



# Community Market Report



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## Northwest Tucson MLS Area, Arizona

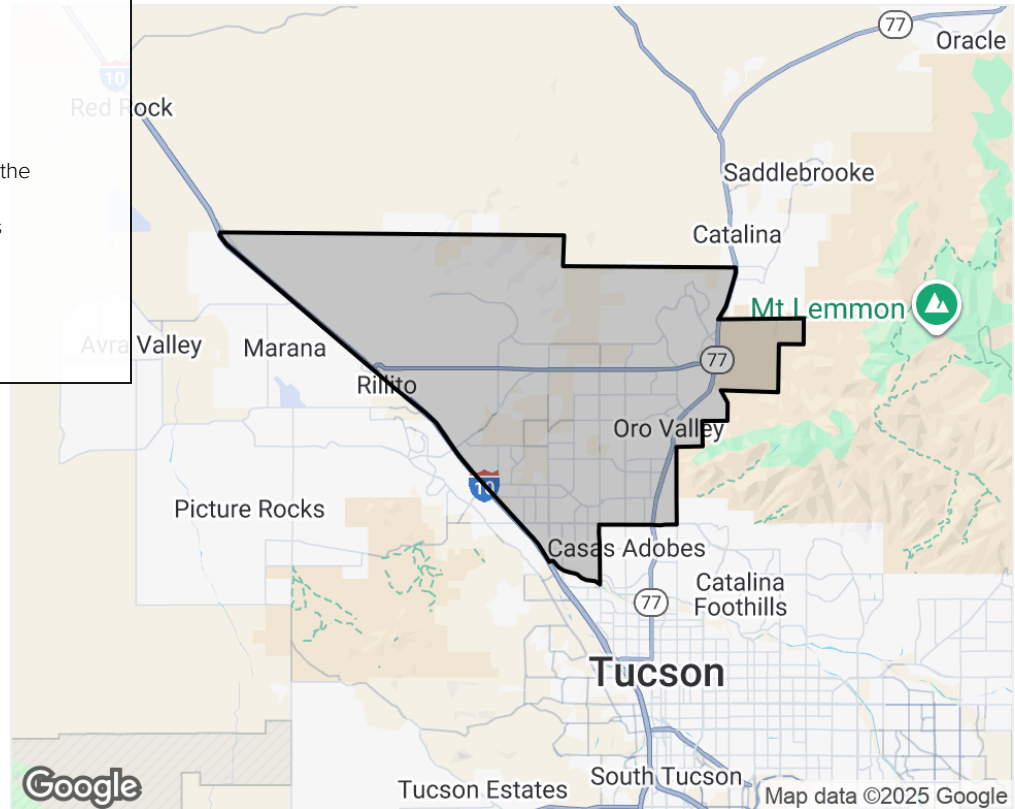
December 2025





## About Northwest Tucson MLS Area

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





# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Northwest Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of November 2025.

|                          | Current Period<br>Nov 2025 | Last Month<br>Oct 2025 | Change From<br>Last Month | Last Year<br>Nov 2024 | Change From<br>Last Year |
|--------------------------|----------------------------|------------------------|---------------------------|-----------------------|--------------------------|
| Homes Sold               | 143                        | 189                    | ▼ 24%                     | 148                   | ▼ 3%                     |
| Median Sale Price        | \$445,000                  | \$430,000              | ▲ 3%                      | \$465,000             | ▼ 4%                     |
| Median List Price        | \$465,000                  | \$435,000              | ▲ 7%                      | \$474,995             | ▼ 2%                     |
| Sale to List Price Ratio | 98%                        | 98%                    | 0%                        | 98%                   | 0%                       |
| Sales Volume             | \$81,066,874               | \$99,015,522           | ▼ 18%                     | \$78,227,787          | ▲ 4%                     |
| Average Days on Market   | 52 days                    | 58 days                | ▼ 6 days                  | 50 days               | ▲ 2 days                 |
| Homes Sold Year to Date  | 2,225                      | 2,082                  | ▲ 7%                      | 1,993                 | ▲ 12%                    |
| For Sale at Month's End  | 836                        | 758                    | ▲ 10%                     | 628                   | ▲ 33%                    |

