



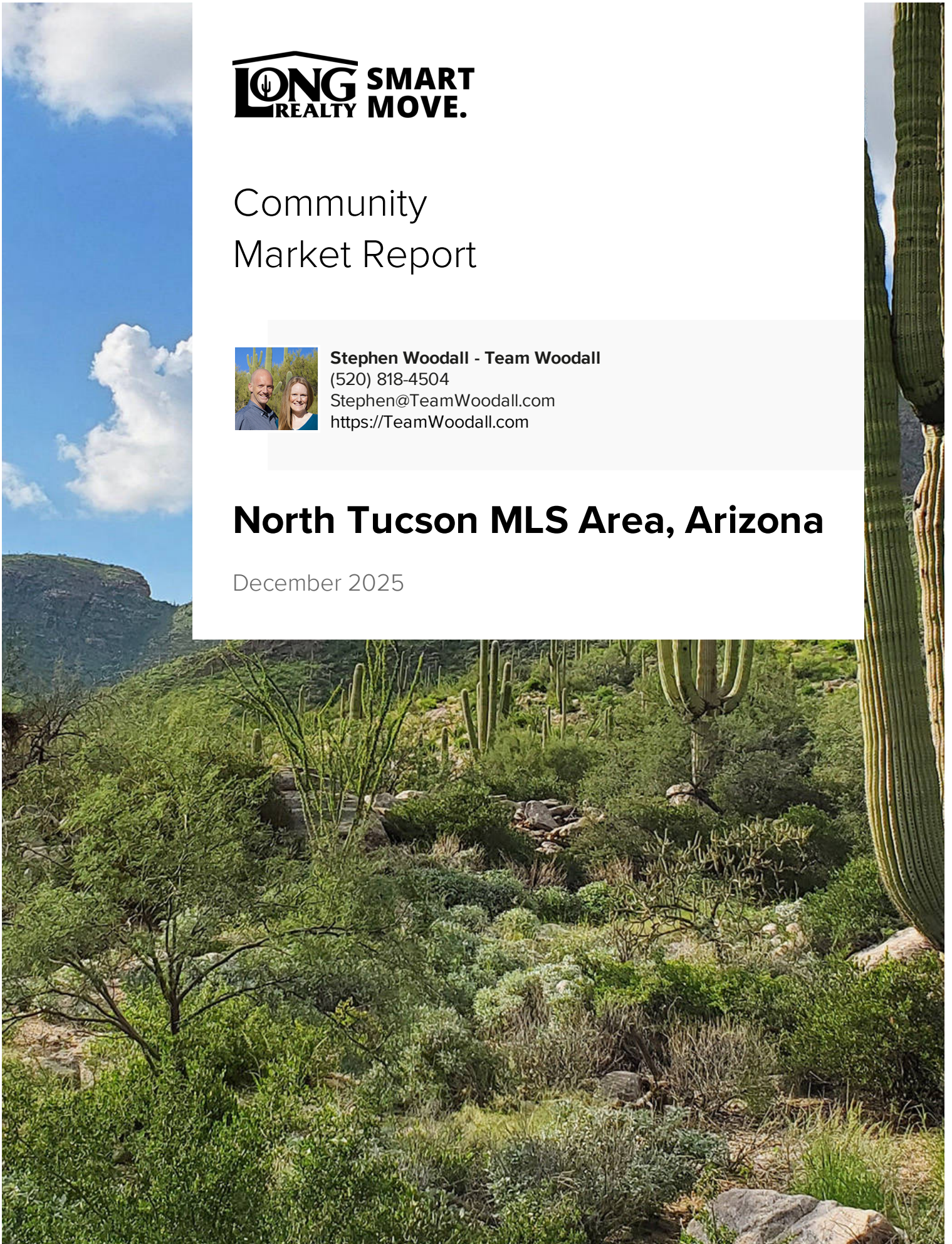
# Community Market Report



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## North Tucson MLS Area, Arizona

