



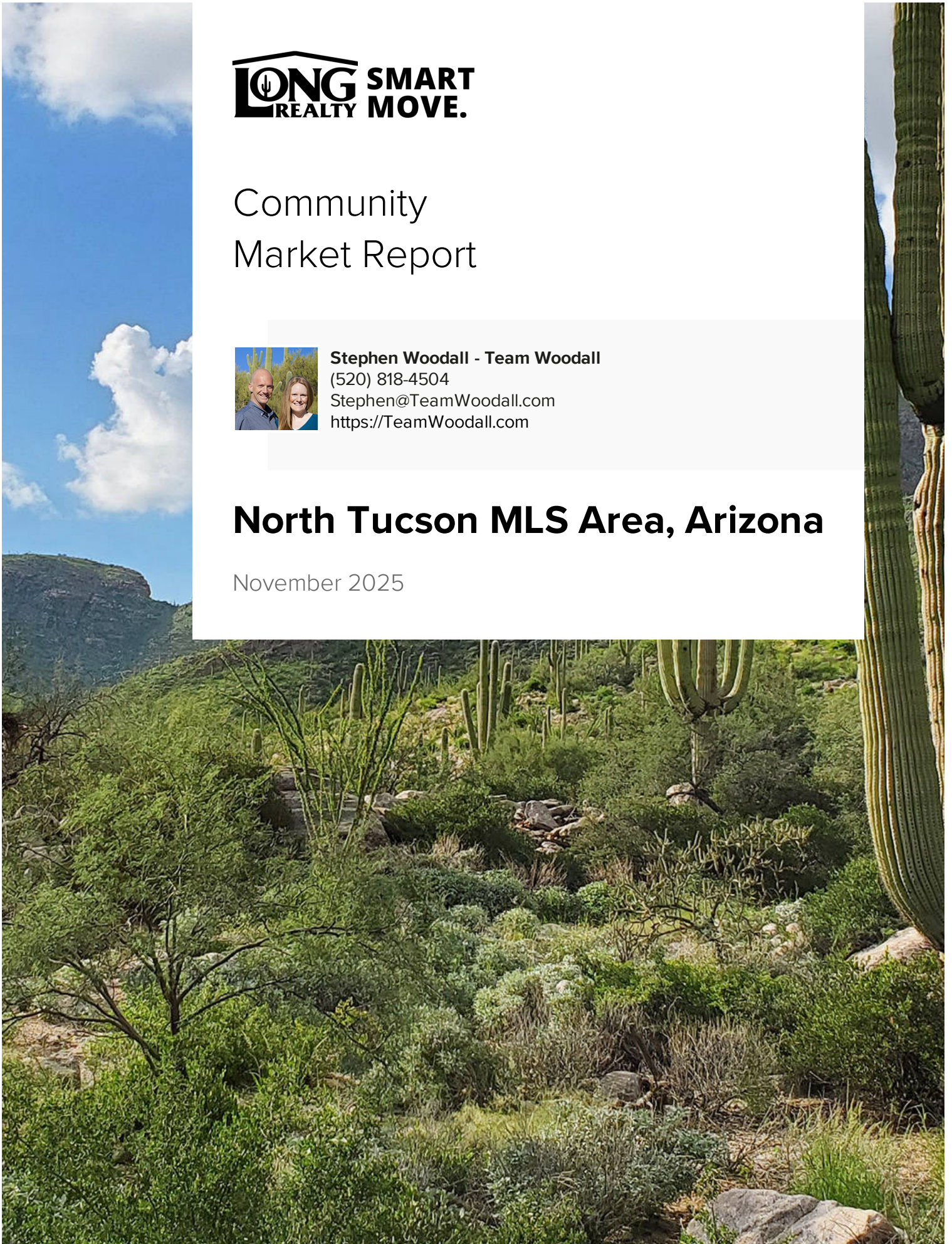
# Community Market Report



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## North Tucson MLS Area, Arizona

