



# Community Market Report



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

## Central Tucson MLS Area, Arizona

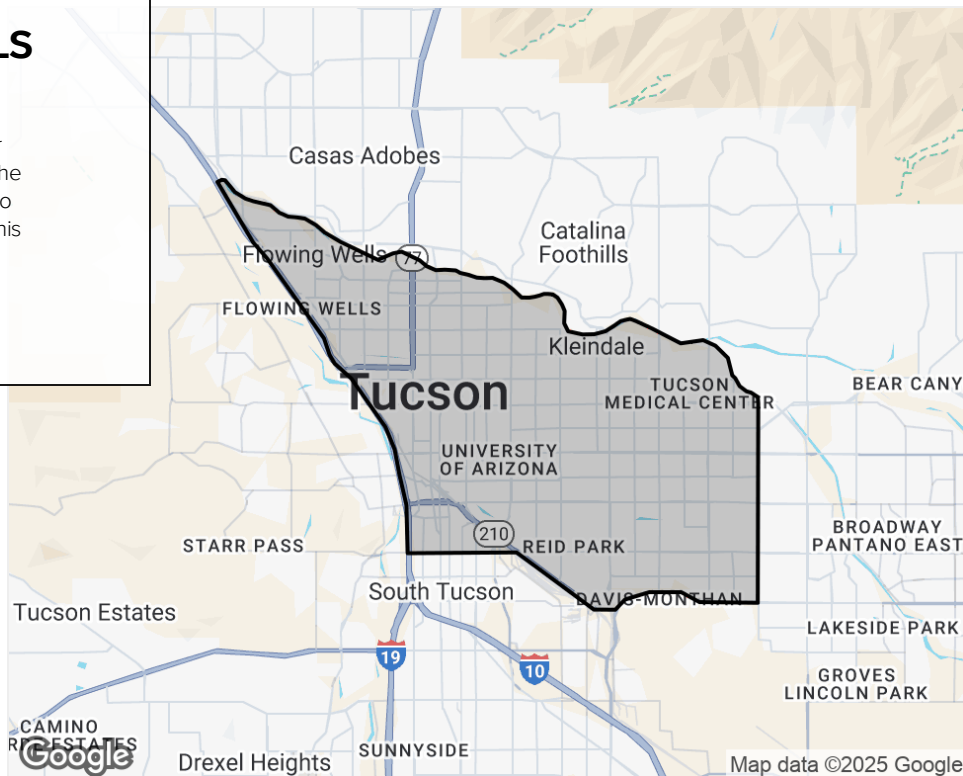
October 2025





## 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 September 2025.

	Current Period Sep 2025	Last Month Aug 2025	Change From Last Month	Last Year Sep 2024	Change From Last Year
Homes Sold	127	149	▼ 15%	106	▲ 20%
Median Sale Price	\$319,500	\$307,500	▲ 4%	\$310,000	▲ 3%
Median List Price	\$319,900	\$309,000	▲ 4%	\$319,250	0%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$42,142,875	\$51,012,845	▼ 17%	\$38,647,268	▲ 9%
Average Days on Market	49 days	45 days	▲ 4 days	28 days	▲ 21 days
Homes Sold Year to Date	1,288	1,161	▲ 11%	1,260	▲ 2%
For Sale at Month's End	505	520	▼ 3%	383	▲ 32%

