



Community Market Report



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Tucson Metro MLSSAZ Area, Arizona

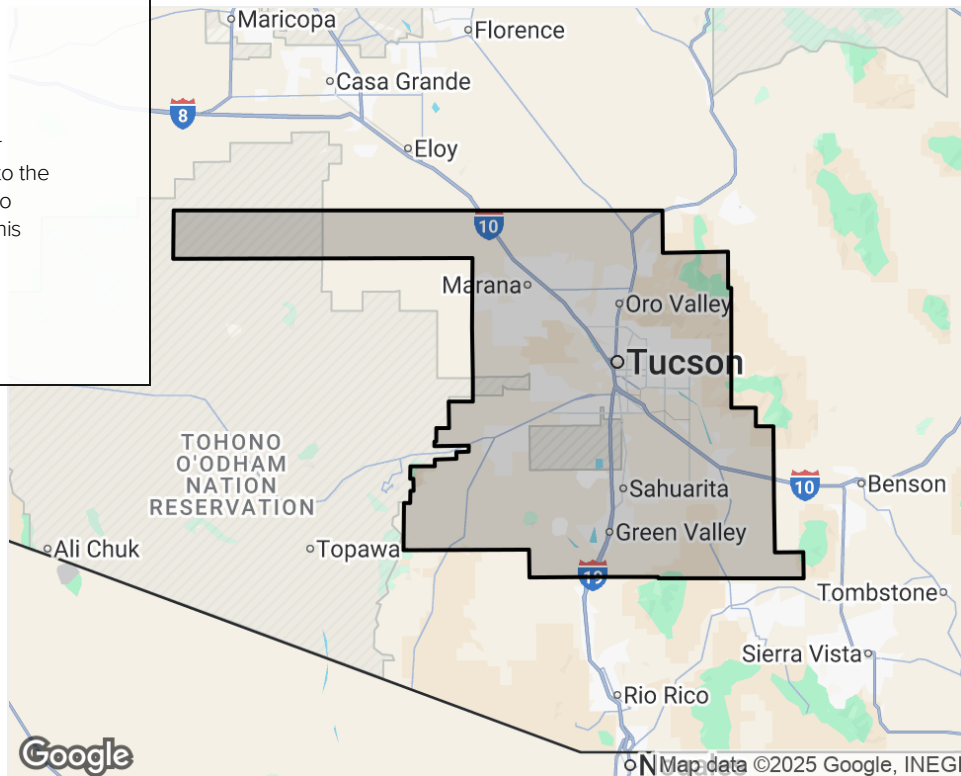
July 2025





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 June 2025.

	Current Period Jun 2025	Last Month May 2025	Change From Last Month	Last Year Jun 2024	Change From Last Year
Homes Sold	1,208	1425	▼ 15%	1258	▼ 4%
Median Sale Price	\$367,465	\$373,100	▼ 2%	\$369,945	▼ 1%
Median List Price	\$375,000	\$379,000	▼ 1%	\$374,900	0%
Sale to List Price Ratio	98%	98%	0%	99%	▼ 1%
Sales Volume	\$541,310,727	\$644,196,100	▼ 16%	\$552,450,570	▼ 2%
Average Days on Market	56 days	54 days	▲ 2 days	44 days	▲ 12 days
Homes Sold Year to Date	7,683	6,475	▲ 19%	7,639	▲ 1%
For Sale at Month's End	4,933	4832	▲ 2%	3452	▲ 43%

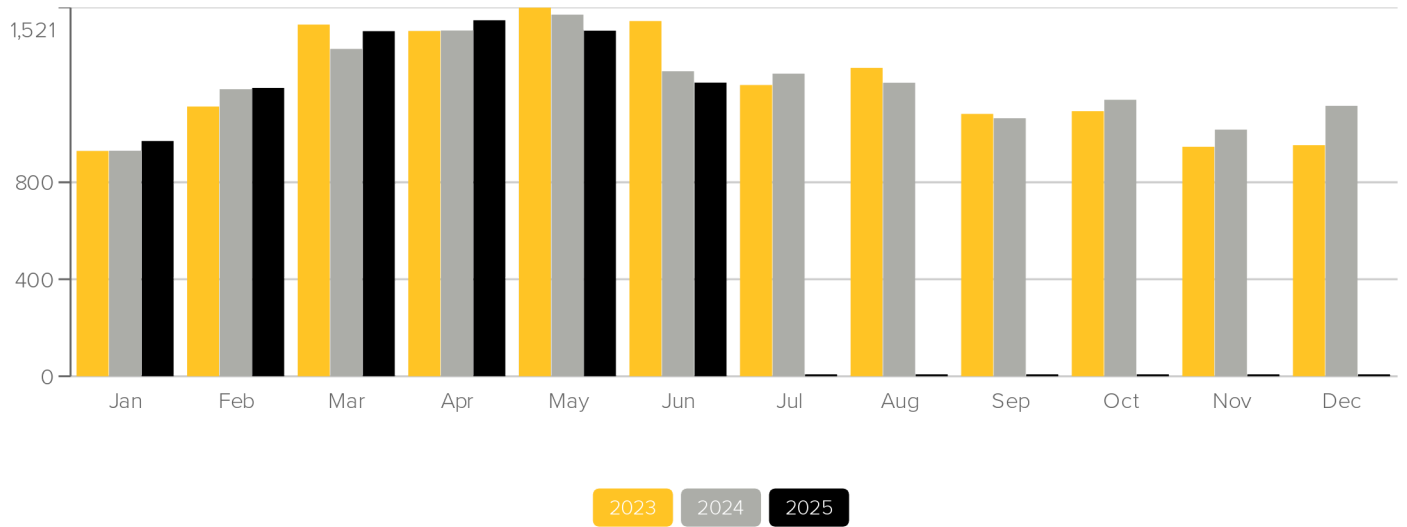
Current Market

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.

