



Community Market Report



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Central Tucson MLS Area, Arizona

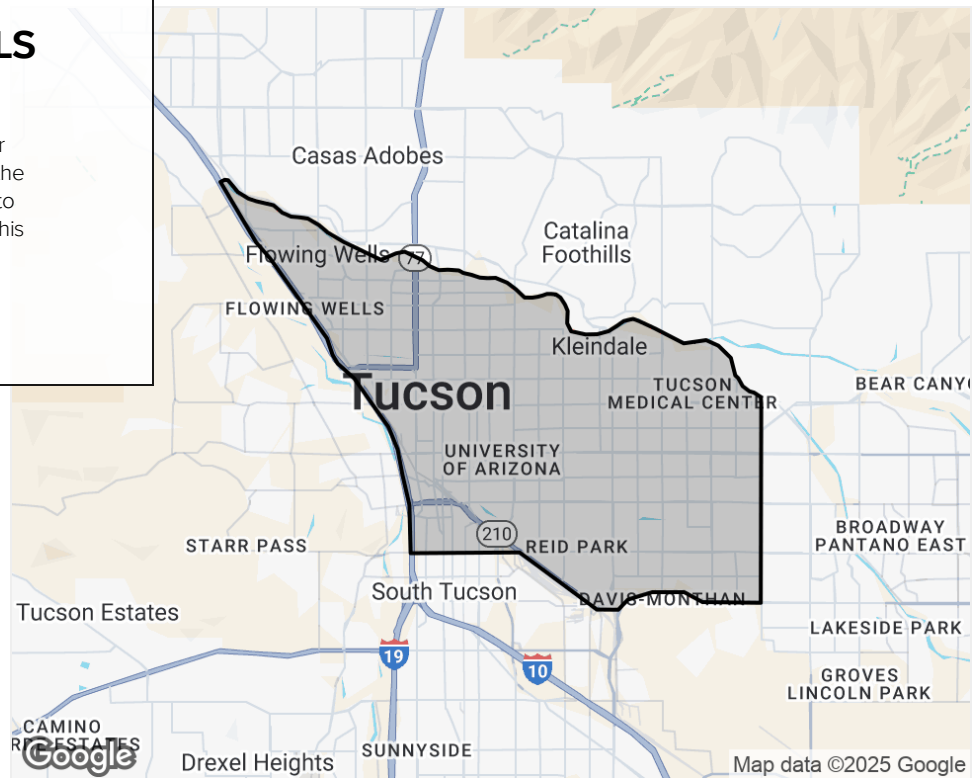
September 2025





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 August 2025.

	Current Period Aug 2025	Last Month Jul 2025	Change From Last Month	Last Year Aug 2024	Change From Last Year
Homes Sold	131	135	▼ 3%	146	▼ 10%
Median Sale Price	\$305,000	\$305,000	0%	\$316,500	▼ 4%
Median List Price	\$305,000	\$320,000	▼ 5%	\$322,500	▼ 5%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$44,449,320	\$49,973,812	▼ 11%	\$49,458,777	▼ 10%
Average Days on Market	45 days	38 days	▲ 7 days	32 days	▲ 13 days
Homes Sold Year to Date	1,147	1,016	▲ 13%	1,177	▼ 3%
For Sale at Month's End	520	562	▼ 7%	343	▲ 52%

