



Community Market Report



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West Tucson MLS Area, Arizona

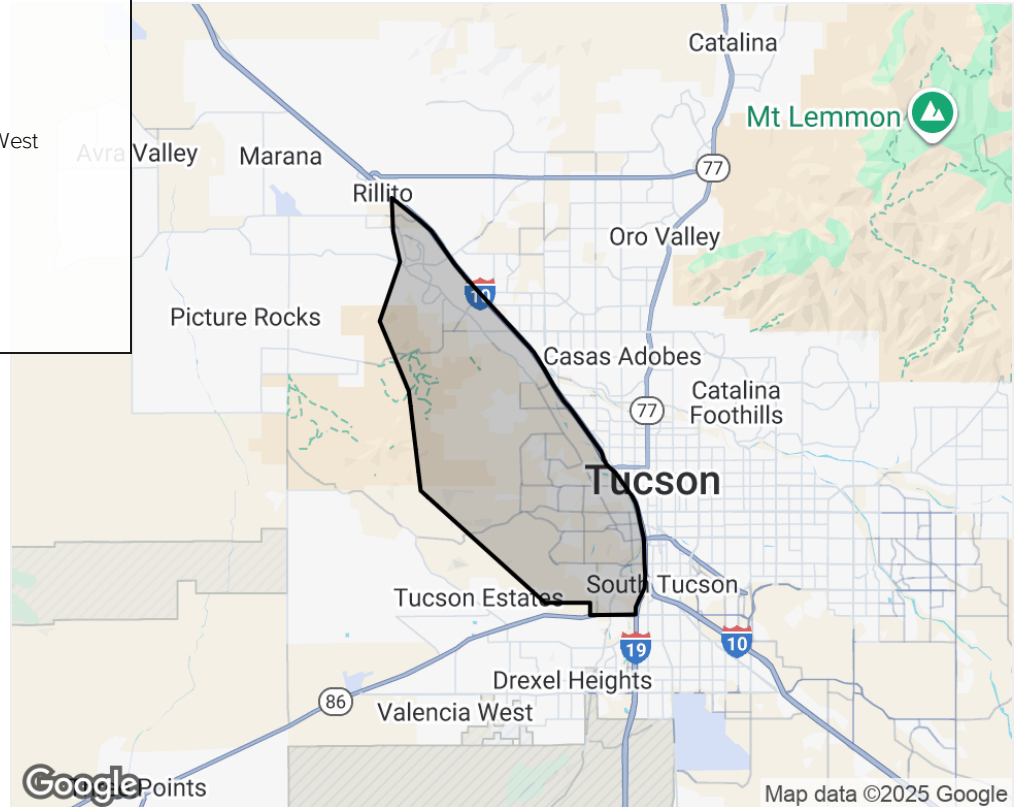
November 2025





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 October 2025.

	Current Period Oct 2025	Last Month Sep 2025	Change From Last Month	Last Year Oct 2024	Change From Last Year
Homes Sold	65	66	▼ 2%	67	▼ 3%
Median Sale Price	\$385,000	\$363,750	▲ 6%	\$352,000	▲ 9%
Median List Price	\$375,000	\$363,520	▲ 3%	\$359,000	▲ 4%
Sale to List Price Ratio	98%	99%	▼ 1%	99%	▼ 1%
Sales Volume	\$26,030,209	\$25,252,000	▲ 3%	\$27,291,533	▼ 5%
Average Days on Market	49 days	60 days	▼ 11 days	33 days	▲ 16 days
Homes Sold Year to Date	676	611	▲ 11%	725	▼ 7%
For Sale at Month's End	281	264	▲ 6%	180	▲ 56%

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.

