



Community Market Report



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Tucson Metro MLSSAZ Area, Arizona

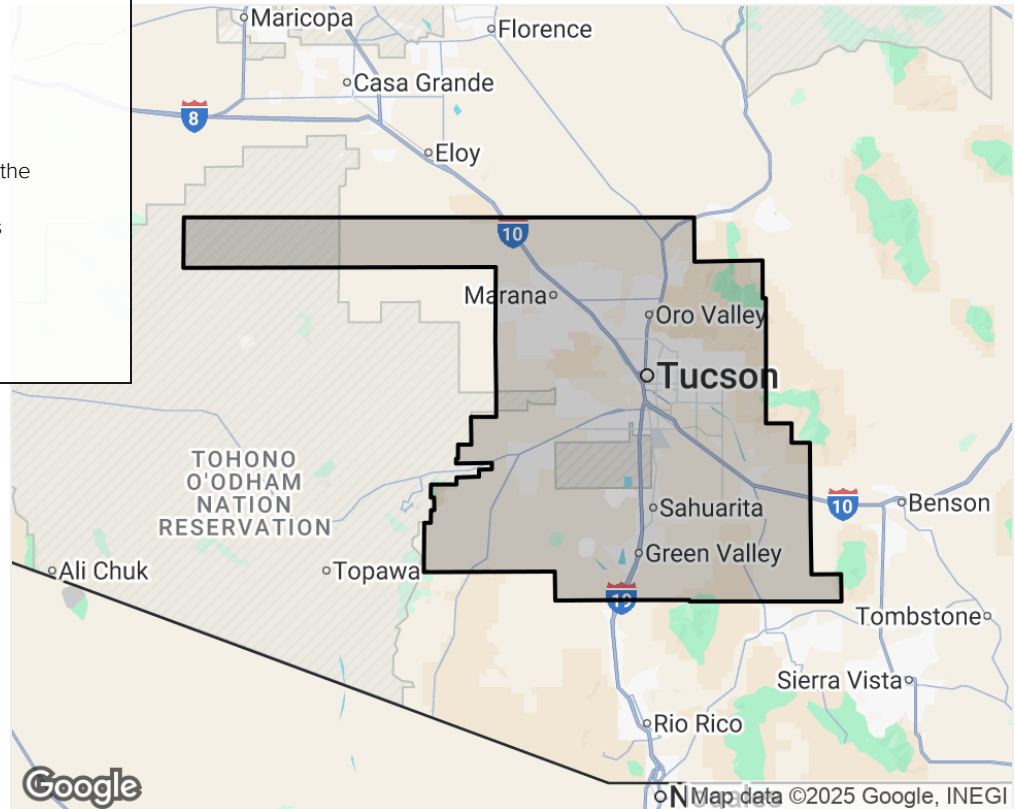
November 2025





About Tucson Metro MLSSAZ Area

Welcome to your personalized market report for Tucson Metro MLSSAZ 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 Tucson
Metro MLSSAZ Area.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Tucson Metro MLSSAZ 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	1,088	1150	▼ 5%	1101	▼ 1%
Median Sale Price	\$356,420	\$357,094	0%	\$360,000	▼ 1%
Median List Price	\$364,420	\$364,563	0%	\$365,320	0%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$463,779,937	\$487,221,739	▼ 5%	\$482,196,878	▼ 4%
Average Days on Market	57 days	62 days	▼ 5 days	51 days	▲ 6 days
Homes Sold Year to Date	12,057	10,969	▲ 10%	11,811	▲ 2%
For Sale at Month's End	4,526	4313	▲ 5%	3940	▲ 15%

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.