Current Market

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

499

Homes for Sale

157

Homes Under Contract

\$2,050,000

High Price

\$25,000

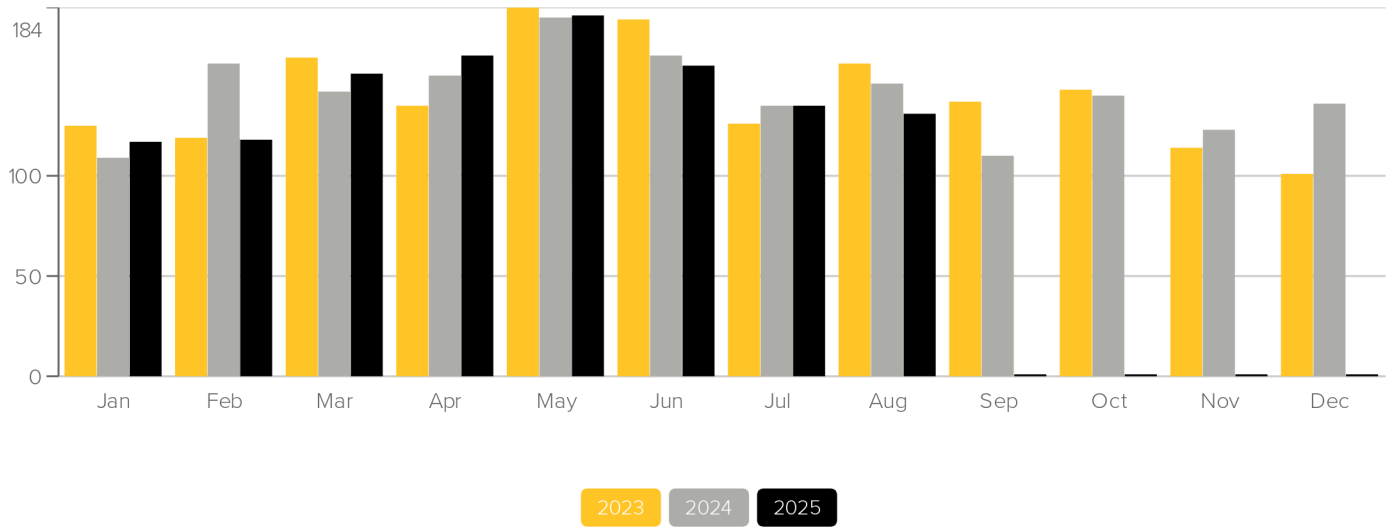
Low Price

\$325,000

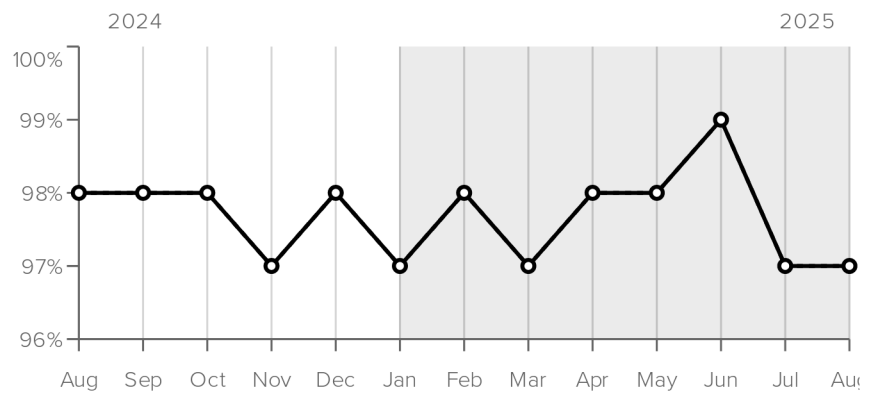
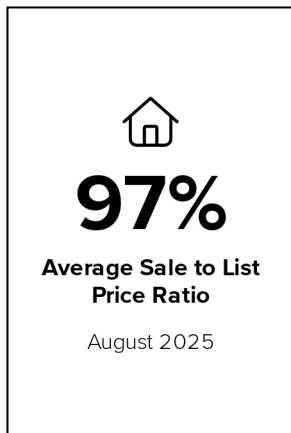
Median List Price



