



Community Market Report



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East Tucson MLS Area, Arizona

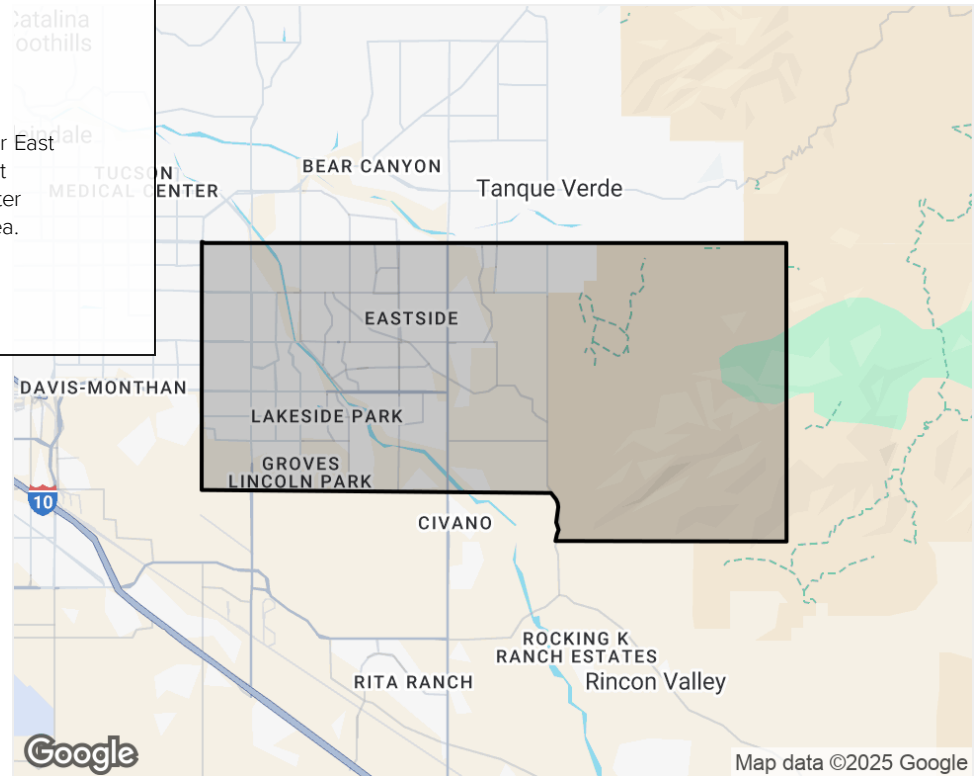
September 2025





About East Tucson MLS Area

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





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for East 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	90	100	▼ 10%	126	▼ 29%
Median Sale Price	\$292,500	\$327,500	▼ 11%	\$312,500	▼ 6%
Median List Price	\$295,000	\$329,500	▼ 10%	\$314,950	▼ 6%
Sale to List Price Ratio	98%	99%	▼ 1%	99%	▼ 1%
Sales Volume	\$28,138,140	\$36,681,118	▼ 23%	\$41,303,036	▼ 32%
Average Days on Market	47 days	43 days	▲ 4 days	48 days	▼ 1 day
Homes Sold Year to Date	822	732	▲ 12%	943	▼ 13%
For Sale at Month's End	314	329	▼ 5%	250	▲ 26%

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.