4,865
Homes for Sale

1,377
Homes Under Contract

\$12,950,000
High Price

\$28,000
Low Price

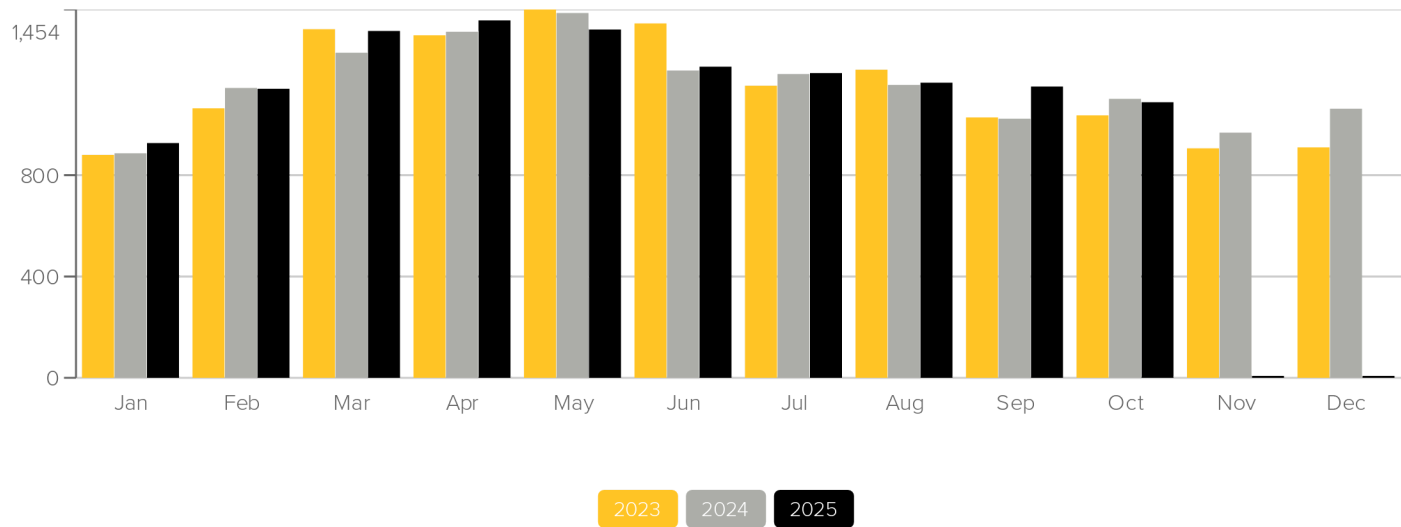
\$384,500
Median List Price

Values pulled on 11/2/2025





Homes Sold

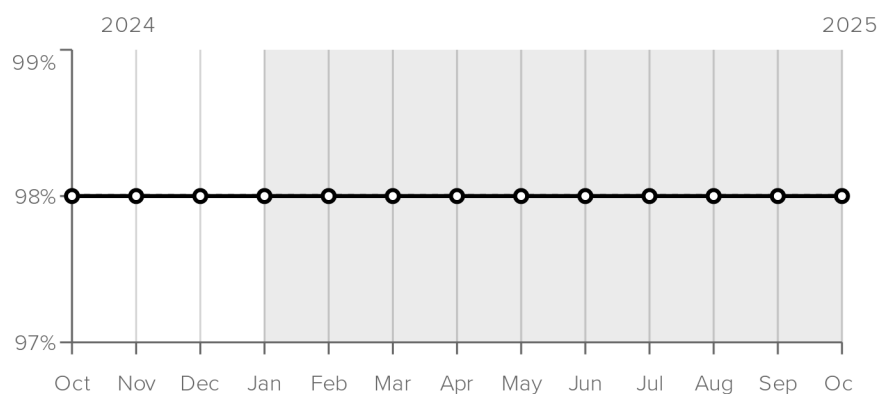


Sale to List Price Ratio

98%

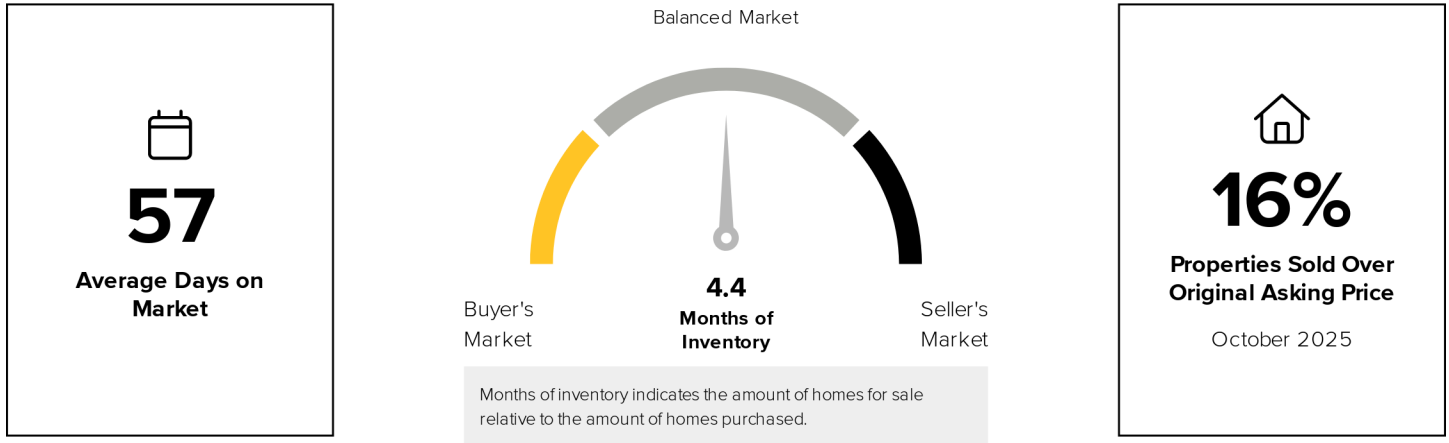
Average Sale to List Price Ratio

October 2025





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	<p style="text-align: center;">Buyer's Market</p> <p style="text-align: center;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">More homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend less than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Price restrictions</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Rarely competing offers</div>	<p style="text-align: center;">Seller's Market</p> <p style="text-align: center;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer homes to choose from</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Need to be able to close quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Competition from other buyers</div>
	<p style="text-align: center;">Buyer's Market</p> <p style="text-align: center;">More people selling homes than buying</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Takes more time to sell</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer offers received</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get lower than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">May have to make repairs and/or concessions</div>	<p style="text-align: center;">Seller's Market</p> <p style="text-align: center;">More people buying homes than selling</p> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Home sells quickly</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Multiple offers likely</div> <div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px; text-align: center;">Could get more than asking price</div> <div style="border: 1px solid #ccc; padding: 5px; text-align: center;">Buyers willing to overlook repairs</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	4,653	4.4	1.4	1,047	1,184	Balanced
< \$100,000	26	3.3	1.2	8	7	● Seller's
\$100,000 - \$200,000	172	3.3	1.0	52	50	● Seller's
\$200,000 - \$300,000	733	3.6	1.1	201	225	● Seller's
\$300,000 - \$400,000	1,483	3.8	1.2	386	425	● Seller's
\$400,000 - \$500,000	850	5.3	1.7	160	192	● Balanced
\$500,000 - \$600,000	449	5.0	1.6	90	99	● Balanced
\$600,000 - \$700,000	281	6.0	1.7	47	58	● Buyer's
\$700,000 - \$800,000	158	4.6	1.5	34	40	● Balanced
\$800,000 - \$900,000	100	5.3	1.4	19	23	● Balanced
\$900,000 - \$1,000,000	84	6.5	2.2	13	12	● Buyer's
> \$1,000,000	317	8.6	3.0	37	48	● 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 Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in October 2025.