Homes Sold

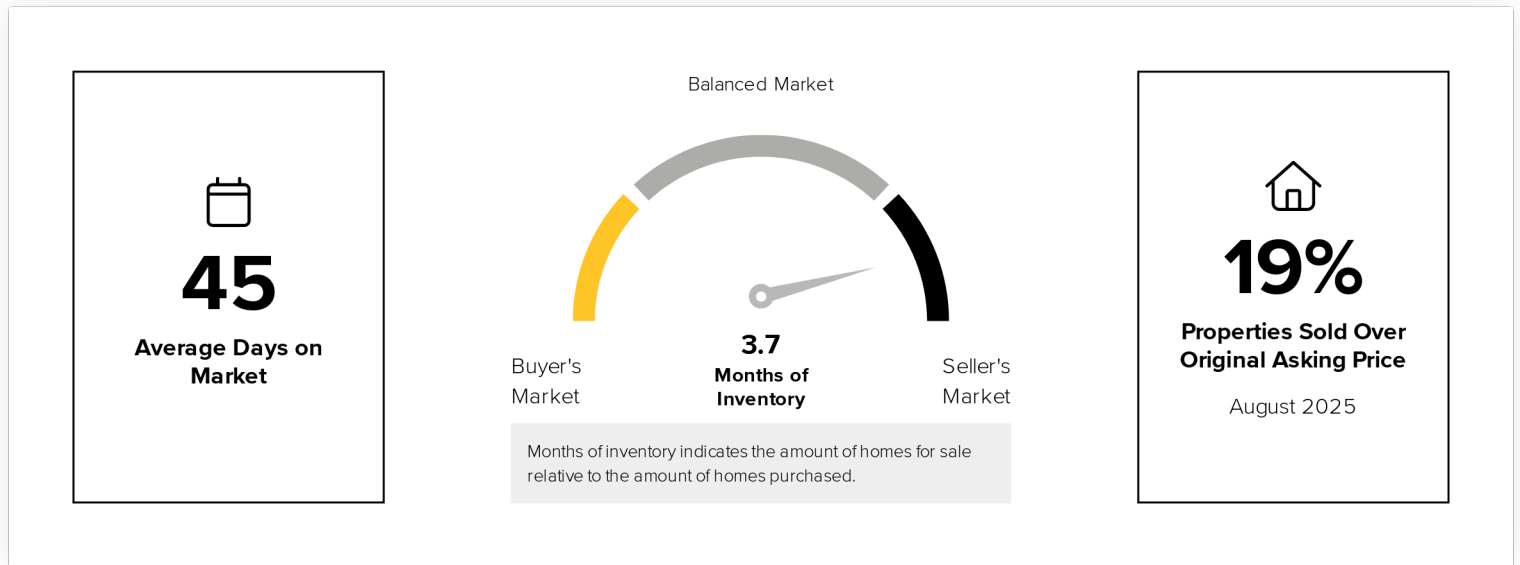


Sale to List Price Ratio





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 9/4/25	Current Period Aug 2025	3 Month Trend	Current Period Aug 2025	6 Month Avg
All Price Ranges	479	3.7	1.2	131	148	Seller's
< \$100,000	14	4.7	1.6	3	3	● Balanced
\$100,000 - \$200,000	28	1.6	0.7	18	12	● Seller's
\$200,000 - \$300,000	125	3.0	0.9	42	48	● Seller's
\$300,000 - \$400,000	155	4.3	1.3	36	43	● Balanced
\$400,000 - \$500,000	67	4.2	1.4	16	18	● Balanced
\$500,000 - \$600,000	36	5.1	1.3	7	8	● Balanced
\$600,000 - \$700,000	15	3.8	0.9	4	5	● Seller's
\$700,000 - \$800,000	19	19.0	2.7	1	2	● Buyer's
\$800,000 - \$900,000	4	2.0	2.0	2	1	● Seller's
\$900,000 - \$1,000,000	2	2.0	0.5	1	1	● Seller's
> \$1,000,000	14	14.0	1.6	1	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 Central Tucson MLS Area, Arizona. The values are based on closed transactions in August 2025.

