



Community Market Report



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Central Tucson MLS Area, Arizona

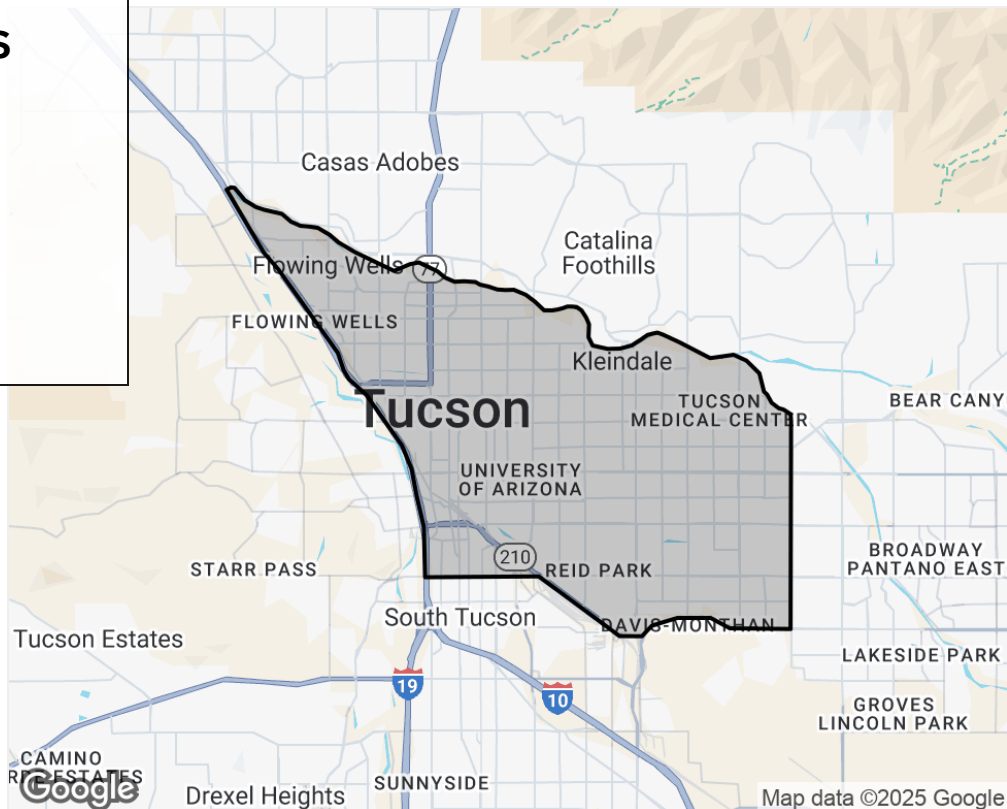
December 2025





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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	112	148	▼ 24%	117	▼ 4%
Median Sale Price	\$327,000	\$305,000	▲ 7%	\$312,382	▲ 5%
Median List Price	\$327,450	\$309,450	▲ 6%	\$319,000	▲ 3%
Sale to List Price Ratio	98%	98%	0%	97%	▲ 1%
Sales Volume	\$43,082,660	\$51,383,170	▼ 16%	\$41,683,563	▲ 3%
Average Days on Market	41 days	47 days	▼ 6 days	41 days	▲ 0 days
Homes Sold Year to Date	1,557	1,445	▲ 8%	1,515	▲ 3%
For Sale at Month's End	548	532	▲ 3%	418	▲ 31%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 5, 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.