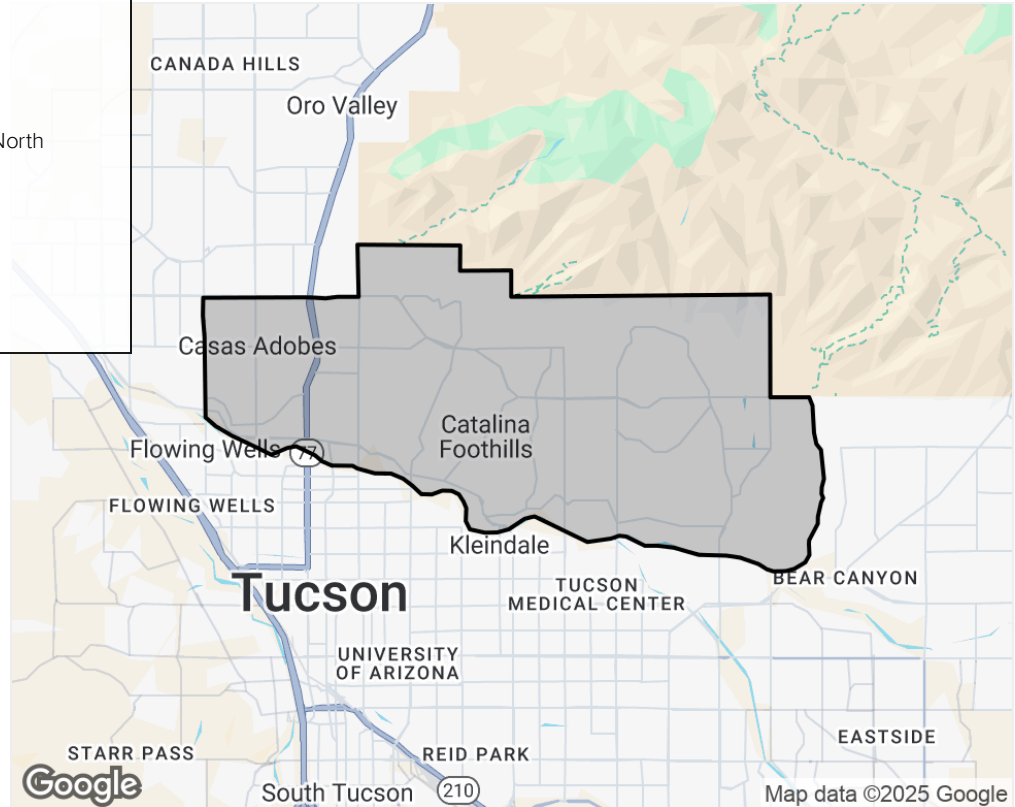
November 2025





## About North Tucson MLS Area

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







# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for North 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	88	99	▼ 11%	87	▲ 1%
Median Sale Price	\$585,000	\$599,000	▼ 2%	\$505,000	▲ 16%
Median List Price	\$599,000	\$599,000	0%	\$517,400	▲ 16%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$63,447,715	\$69,065,101	▼ 8%	\$54,860,879	▲ 16%
Average Days on Market	56 days	77 days	▼ 21 days	38 days	▲ 18 days
Homes Sold Year to Date	1,008	920	▲ 10%	1,046	▼ 4%
For Sale at Month's End	375	350	▲ 7%	313	▲ 20%

