



## Community Market Report



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

## West Tucson MLS Area, Arizona

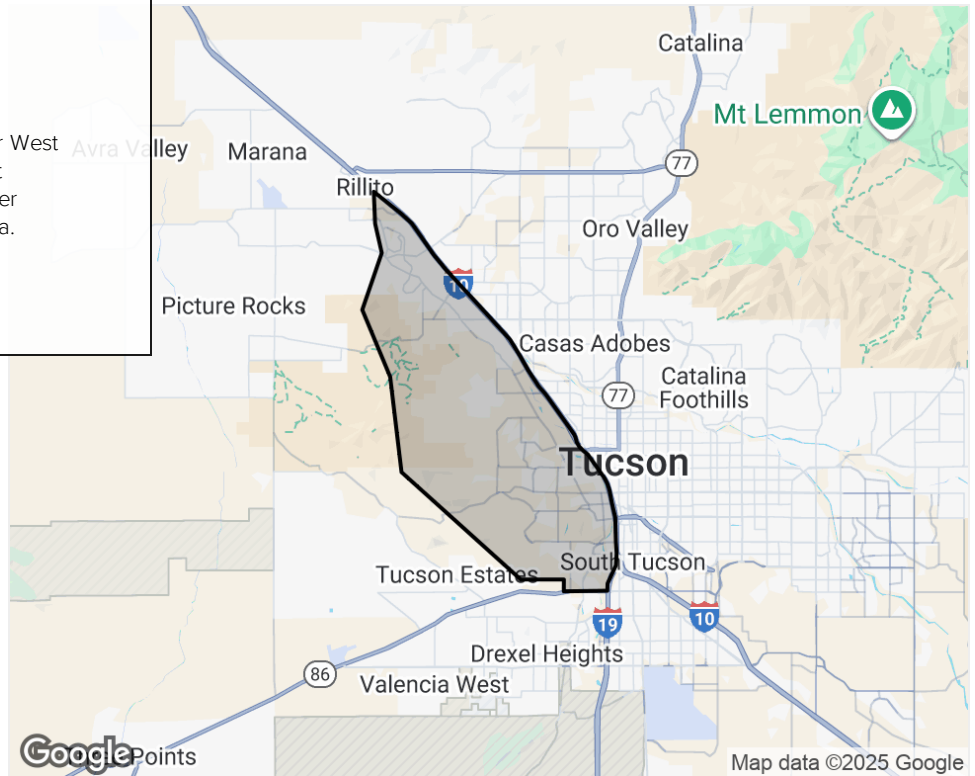
September 2025





## 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 August 2025.

	Current Period Aug 2025	Last Month Jul 2025	Change From Last Month	Last Year Aug 2024	Change From Last Year
Homes Sold	55	57	▼ 4%	75	▼ 27%
Median Sale Price	\$355,000	\$371,400	▼ 4%	\$390,000	▼ 9%
Median List Price	\$355,000	\$378,430	▼ 6%	\$389,500	▼ 9%
Sale to List Price Ratio	97%	99%	▼ 2%	98%	▼ 1%
Sales Volume	\$21,354,821	\$23,199,943	▼ 8%	\$35,484,059	▼ 40%
Average Days on Market	70 days	44 days	▲ 26 days	33 days	▲ 37 days
Homes Sold Year to Date	530	475	▲ 12%	602	▼ 12%
For Sale at Month's End	288	294	▼ 2%	169	▲ 70%