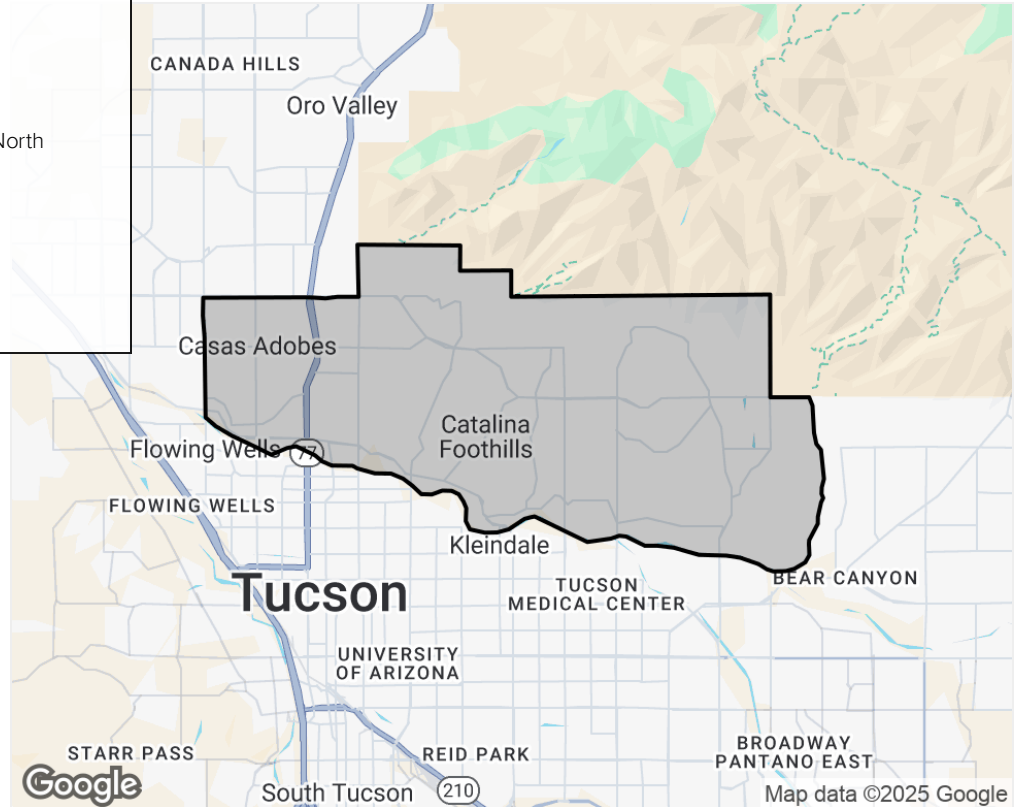
December 2025





## 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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	96	90	▲ 7%	91	▲ 5%
Median Sale Price	\$662,500	\$590,000	▲ 12%	\$601,000	▲ 10%
Median List Price	\$662,450	\$599,500	▲ 11%	\$600,000	▲ 10%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$77,985,535	\$64,837,715	▲ 20%	\$66,129,300	▲ 18%
Average Days on Market	56 days	56 days	▲ 0 days	44 days	▲ 12 days
Homes Sold Year to Date	1,106	1,010	▲ 10%	1,137	▼ 3%
For Sale at Month's End	412	375	▲ 10%	363	▲ 13%

