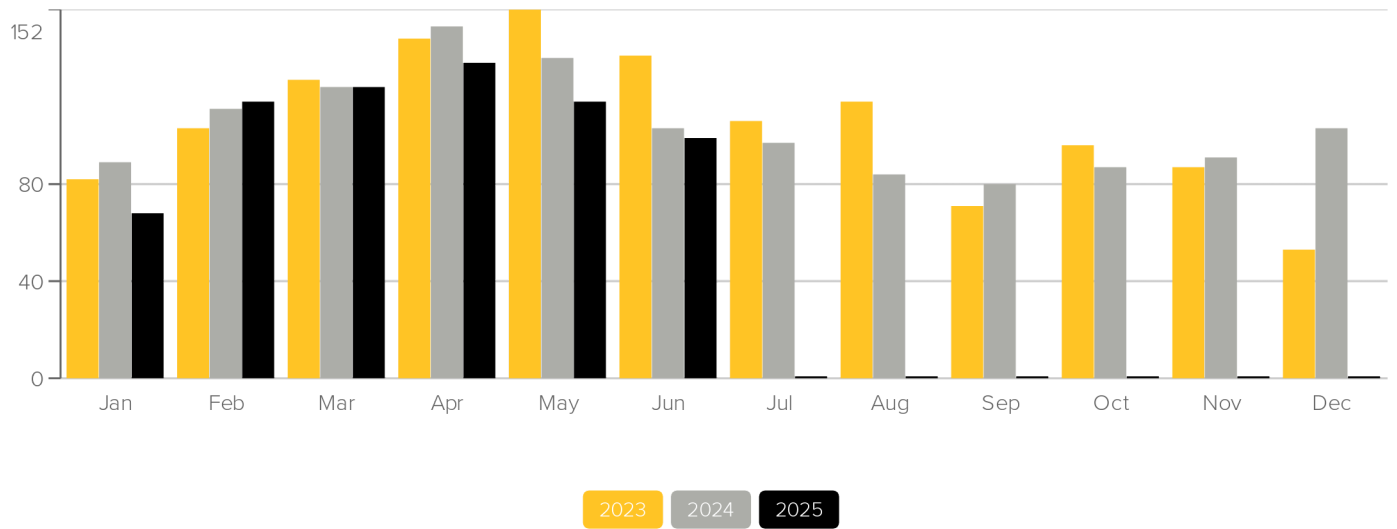
Low Price

\$635,000

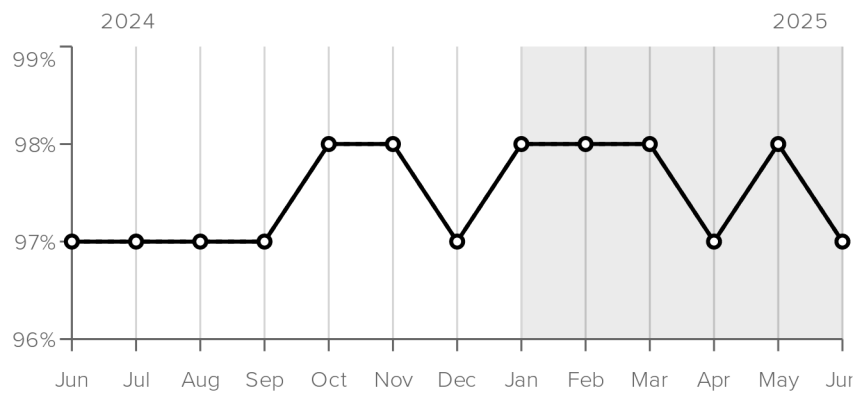
Median List Price



## Homes Sold

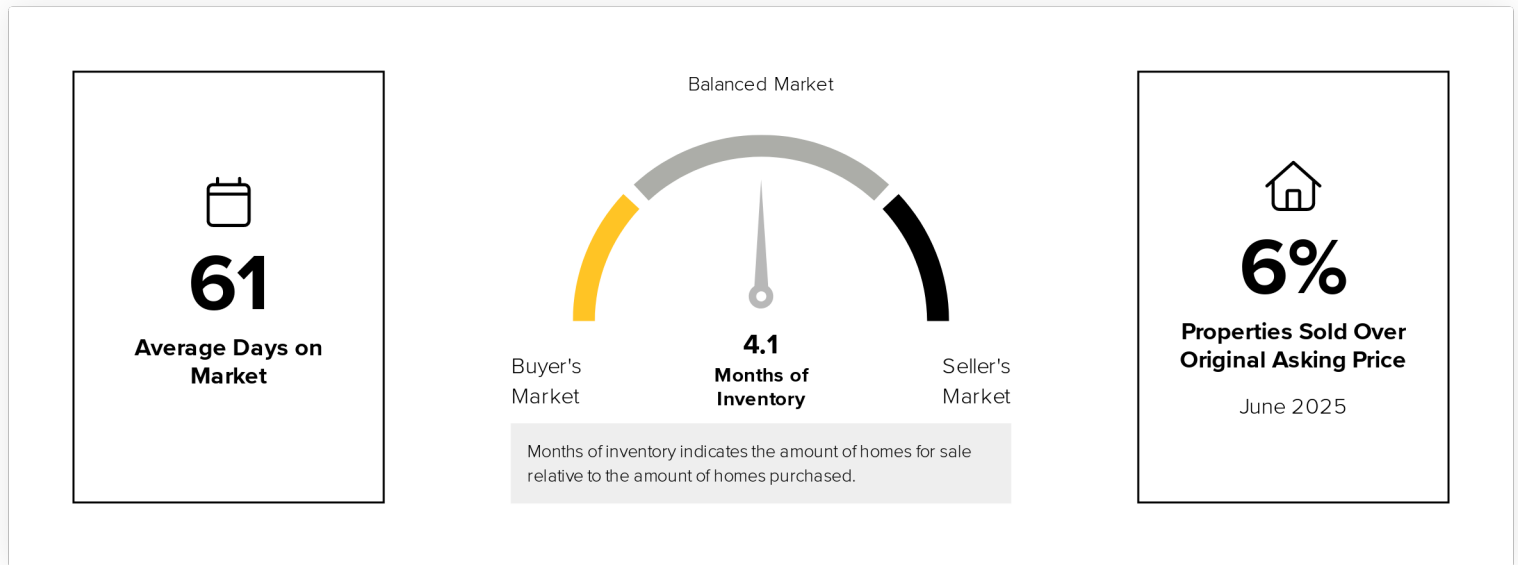


## Sale to List Price Ratio





# 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 7/3/25	Current Period Jun 2025	3 Month Trend	Current Period Jun 2025	6 Month Avg
All Price Ranges	422	4.1	1.2	103	108	Balanced
< \$200,000	21	—	7.0	0	1	—
\$200,000 - \$400,000	123	4.1	1.4	30	28	● Balanced
\$400,000 - \$600,000	62	3.1	0.9	20	22	● Seller's
\$600,000 - \$800,000	78	3.1	1.0	25	22	● Seller's
\$800,000 - \$1,000,000	45	4.1	1.1	11	11	● Balanced
\$1,000,000 - \$1,200,000	15	3.0	0.7	5	6	● Seller's
\$1,200,000 - \$1,400,000	15	5.0	0.9	3	4	● Balanced
\$1,400,000 - \$1,600,000	12	6.0	1.0	2	4	● Buyer's
\$1,600,000 - \$1,850,000	12	3.0	1.1	4	2	● Seller's
\$1,850,000 - \$2,000,000	4	4.0	1.3	1	0	● Balanced
> \$2,000,000	35	17.5	4.4	2	3	● 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 North Tucson MLS Area, Arizona. The values are based on closed transactions in June 2025.

