



Community Market Report



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Tucson Metro MLSSAZ Area, Arizona

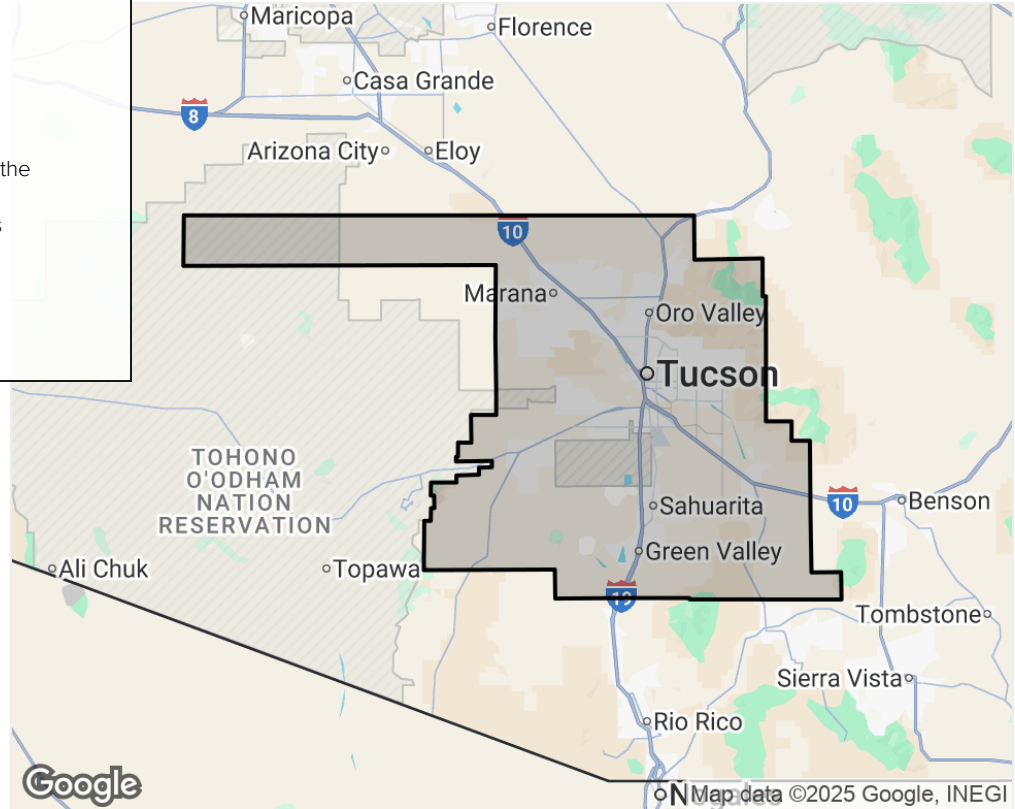
December 2025





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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	945	1155	▼ 18%	969	▼ 2%
Median Sale Price	\$364,940	\$355,000	▲ 3%	\$371,900	▼ 2%
Median List Price	\$372,000	\$360,590	▲ 3%	\$379,950	▼ 2%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$436,457,338	\$489,872,291	▼ 11%	\$425,841,111	▲ 2%
Average Days on Market	56 days	58 days	▼ 2 days	53 days	▲ 3 days
Homes Sold Year to Date	13,135	12,190	▲ 8%	12,833	▲ 2%
For Sale at Month's End	4,875	4526	▲ 8%	4211	▲ 16%

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.