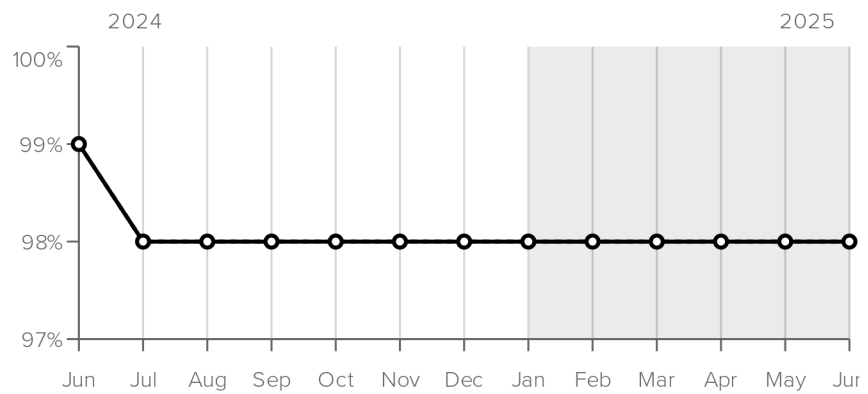
4,651 Homes for Sale	1,572 Homes Under Contract	\$12,950,000 High Price
\$29,000 Low Price	\$384,900 Median List Price	



Homes Sold

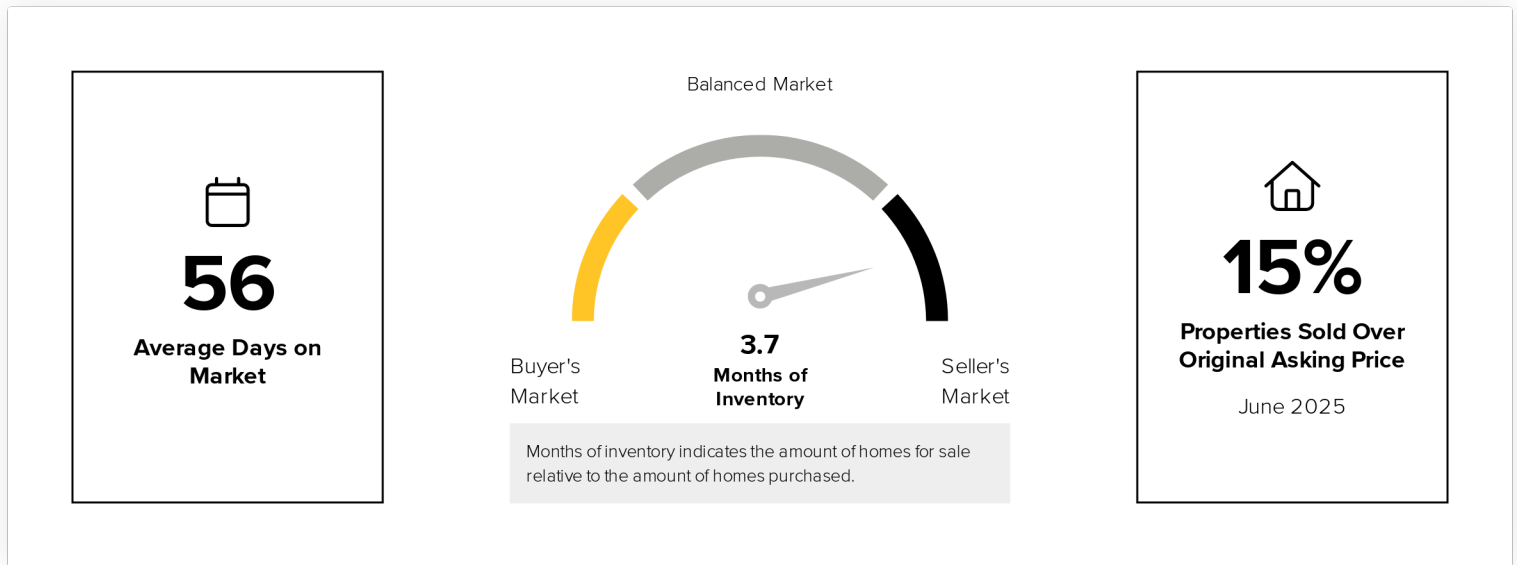


Sale to List Price Ratio





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 7/3/25	Current Period Jun 2025	3 Month Trend	Current Period Jun 2025	6 Month Avg
All Price Ranges	4,446	3.7	1.1	1,192	1,228	Seller's
< \$100,000	20	2.5	0.9	8	7	● Seller's
\$100,000 - \$200,000	195	5.6	1.4	35	43	● Balanced
\$200,000 - \$300,000	596	2.6	0.8	230	234	● Seller's
\$300,000 - \$400,000	1,477	3.6	1.1	405	412	● Seller's
\$400,000 - \$500,000	809	4.0	1.1	202	222	● Balanced
\$500,000 - \$600,000	422	3.7	1.2	114	106	● Seller's
\$600,000 - \$700,000	265	4.4	1.3	60	63	● Balanced
\$700,000 - \$800,000	179	4.0	1.3	45	41	● Balanced
\$800,000 - \$900,000	110	6.1	1.4	18	25	● Buyer's
\$900,000 - \$1,000,000	79	4.4	1.6	18	14	● Balanced
> \$1,000,000	294	5.2	1.5	57	57	● 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 Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in June 2025.