## 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.

263

Homes for Sale

79

Homes Under Contract

\$3,165,000

High Price

\$75,000

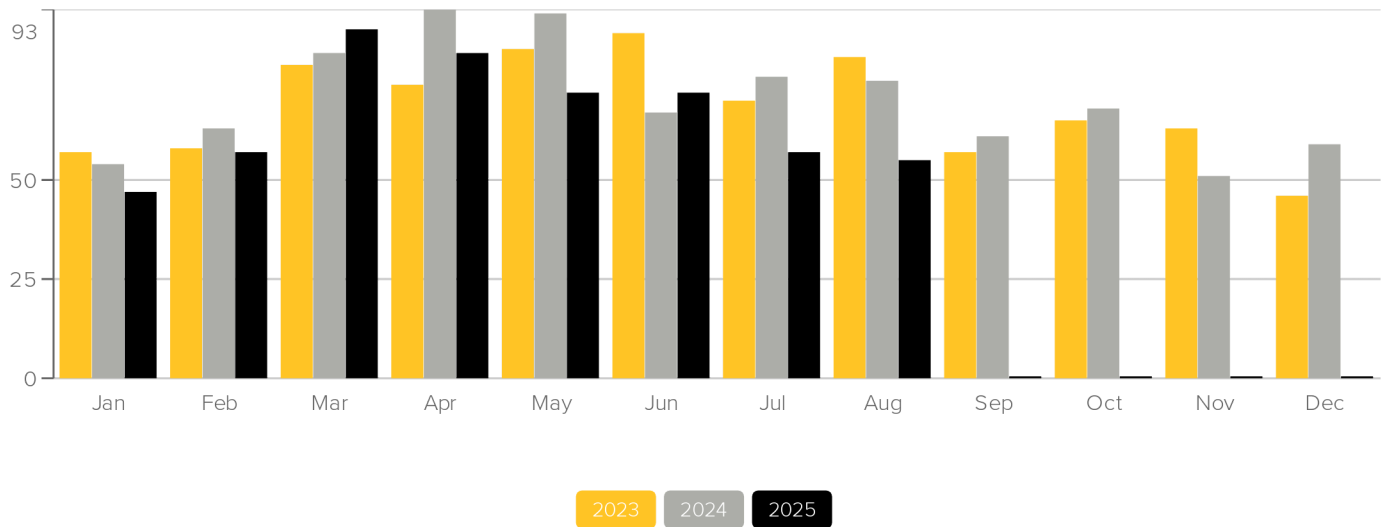
Low Price

\$385,000

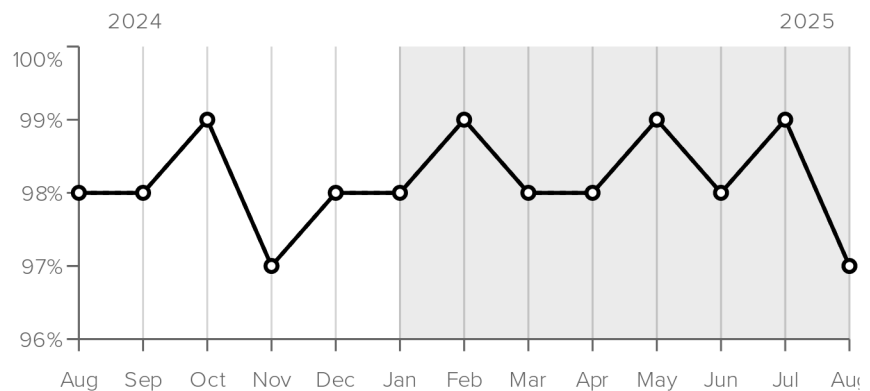
Median List Price



## 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	256	4.7	1.4	55	70	Balanced
< \$100,000	1	—	—	0	0	—
\$100,000 - \$200,000	7	1.2	0.6	6	3	● Seller's
\$200,000 - \$300,000	43	5.4	1.8	8	9	● Balanced
\$300,000 - \$400,000	81	3.5	1.2	23	25	● Seller's
\$400,000 - \$500,000	40	4.0	1.0	10	15	● Balanced
\$500,000 - \$600,000	30	15.0	2.7	2	4	● Buyer's
\$600,000 - \$700,000	12	12.0	1.7	1	3	● Buyer's
\$700,000 - \$800,000	10	5.0	1.3	2	2	● Balanced
\$800,000 - \$900,000	7	7.0	1.8	1	1	● Buyer's
\$900,000 - \$1,000,000	2	—	2.0	0	1	—
> \$1,000,000	23	11.5	3.8	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 August 2025.