## 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.

398

Homes for Sale

106

Homes Under Contract

\$12,950,000

High Price

\$84,900

Low Price

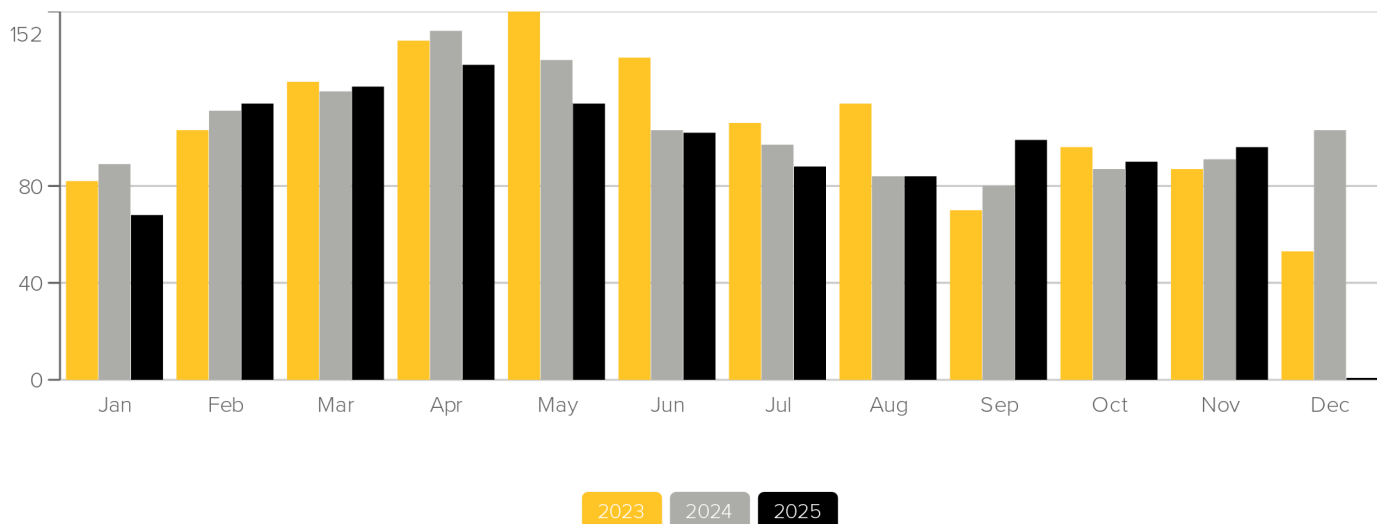
\$595,000

Median List Price

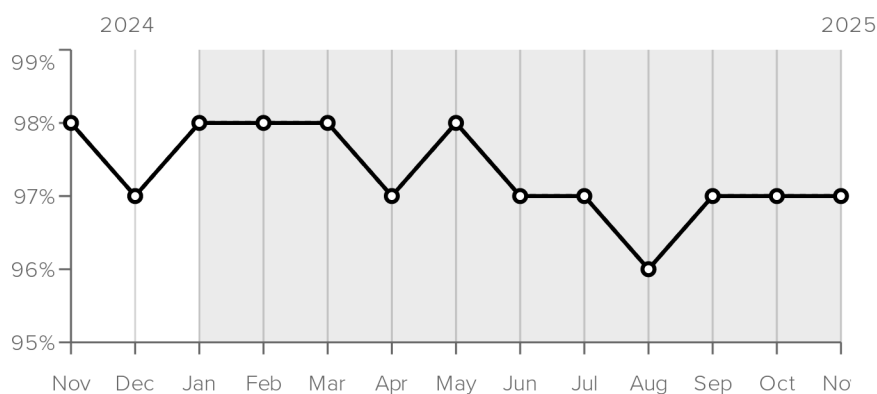
Values pulled on 12/5/2025



# Homes Sold




# Sale to List Price Ratio

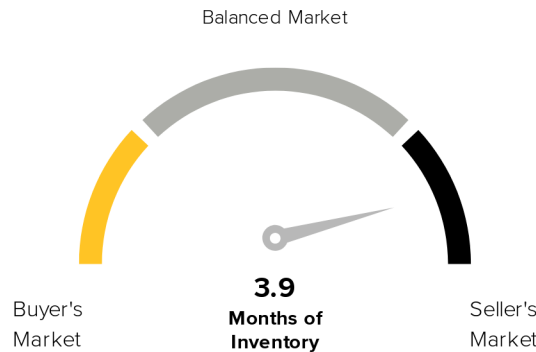




# Market Conditions

  
**56**

**Average Days on Market**



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

  
**7%**

**Properties Sold Over Original Asking Price**

November 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 12/5/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	398	3.9	1.4	101	94	Seller's
< \$200,000	25	3.6	1.8	7	3	● Seller's
\$200,000 - \$400,000	119	5.2	1.7	23	22	● Balanced
\$400,000 - \$600,000	69	4.1	1.1	17	19	● Balanced
\$600,000 - \$800,000	45	3.2	0.9	14	19	● Seller's
\$800,000 - \$1,000,000	40	2.7	1.1	15	11	● Seller's
\$1,000,000 - \$1,200,000	19	3.8	1.6	5	4	● Seller's
\$1,200,000 - \$1,400,000	17	5.7	2.1	3	3	● Balanced
\$1,400,000 - \$1,600,000	14	2.3	1.1	6	3	● Seller's
\$1,600,000 - \$1,850,000	12	4.0	1.2	3	3	● Balanced
\$1,850,000 - \$2,000,000	2	1.0	0.7	2	1	● Seller's
> \$2,000,000	36	6.0	3.3	6	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 North Tucson MLS Area, Arizona. The values are based on closed transactions in November 2025.