## 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.

784

Homes for Sale

222

Homes Under Contract

\$8,396,700

High Price

\$130,000

Low Price

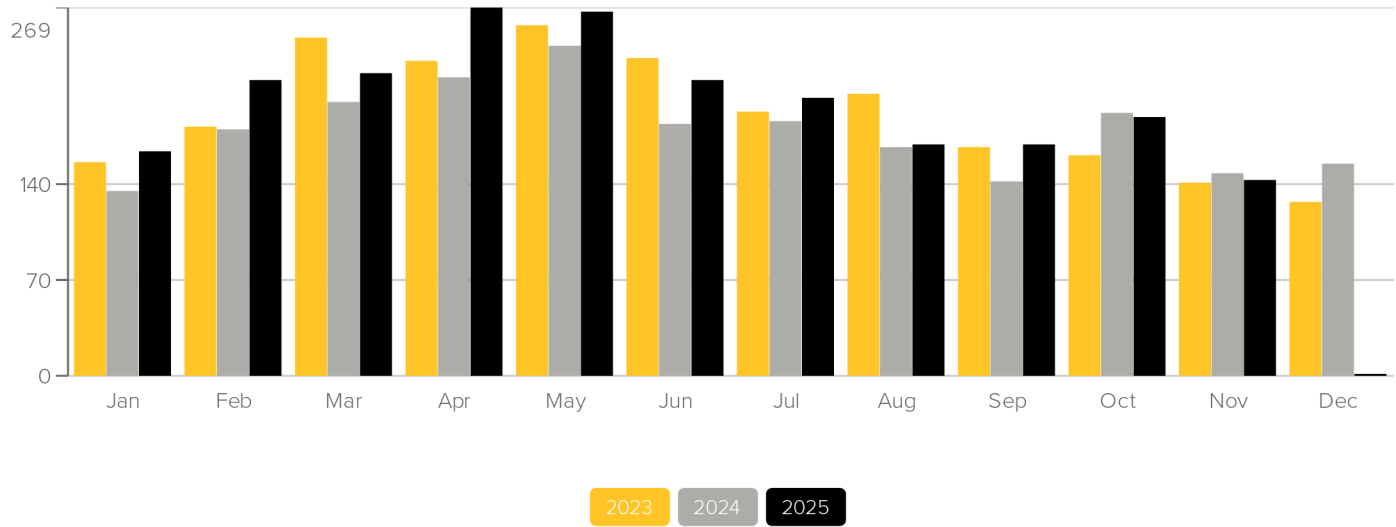
\$515,000

Median List Price

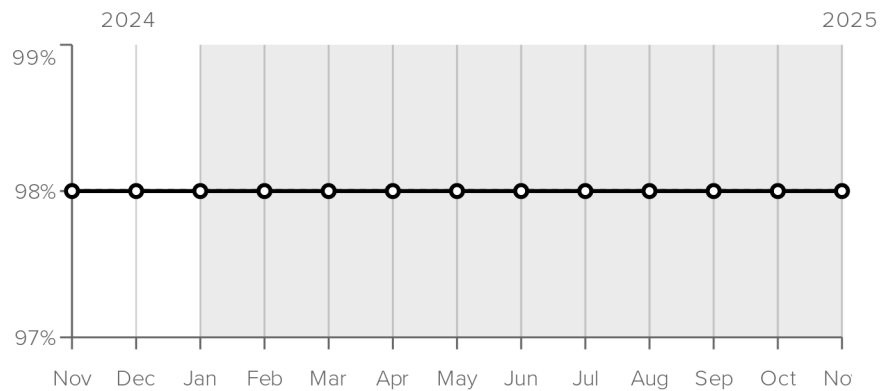
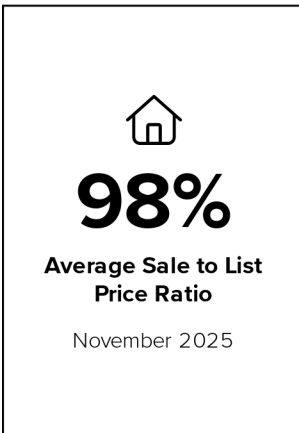
Values pulled on 12/5/2025



