



Community Market Report



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Central Tucson MLS Area, Arizona

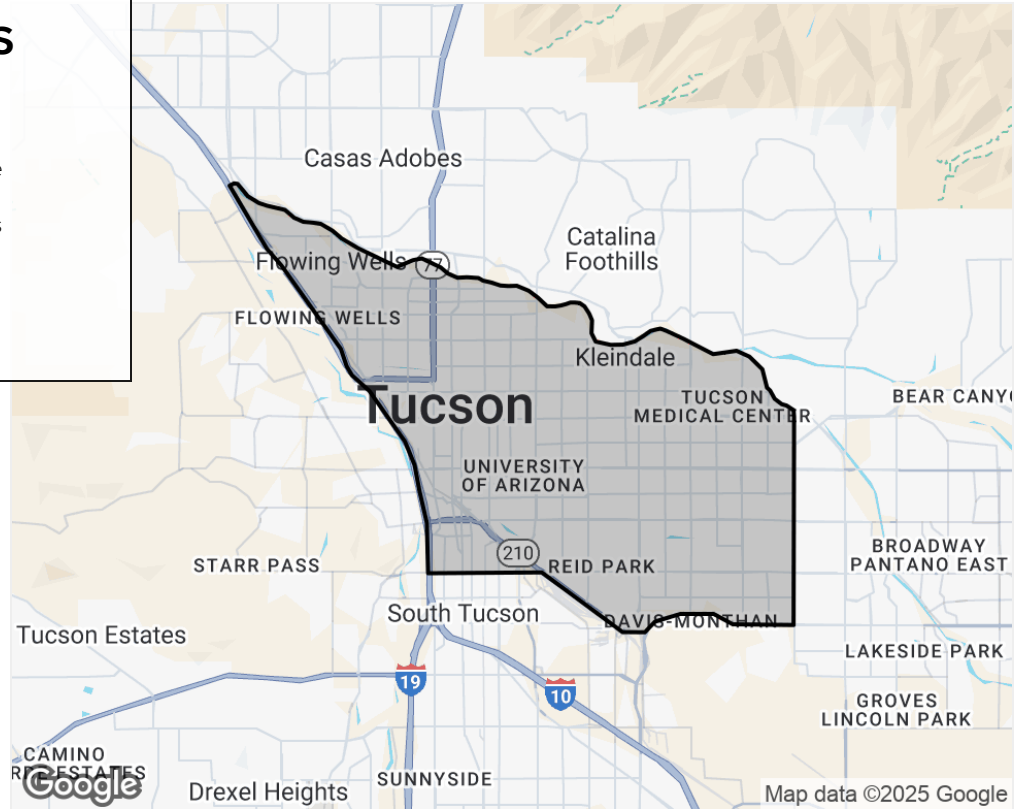
November 2025





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 October 2025.

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	138	131	▲ 5%	135	▲ 2%
Median Sale Price	\$305,000	\$320,000	▼ 5%	\$310,000	▼ 2%
Median List Price	\$309,450	\$323,000	▼ 4%	\$312,500	▼ 1%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$47,653,195	\$43,933,875	▲ 8%	\$45,545,180	▲ 5%
Average Days on Market	47 days	48 days	▼ 1 day	35 days	▲ 12 days
Homes Sold Year to Date	1,431	1,293	▲ 11%	1,395	▲ 3%
For Sale at Month's End	532	505	▲ 5%	397	▲ 34%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of November 2, 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.

