



Community Market Report



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

West Tucson MLS Area, Arizona

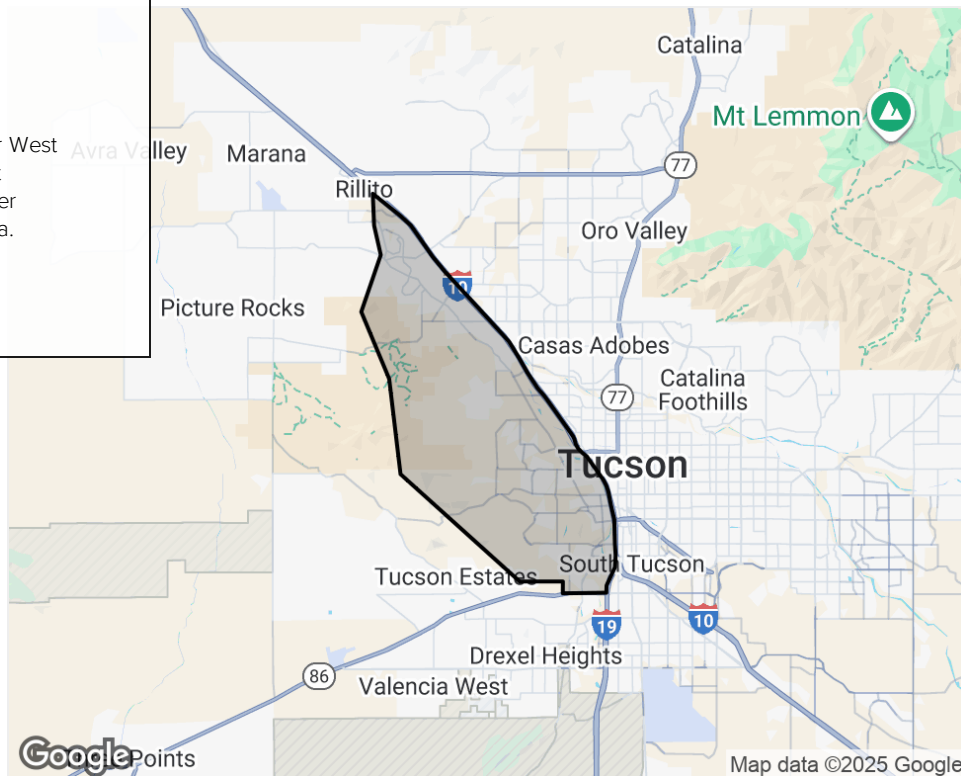
October 2025





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 September 2025.

	Current Period Sep 2025	Last Month Aug 2025	Change From Last Month	Last Year Sep 2024	Change From Last Year
Homes Sold	63	63	0%	61	▲ 3%
Median Sale Price	\$365,000	\$355,000	▲ 3%	\$375,000	▼ 3%
Median List Price	\$366,910	\$359,900	▲ 2%	\$389,000	▼ 6%
Sale to List Price Ratio	99%	97%	▲ 2%	98%	▲ 1%
Sales Volume	\$24,107,000	\$24,245,321	▼ 1%	\$24,600,889	▼ 2%
Average Days on Market	60 days	69 days	▼ 9 days	35 days	▲ 25 days
Homes Sold Year to Date	607	544	▲ 12%	658	▼ 8%
For Sale at Month's End	264	288	▼ 8%	164	▲ 61%

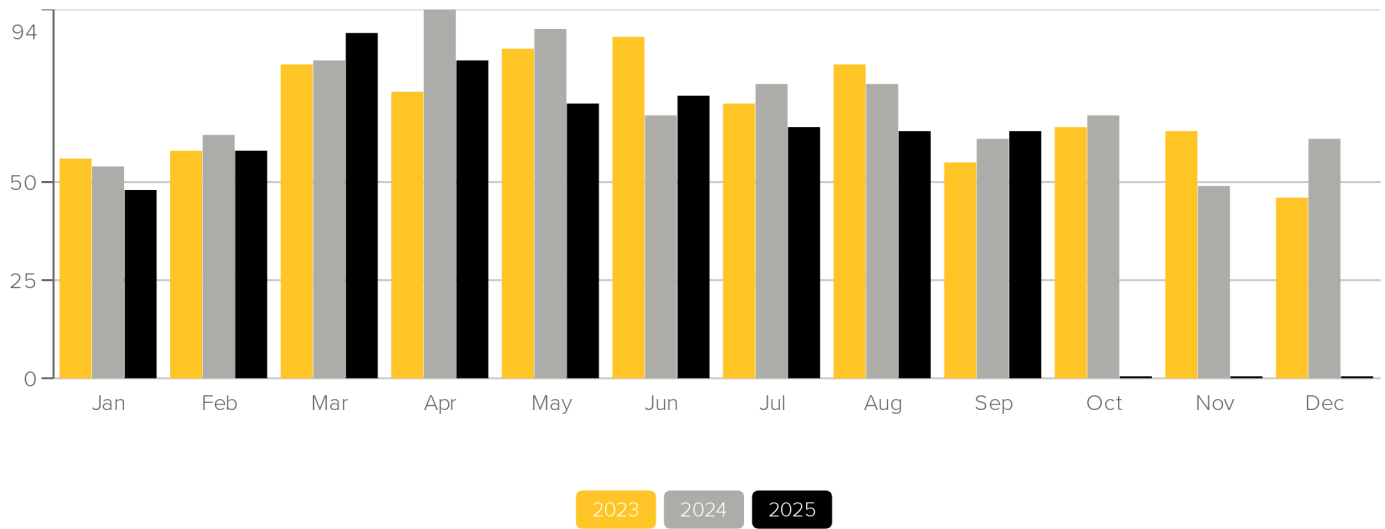
Current Market

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.