## Homes Sold

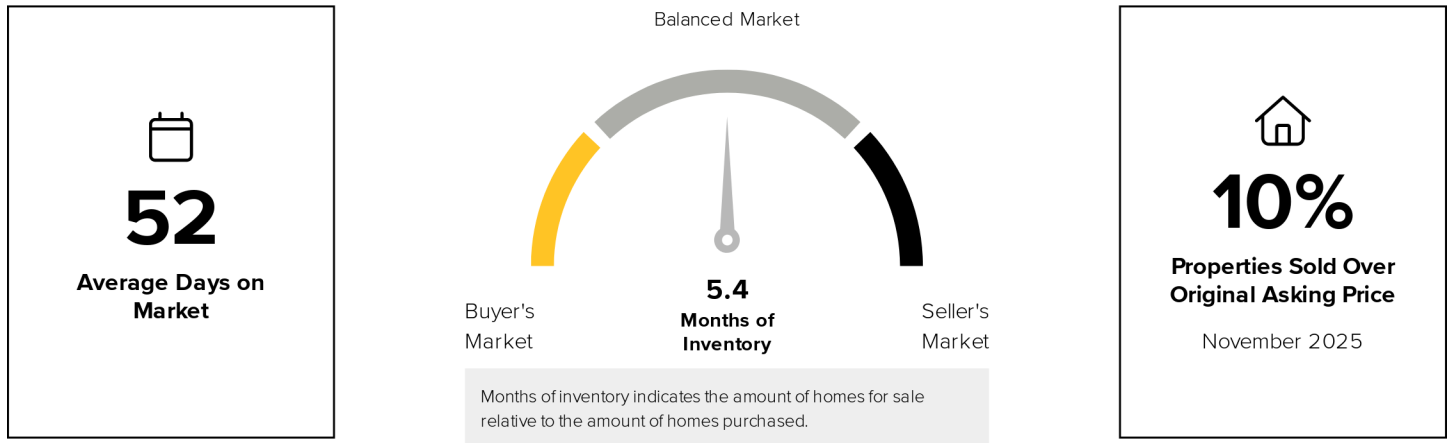


## Sale to List Price Ratio





# 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<br>Impacts<br>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<br>12/5/25 | Current Period<br>Nov 2025 | 3 Month Trend | Current Period<br>Nov 2025 | 6 Month Avg |                |
| All Price Ranges          | 776              | 5.4                        | 1.5           | 145                        | 182         | Balanced       |
| < \$200,000               | 3                | 3.0                        | 1.5           | 1                          | 0           | ● Seller's     |
| \$200,000 - \$400,000     | 193              | 3.6                        | 0.9           | 54                         | 73          | ● Seller's     |
| \$400,000 - \$600,000     | 277              | 5.7                        | 1.8           | 49                         | 58          | ● Balanced     |
| \$600,000 - \$800,000     | 143              | 5.7                        | 2.1           | 25                         | 27          | ● Balanced     |
| \$800,000 - \$1,000,000   | 47               | 9.4                        | 2.0           | 5                          | 8           | ● Buyer's      |
| \$1,000,000 - \$1,200,000 | 27               | 9.0                        | 3.0           | 3                          | 4           | ● Buyer's      |
| \$1,200,000 - \$1,400,000 | 20               | 5.0                        | 1.8           | 4                          | 4           | ● Balanced     |
| \$1,400,000 - \$1,600,000 | 11               | 11.0                       | 1.8           | 1                          | 1           | ● Buyer's      |
| \$1,600,000 - \$1,850,000 | 6                | —                          | 2.0           | 0                          | 0           | —              |
| \$1,850,000 - \$2,000,000 | 6                | 6.0                        | 6.0           | 1                          | 0           | ● Buyer's      |
| > \$2,000,000             | 43               | 21.5                       | 10.8          | 2                          | 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 Northwest Tucson MLS Area, Arizona. The values are based on closed transactions in November 2025.