535

Homes for Sale

177

Homes Under Contract

\$2,595,000

High Price

\$29,999

Low Price

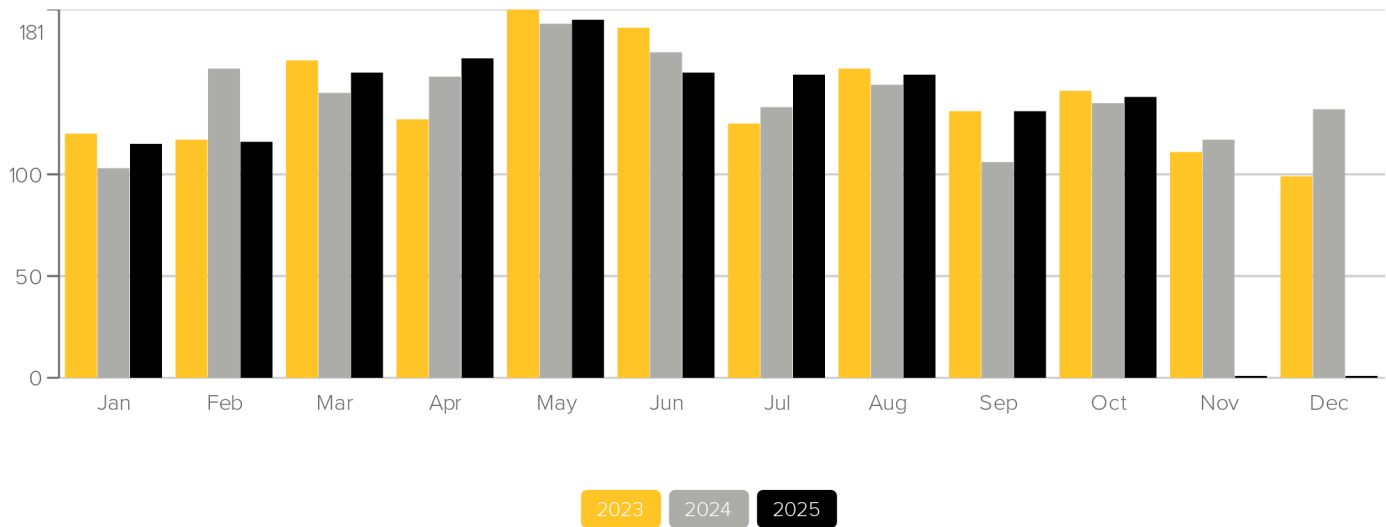
\$330,000

Median List Price

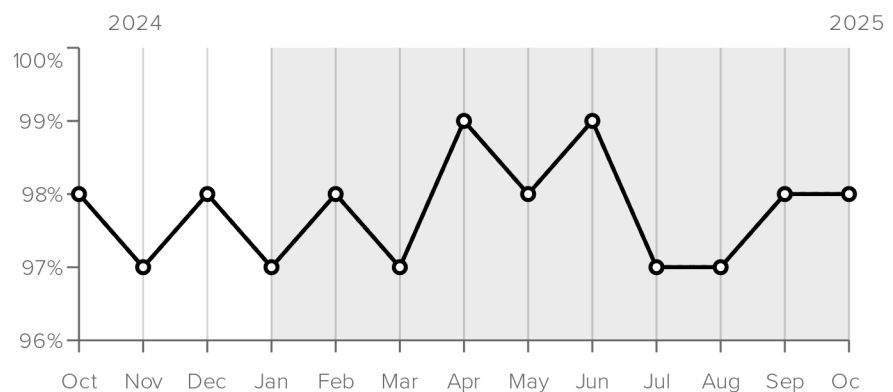
Values pulled on 11/2/2025



Homes Sold



Sale to List Price Ratio

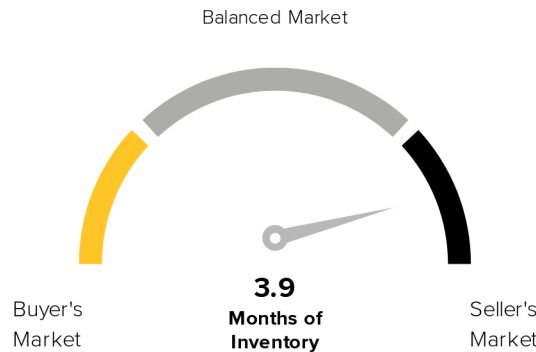




Market Conditions

47

Average Days on Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



17%

Properties Sold Over Original Asking Price

October 2025

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

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

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 11/2/25	Current Period Oct 2025	3 Month Trend	Current Period Oct 2025	6 Month Avg
All Price Ranges	517	3.9	1.3	132	147	Seller's
< \$100,000	13	3.3	1.2	4	3	● Seller's
\$100,000 - \$200,000	18	1.5	0.4	12	14	● Seller's
\$200,000 - \$300,000	164	4.0	1.3	41	45	● Balanced
\$300,000 - \$400,000	144	3.6	1.2	40	43	● Seller's
\$400,000 - \$500,000	82	6.3	1.9	13	17	● Buyer's
\$500,000 - \$600,000	42	5.3	1.8	8	9	● Balanced
\$600,000 - \$700,000	20	4.0	1.5	5	5	● Balanced
\$700,000 - \$800,000	11	2.2	1.0	5	3	● Seller's
\$800,000 - \$900,000	6	6.0	1.5	1	0	● Buyer's
\$900,000 - \$1,000,000	3	1.5	1.0	2	1	● Seller's
> \$1,000,000	14	14.0	4.7	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 October 2025.

