



Community Market Report



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

West Tucson MLS Area, Arizona

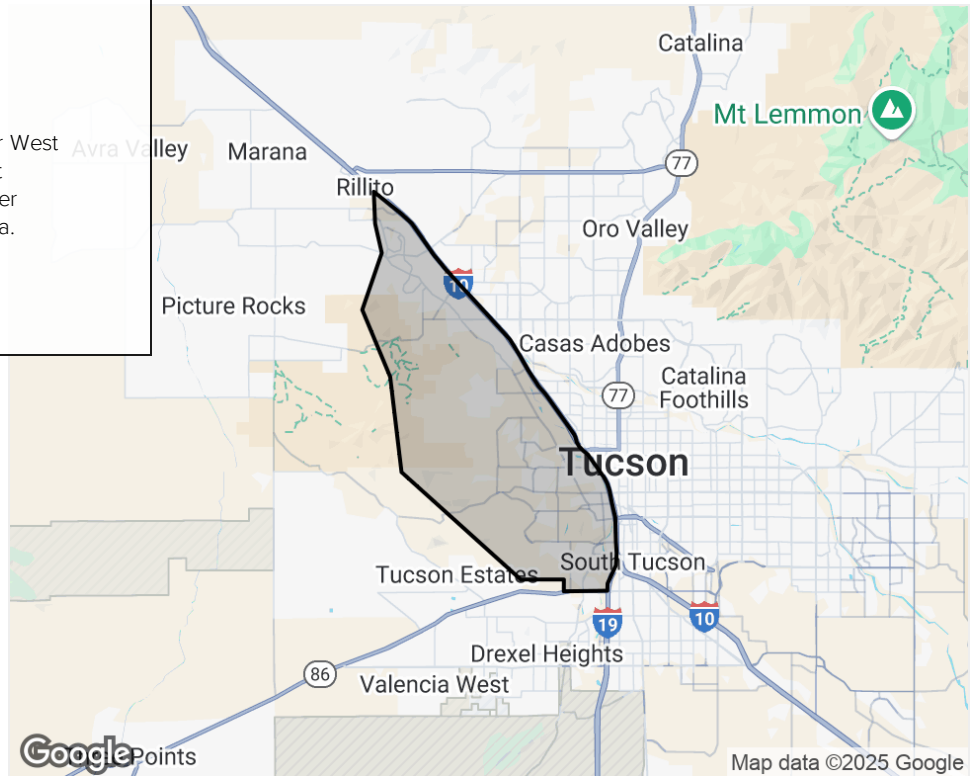
July 2025





About West Tucson MLS Area

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





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for West 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	66	72	▼ 8%	68	▼ 3%
Median Sale Price	\$406,915	\$357,450	▲ 14%	\$360,000	▲ 13%
Median List Price	\$409,915	\$362,450	▲ 13%	\$364,950	▲ 12%
Sale to List Price Ratio	98%	99%	▼ 1%	99%	▼ 1%
Sales Volume	\$30,524,948	\$33,543,653	▼ 9%	\$28,656,100	▲ 7%
Average Days on Market	52 days	46 days	▲ 6 days	33 days	▲ 19 days
Homes Sold Year to Date	414	348	▲ 19%	453	▼ 9%
For Sale at Month's End	289	273	▲ 6%	161	▲ 80%

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.