309

Homes for Sale

103

Homes Under Contract

\$1,855,000

High Price

\$29,900

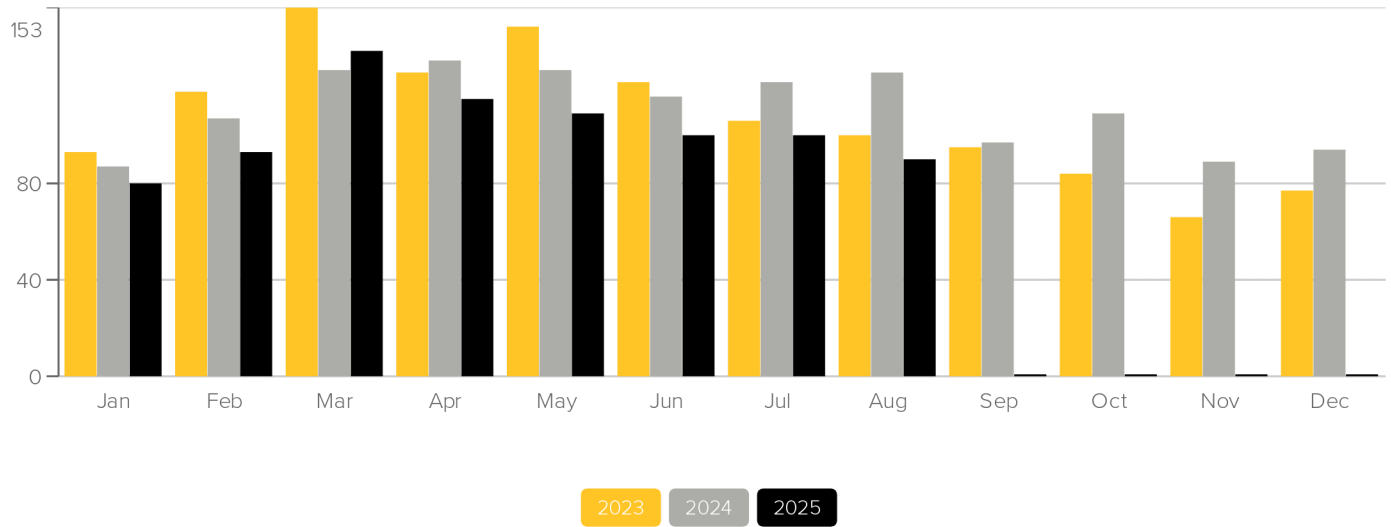
Low Price

\$325,000

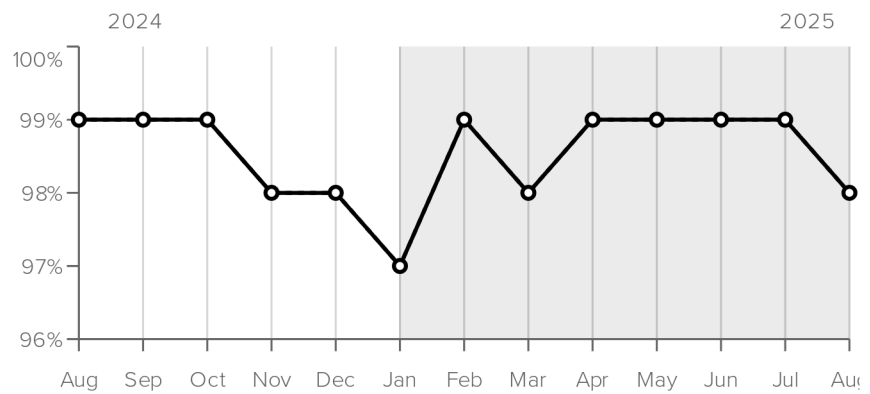
Median List Price



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	292	3.3	1.0	89	108	Seller's
< \$75,000	0	—	—	0	0	—
\$75,000 - \$150,000	10	2.5	1.7	4	2	● Seller's
\$150,000 - \$225,000	29	2.6	1.2	11	7	● Seller's
\$225,000 - \$300,000	68	2.1	0.9	32	30	● Seller's
\$300,000 - \$375,000	102	3.9	1.0	26	38	● Seller's
\$375,000 - \$450,000	51	8.5	1.2	6	16	● Buyer's
\$450,000 - \$525,000	10	2.0	0.6	5	5	● Seller's
\$525,000 - \$600,000	4	4.0	0.8	1	3	● Balanced
\$600,000 - \$675,000	2	0.7	0.4	3	1	● Seller's
\$675,000 - \$750,000	4	—	1.3	0	0	—
> \$750,000	12	12.0	1.5	1	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 East Tucson MLS Area, Arizona. The values are based on closed transactions in August 2025.