518
Homes for Sale

175
Homes Under Contract

\$2,595,000
High Price

\$15,000
Low Price

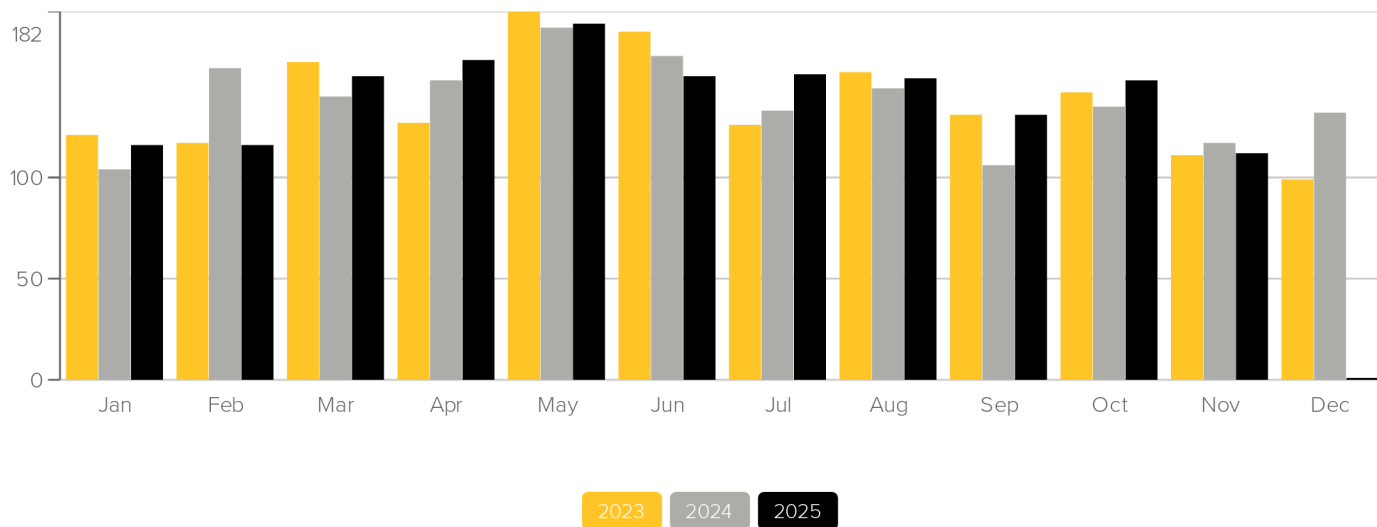
\$319,000
Median List Price

Values pulled on 12/5/2025

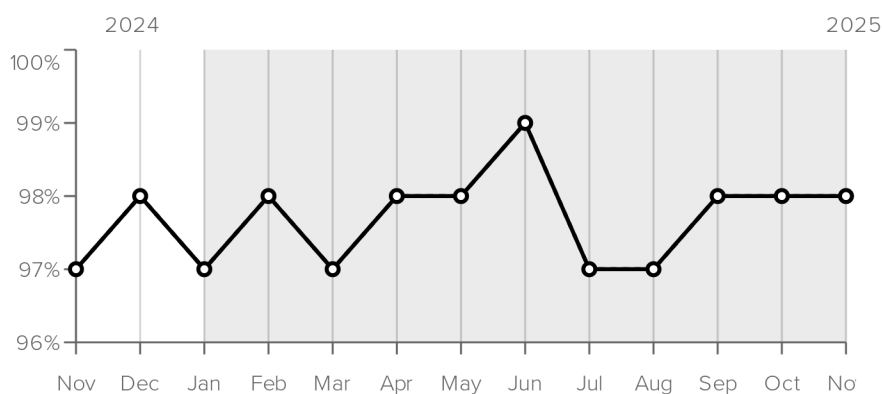




Homes Sold

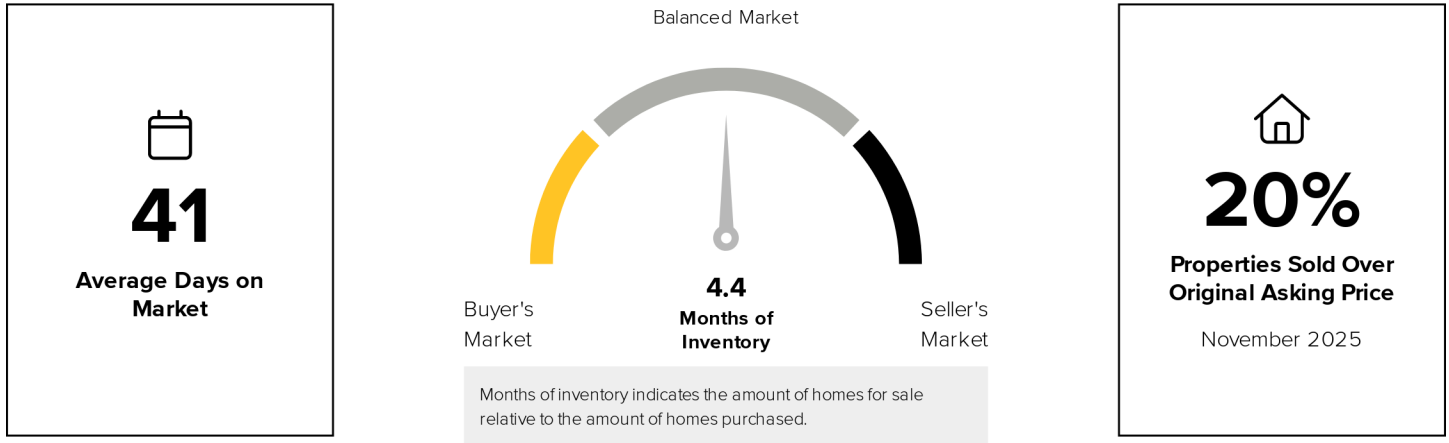


Sale to List Price Ratio





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 12/5/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	497	4.4	1.3	113	139	Balanced
< \$100,000	15	5.0	1.4	3	3	● Balanced
\$100,000 - \$200,000	34	3.8	0.9	9	13	● Seller's
\$200,000 - \$300,000	152	4.2	1.3	36	43	● Balanced
\$300,000 - \$400,000	131	4.2	1.1	31	40	● Balanced
\$400,000 - \$500,000	74	7.4	2.0	10	15	● Buyer's
\$500,000 - \$600,000	39	4.3	1.6	9	9	● Balanced
\$600,000 - \$700,000	19	2.1	1.1	9	6	● Seller's
\$700,000 - \$800,000	14	7.0	1.3	2	3	● Buyer's
\$800,000 - \$900,000	6	6.0	2.0	1	0	● Buyer's
\$900,000 - \$1,000,000	3	—	1.0	0	1	—
> \$1,000,000	10	3.3	2.0	3	2	● Seller'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 November 2025.