289

Homes for Sale

88

Homes Under Contract

\$3,500,000

High Price

\$94,000

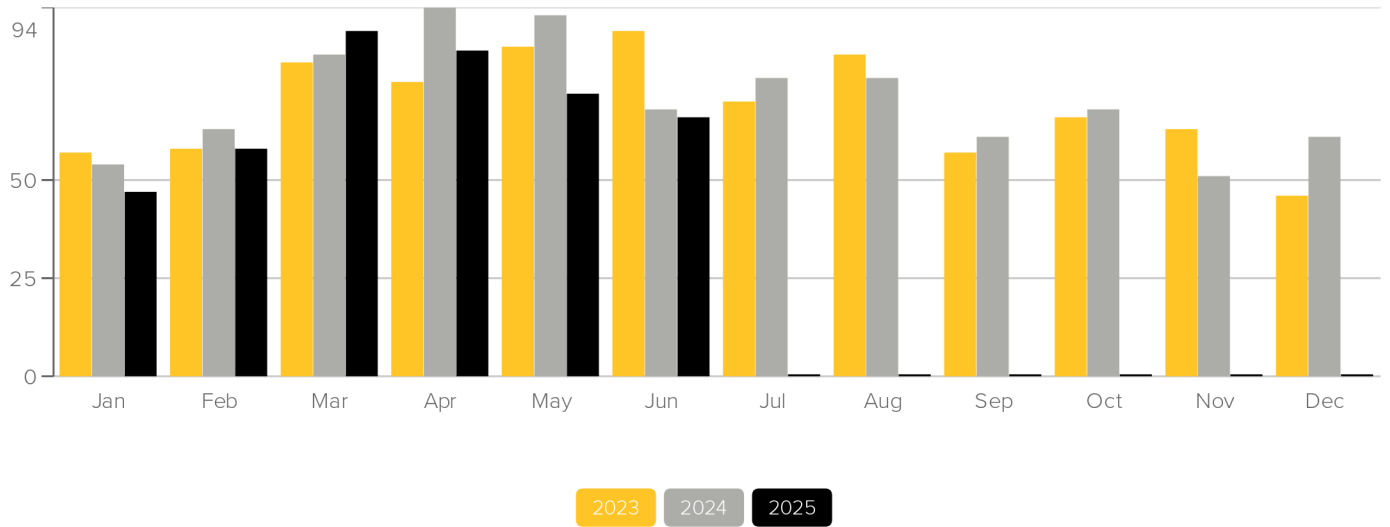
Low Price

\$399,900

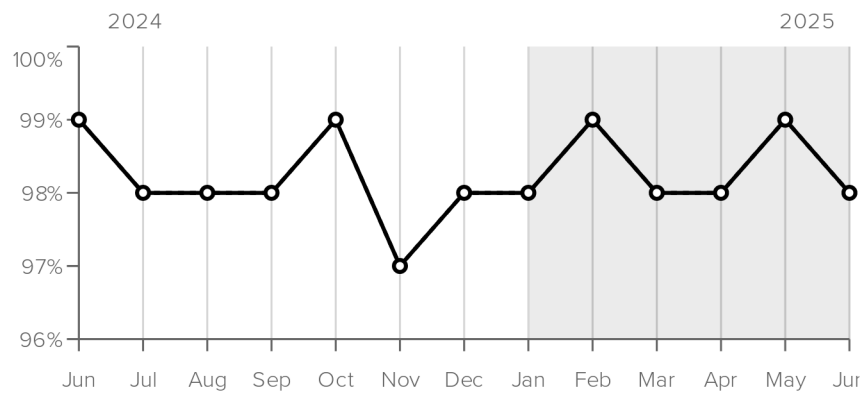
Median List Price



Homes Sold

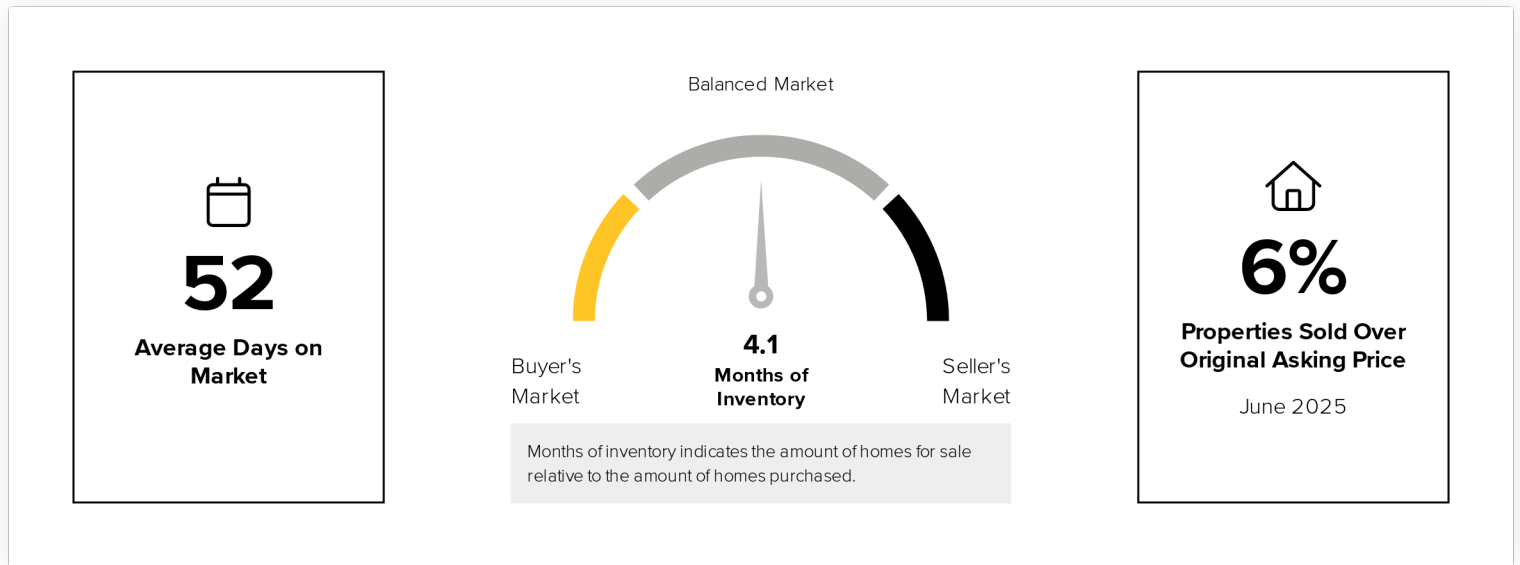


Sale to List Price Ratio





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	280	4.1	1.3	68	68	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	10	3.3	1.3	3	2	● Seller's
\$200,000 - \$300,000	26	5.2	0.9	5	10	● Balanced
\$300,000 - \$400,000	89	3.7	1.1	24	24	● Seller's
\$400,000 - \$500,000	61	3.8	1.3	16	14	● Seller's
\$500,000 - \$600,000	28	4.0	1.8	7	5	● Balanced
\$600,000 - \$700,000	17	3.4	1.3	5	3	● Seller's
\$700,000 - \$800,000	11	3.7	1.6	3	1	● Seller's
\$800,000 - \$900,000	9	4.5	1.5	2	2	● Balanced
\$900,000 - \$1,000,000	4	4.0	1.0	1	1	● Balanced
> \$1,000,000	25	12.5	2.8	2	2	● 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 West Tucson MLS Area, Arizona. The values are based on closed transactions in June 2025.