295

Homes for Sale

68

Homes Under Contract

\$3,165,000

High Price

\$119,000

Low Price

\$389,000

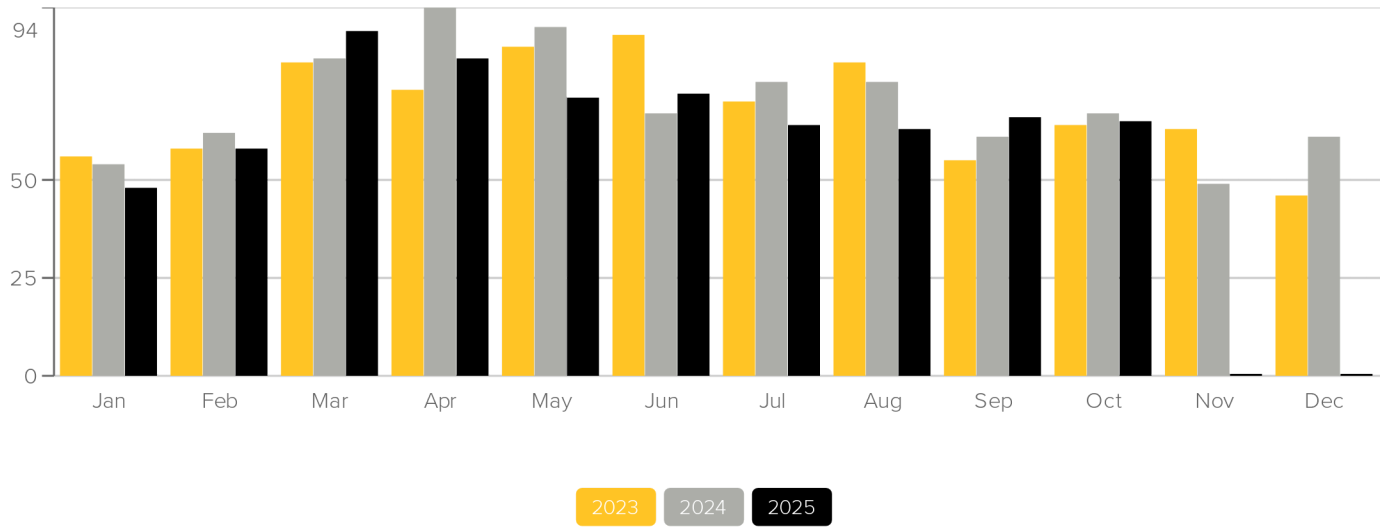
Median List Price

Values pulled on 11/2/2025

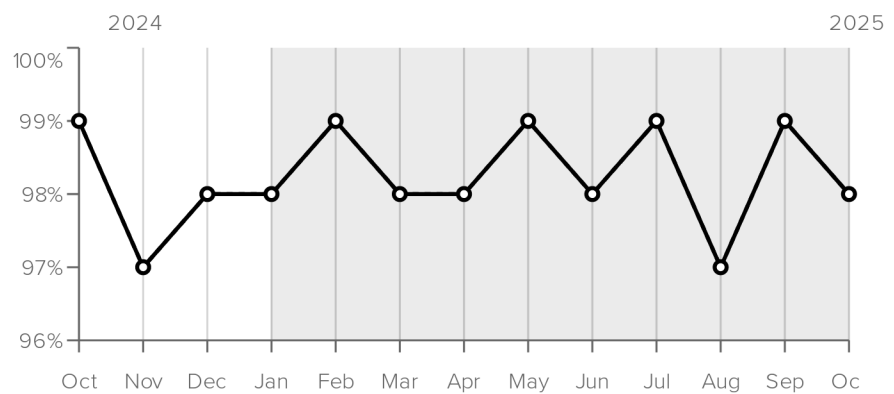




Homes Sold

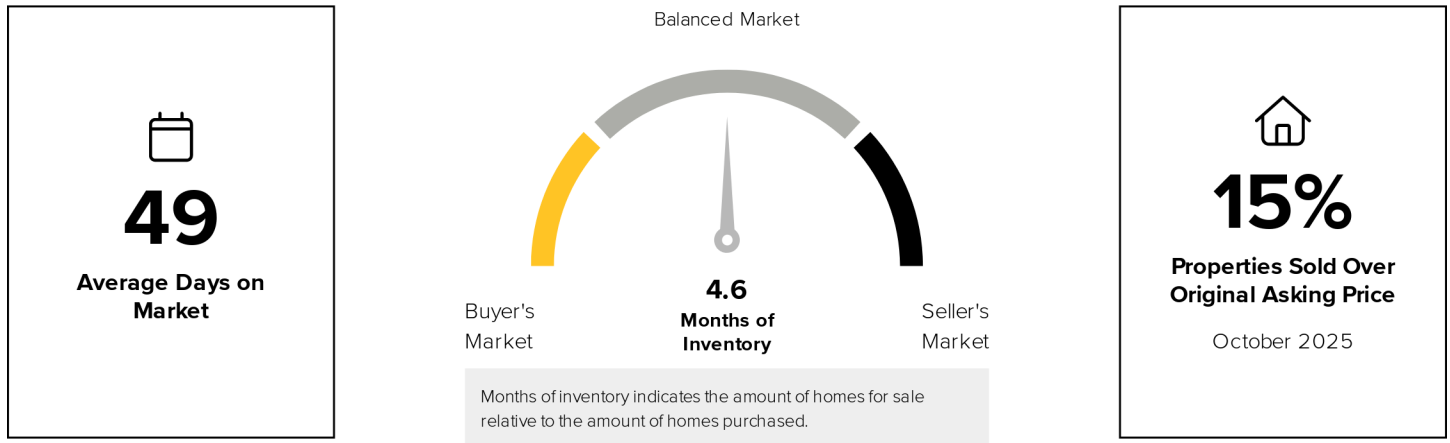


Sale to List Price Ratio





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> <div>More homes to choose from</div> <div>Could spend less than asking price</div> <div>Price restrictions</div> <div>Rarely competing offers</div> </div> </div>	<div> <p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <div>Fewer homes to choose from</div> <div>Need to be able to close quickly</div> <div>Could spend more than asking price</div> <div>Competition from other buyers</div> </div> </div>
	<div> <p>Buyer's Market</p> <p>More people selling homes than buying</p> <div> <div>Takes more time to sell</div> <div>Fewer offers received</div> <div>Could get lower than asking price</div> <div>May have to make repairs and/or concessions</div> </div> </div>	<div> <p>Seller's Market</p> <p>More people buying homes than selling</p> <div> <div>Home sells quickly</div> <div>Multiple offers likely</div> <div>Could get more than asking price</div> <div>Buyers willing to overlook repairs</div> </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	293	4.6	1.5	64	66	Balanced
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	9	3.0	0.8	3	3	● Seller's
\$200,000 - \$300,000	44	3.4	1.3	13	10	● Seller's
\$300,000 - \$400,000	97	4.4	1.3	22	26	● Balanced
\$400,000 - \$500,000	58	3.9	1.6	15	13	● Seller's
\$500,000 - \$600,000	29	14.5	3.2	2	3	● Buyer's
\$600,000 - \$700,000	14	2.3	1.6	6	3	● Seller's
\$700,000 - \$800,000	10	10.0	2.0	1	2	● Buyer's
\$800,000 - \$900,000	4	4.0	1.3	1	1	● Balanced
\$900,000 - \$1,000,000	6	—	—	0	0	—
> \$1,000,000	22	22.0	5.5	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 October 2025.