## 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.

410

Homes for Sale

127

Homes Under Contract

\$12,950,000

High Price

\$90,000

Low Price

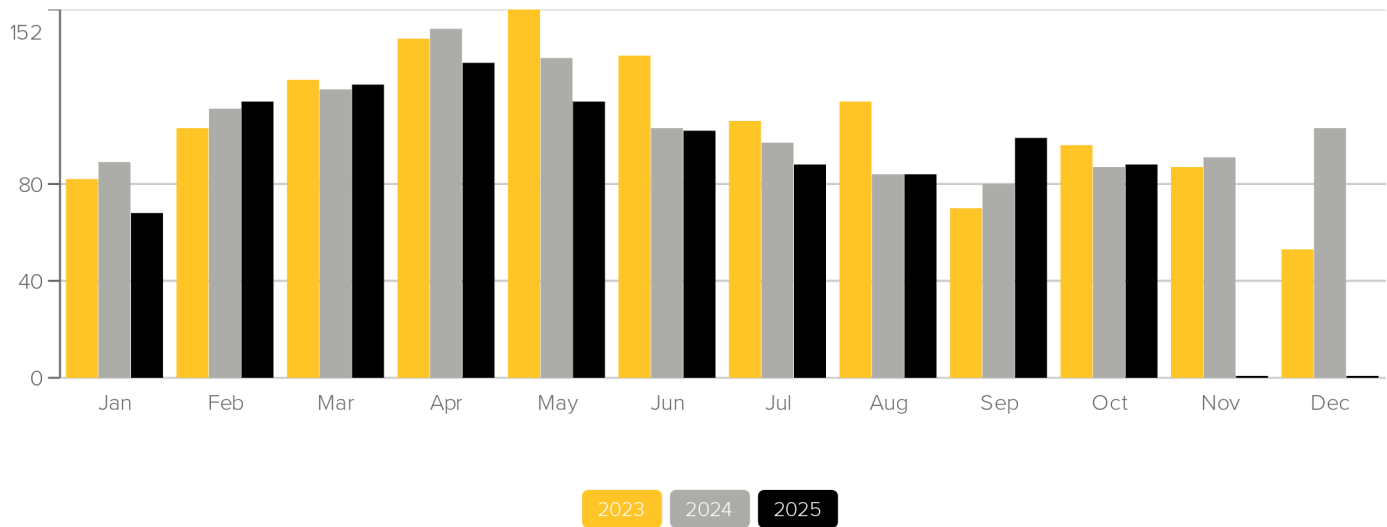
\$599,000

Median List Price

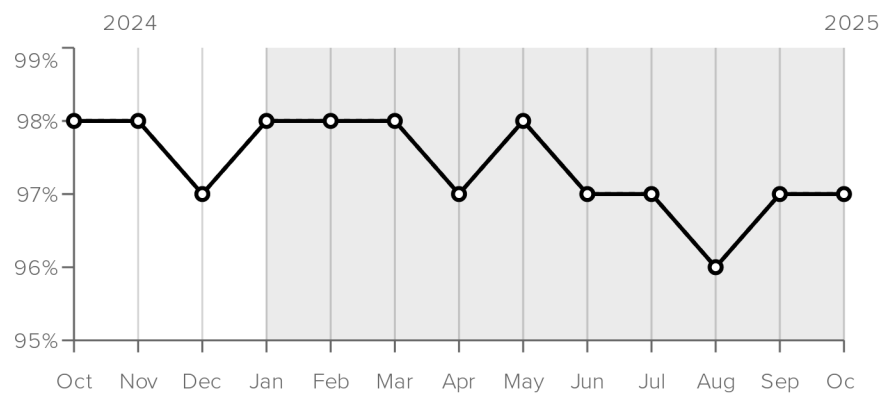
Values pulled on 11/2/2025



# Homes Sold

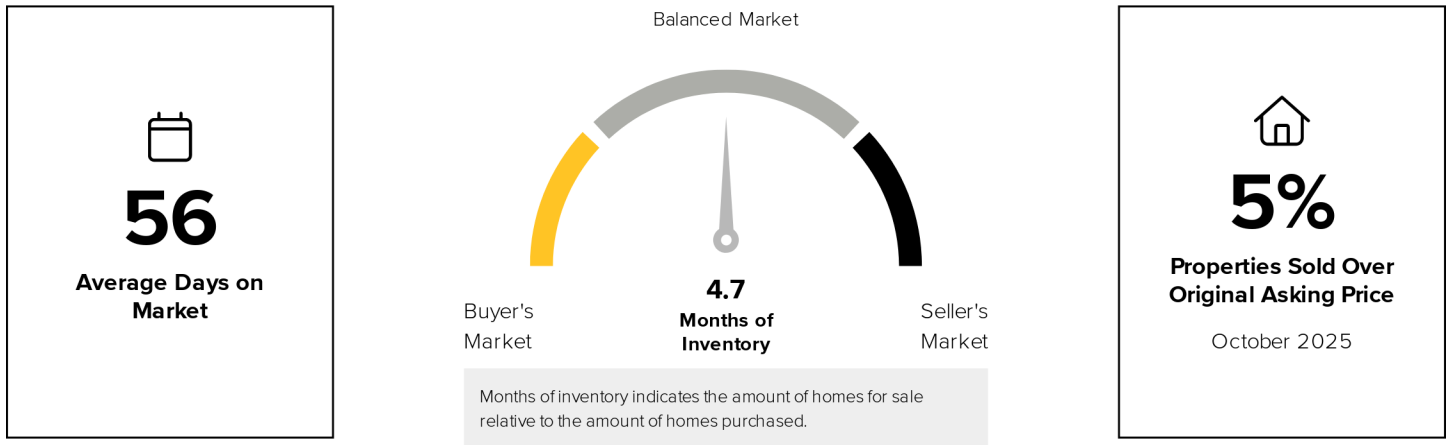


# Sale to List Price Ratio





# 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	<div> <p>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <p>More homes to choose from</p> <p>Could spend less than asking price</p> <p>Price restrictions</p> <p>Rarely competing offers</p> </div> </div>	<div> <p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <p>Fewer homes to choose from</p> <p>Need to be able to close quickly</p> <p>Could spend more than asking price</p> <p>Competition from other buyers</p> </div> </div>
	<div> <p>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <p>Takes more time to sell</p> <p>Fewer offers received</p> <p>Could get lower than asking price</p> <p>May have to make repairs and/or concessions</p> </div> </div>	<div> <p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <p>Home sells quickly</p> <p>Multiple offers likely</p> <p>Could get more than asking price</p> <p>Buyers willing to overlook repairs</p> </div> </div>



## 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	410	4.7	1.5	88	96	Balanced
< \$200,000	28	9.3	2.5	3	2	● Buyer's
\$200,000 - \$400,000	126	5.0	1.9	25	23	● Balanced
\$400,000 - \$600,000	75	4.2	1.3	18	19	● Balanced
\$600,000 - \$800,000	54	3.0	0.9	18	21	● Seller's
\$800,000 - \$1,000,000	35	3.2	1.0	11	11	● Seller's
\$1,000,000 - \$1,200,000	16	16.0	1.8	1	4	● Buyer's
\$1,200,000 - \$1,400,000	12	12.0	1.5	1	3	● Buyer's
\$1,400,000 - \$1,600,000	13	3.3	1.4	4	3	● Seller's
\$1,600,000 - \$1,850,000	16	5.3	2.3	3	3	● Balanced
\$1,850,000 - \$2,000,000	2	2.0	1.0	1	1	● Seller's
> \$2,000,000	33	11.0	6.6	3	1	● 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 North Tucson MLS Area, Arizona. The values are based on closed transactions in October 2025.