4,740

Homes for Sale

1,405

Homes Under Contract

\$12,950,000

High Price

\$15,000

Low Price

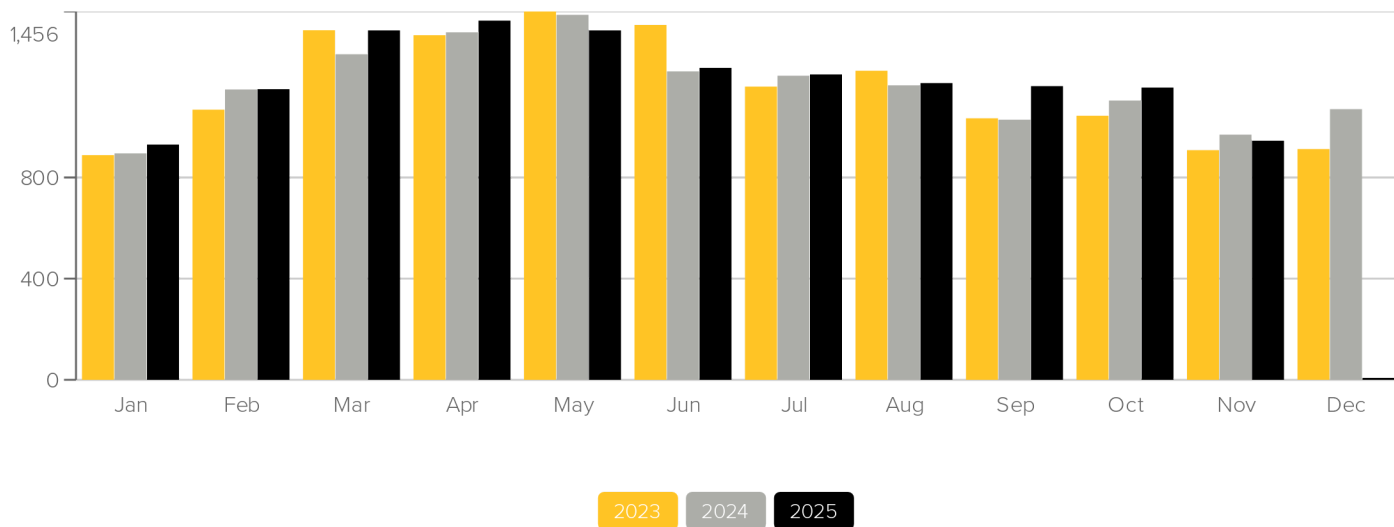
\$375,000

Median List Price

Values pulled on 12/5/2025



Homes Sold

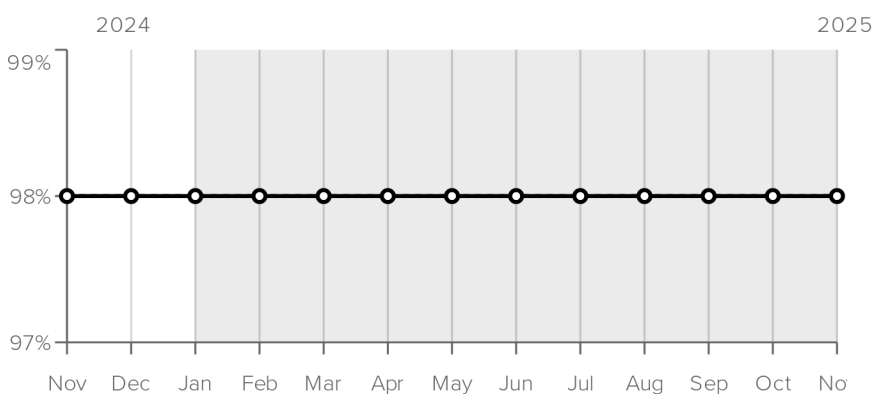


Sale to List Price Ratio

98%

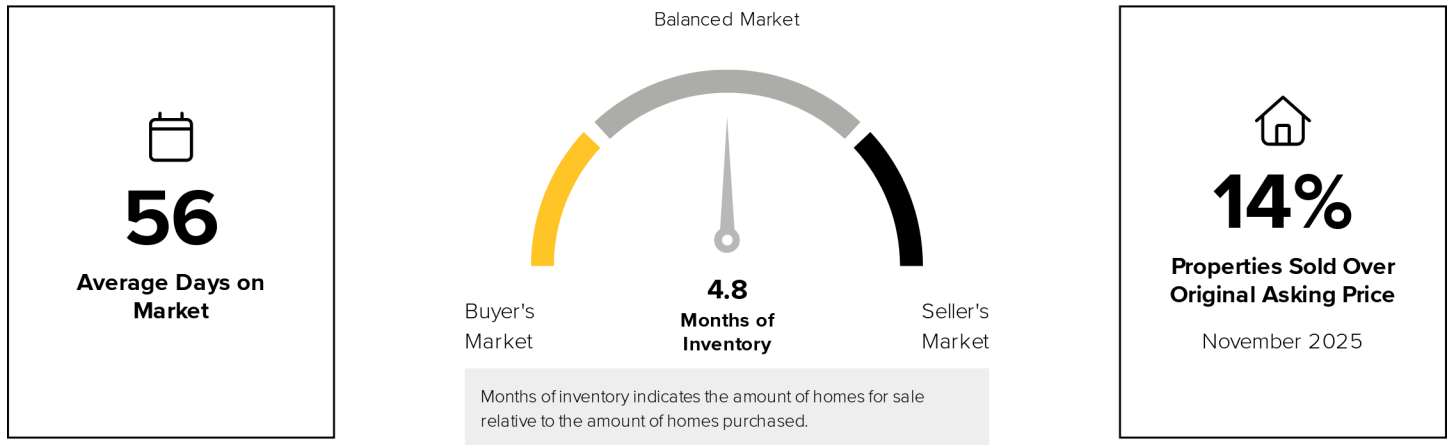
Average Sale to List Price Ratio

November 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 12/5/25	Current Period Nov 2025	3 Month Trend	Current Period Nov 2025	6 Month Avg	
All Price Ranges	4,487	4.8	1.4	943	1,125	Balanced
< \$100,000	30	6.0	1.4	5	6	🟡 Buyer's
\$100,000 - \$200,000	200	4.2	1.3	48	51	🟢 Balanced
\$200,000 - \$300,000	724	4.4	1.2	166	213	🟢 Balanced
\$300,000 - \$400,000	1,408	4.3	1.2	324	405	🟢 Balanced
\$400,000 - \$500,000	827	5.7	1.7	145	177	🟢 Balanced
\$500,000 - \$600,000	391	4.9	1.4	80	94	🟢 Balanced
\$600,000 - \$700,000	256	4.3	1.6	60	58	🟢 Balanced
\$700,000 - \$800,000	154	5.7	1.7	27	37	🟢 Balanced
\$800,000 - \$900,000	95	4.8	1.5	20	21	🟢 Balanced
\$900,000 - \$1,000,000	84	7.0	2.0	12	13	🟡 Buyer's
> \$1,000,000	318	5.7	2.4	56	46	🟢 Balanced

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 November 2025.