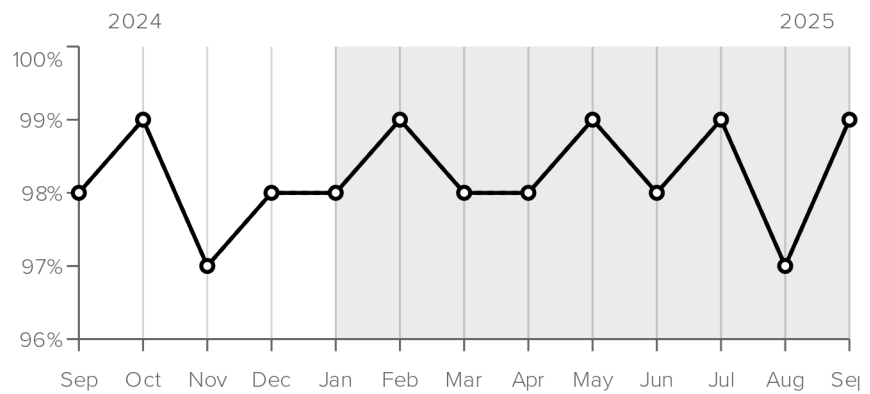
276 Homes for Sale	86 Homes Under Contract	\$3,500,000 High Price
\$94,000 Low Price	\$394,000 Median List Price	



Homes Sold

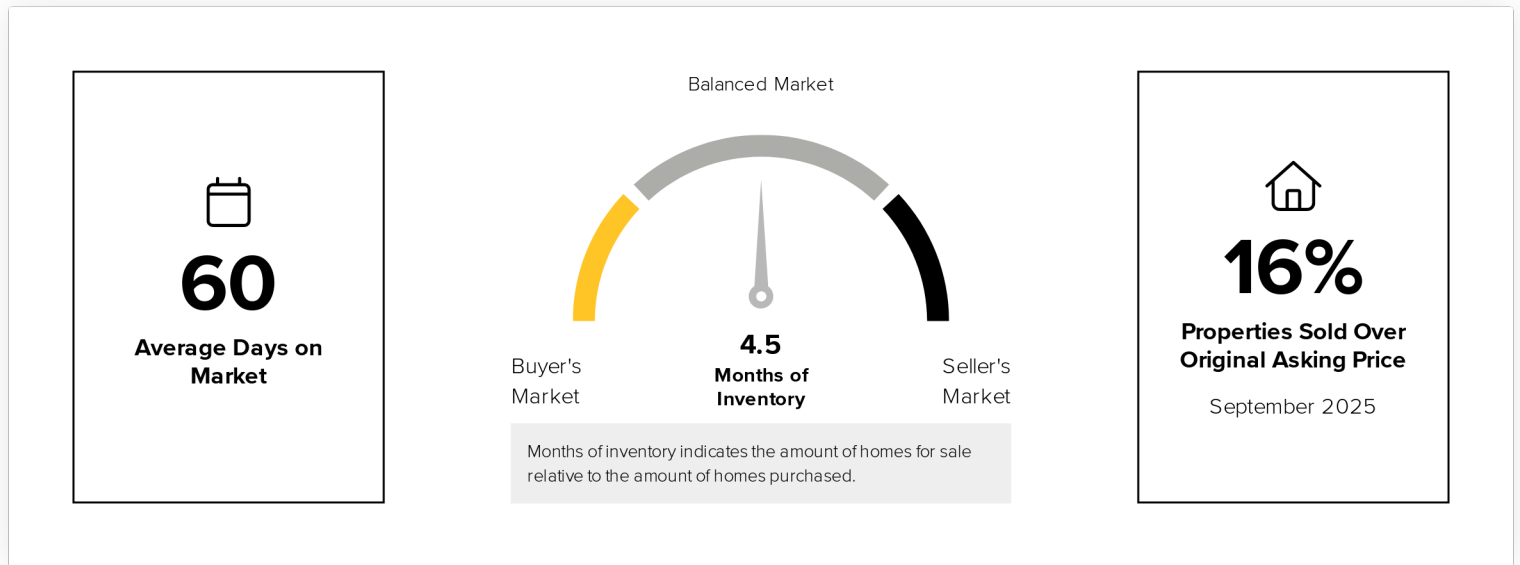


Sale to List Price Ratio





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 10/4/25	Current Period Sep 2025	3 Month Trend	Current Period Sep 2025	6 Month Avg
All Price Ranges	274	4.5	1.5	61	68	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	15	5.0	1.3	3	3	● Balanced
\$200,000 - \$300,000	39	3.5	1.3	11	9	● Seller's
\$300,000 - \$400,000	89	3.3	1.1	27	26	● Seller's
\$400,000 - \$500,000	48	4.8	1.2	10	14	● Balanced
\$500,000 - \$600,000	29	7.3	3.6	4	4	● Buyer's
\$600,000 - \$700,000	12	6.0	3.0	2	2	● Buyer's
\$700,000 - \$800,000	9	4.5	1.3	2	2	● Balanced
\$800,000 - \$900,000	5	5.0	1.7	1	1	● Balanced
\$900,000 - \$1,000,000	4	—	—	0	0	—
> \$1,000,000	24	24.0	4.8	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 West Tucson MLS Area, Arizona. The values are based on closed transactions in September 2025.