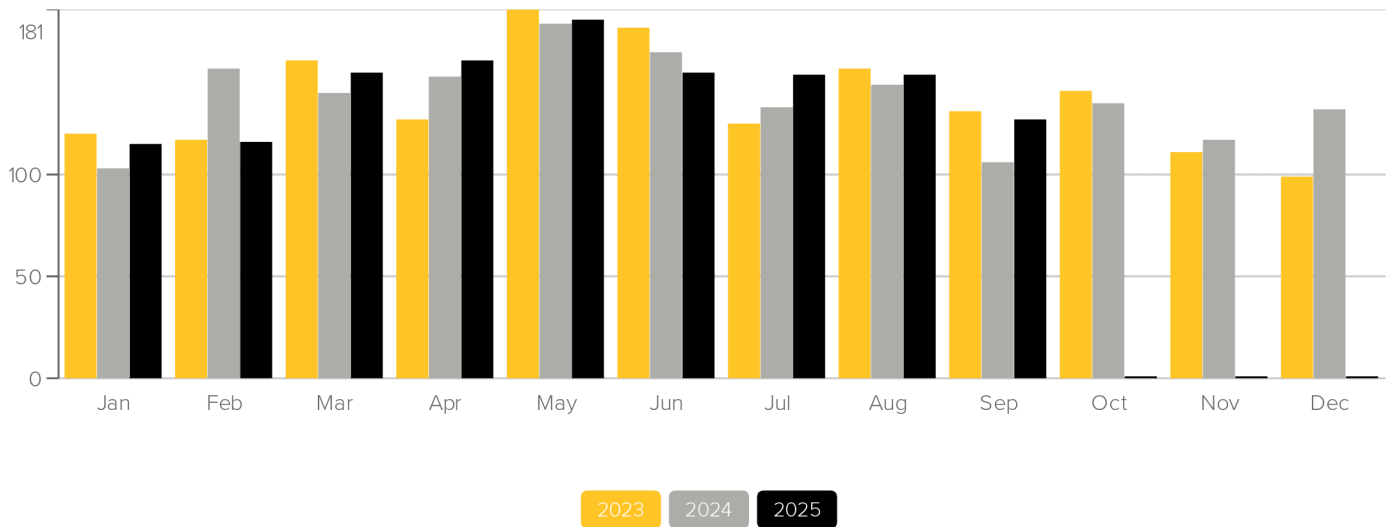
## Current Market

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

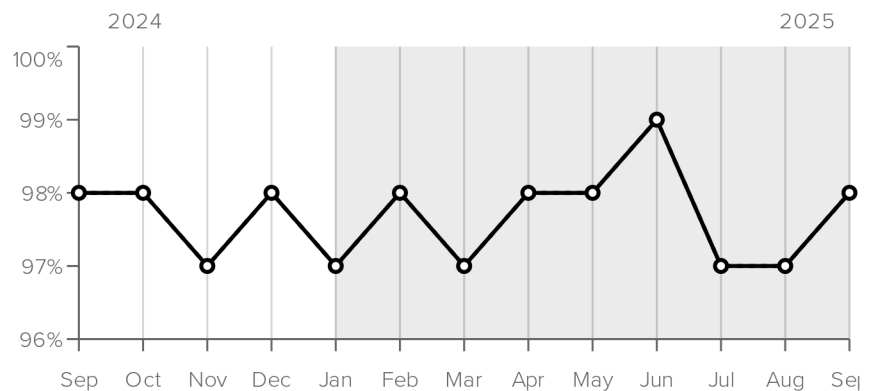
539 Homes for Sale	161 Homes Under Contract	\$2,595,000 High Price
\$22,000 Low Price	\$328,250 Median List Price	



## Homes Sold

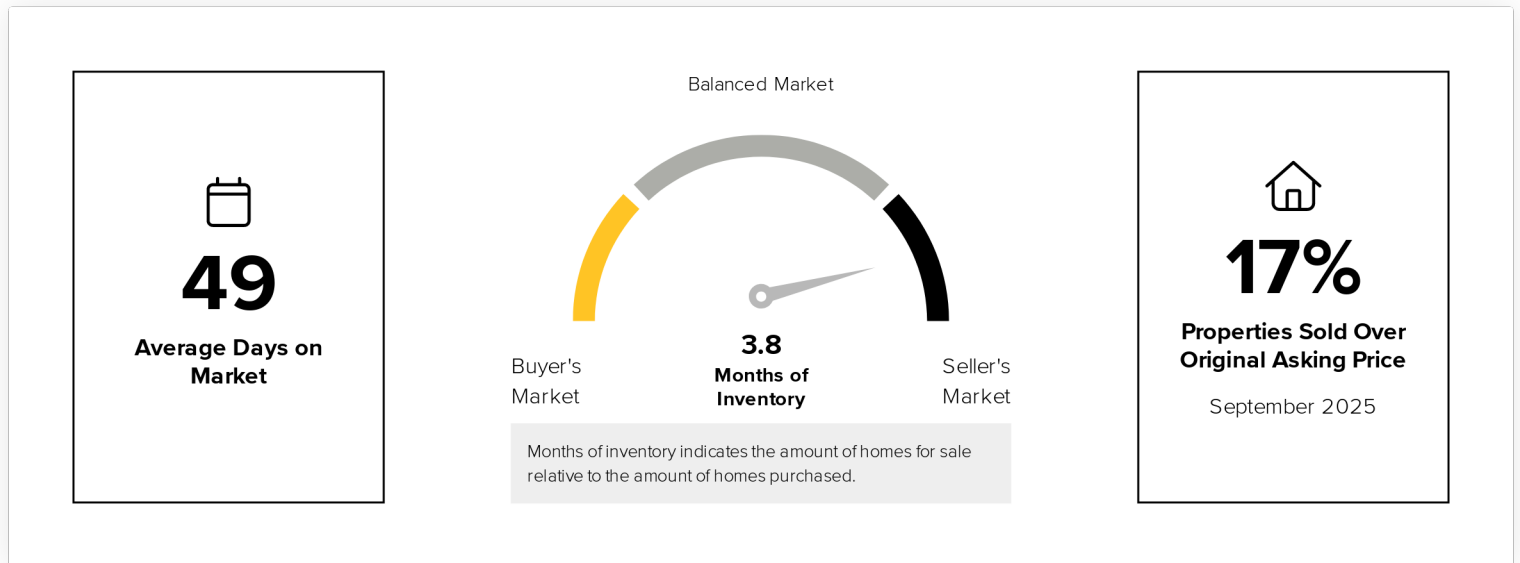


## Sale to List Price Ratio





# 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 10/4/25	Current Period Sep 2025	3 Month Trend	Current Period Sep 2025	6 Month Avg
All Price Ranges	522	3.8	1.2	137	153	Seller's
< \$100,000	9	2.3	0.9	4	3	● Seller's
\$100,000 - \$200,000	20	1.2	0.4	17	14	● Seller's
\$200,000 - \$300,000	155	3.8	1.1	41	48	● Seller's
\$300,000 - \$400,000	173	3.8	1.4	45	45	● Seller's
\$400,000 - \$500,000	68	4.9	1.4	14	18	● Balanced
\$500,000 - \$600,000	41	6.8	2.0	6	9	● Buyer's
\$600,000 - \$700,000	15	3.8	0.9	4	5	● Seller's
\$700,000 - \$800,000	17	4.3	1.4	4	3	● Balanced
\$800,000 - \$900,000	6	6.0	2.0	1	1	● Buyer's
\$900,000 - \$1,000,000	4	—	2.0	0	0	—
> \$1,000,000	14	14.0	2.3	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 Central Tucson MLS Area, Arizona. The values are based on closed transactions in September 2025.

