



Community Market Report



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West Tucson MLS Area, Arizona

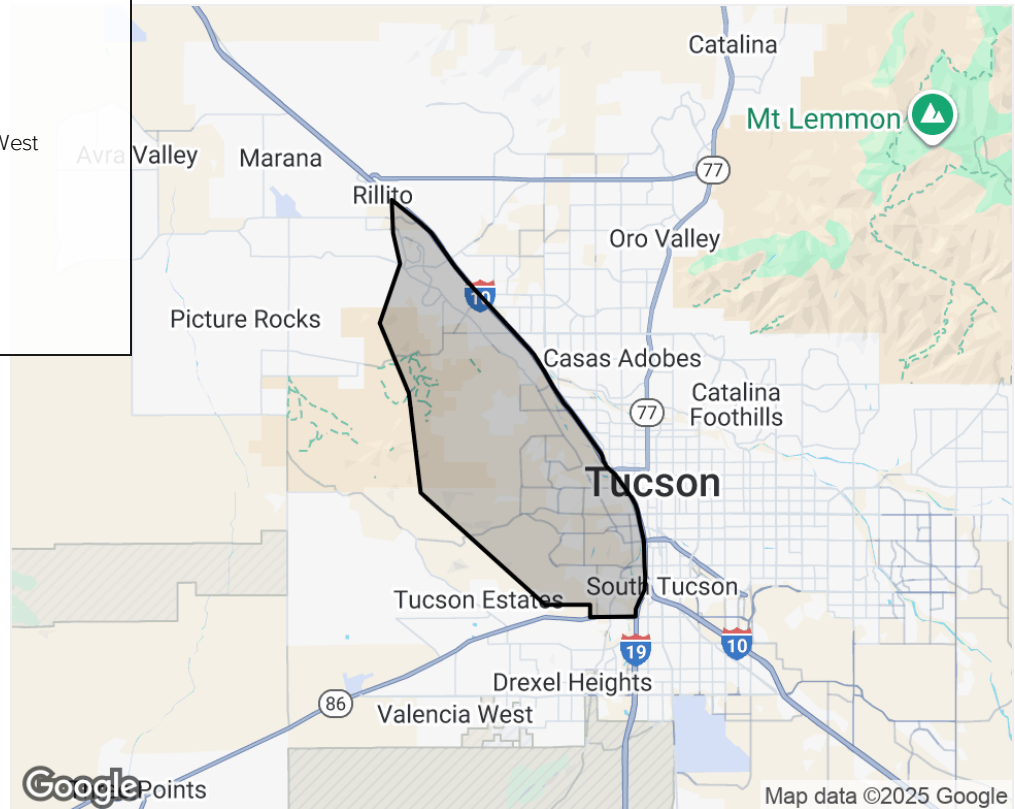
December 2025





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 November 2025.

	Current Period Nov 2025	Last Month Oct 2025	Change From Last Month	Last Year Nov 2024	Change From Last Year
Homes Sold	43	69	▼ 38%	49	▼ 12%
Median Sale Price	\$345,000	\$385,000	▼ 10%	\$385,000	▼ 10%
Median List Price	\$345,000	\$375,000	▼ 8%	\$397,000	▼ 13%
Sale to List Price Ratio	98%	98%	0%	97%	▲ 1%
Sales Volume	\$19,475,640	\$27,553,209	▼ 29%	\$21,635,374	▼ 10%
Average Days on Market	60 days	51 days	▲ 9 days	41 days	▲ 19 days
Homes Sold Year to Date	723	680	▲ 6%	774	▼ 7%
For Sale at Month's End	289	281	▲ 3%	218	▲ 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.

275
Homes for Sale

75
Homes Under Contract

\$3,165,000
High Price

\$134,500
Low Price

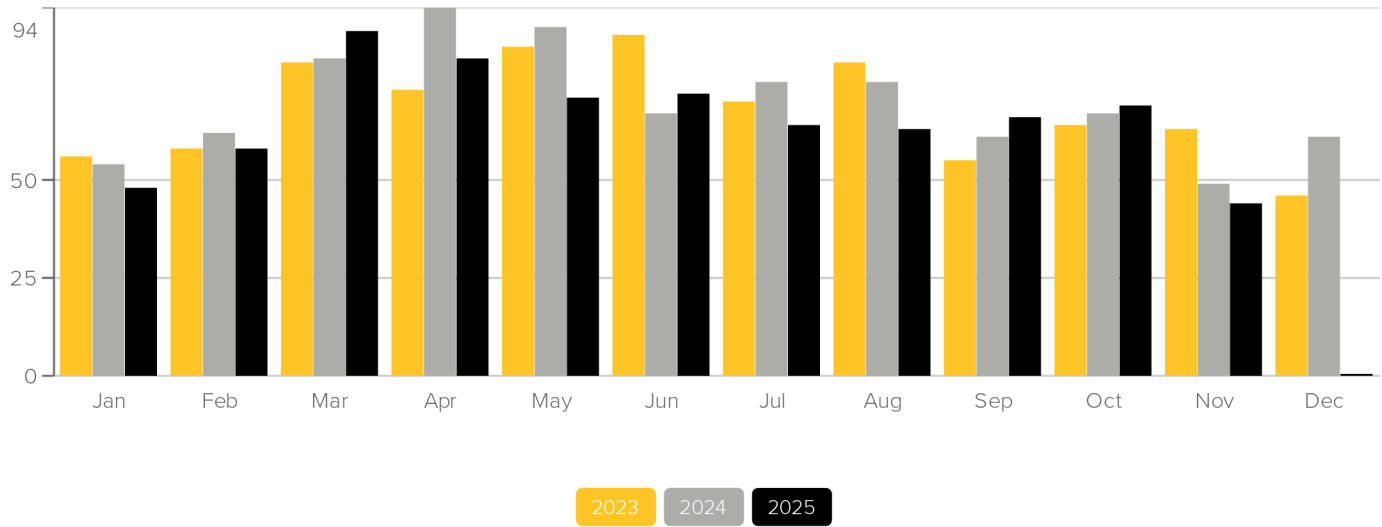
\$395,900
Median List Price

Values pulled on 12/5/2025

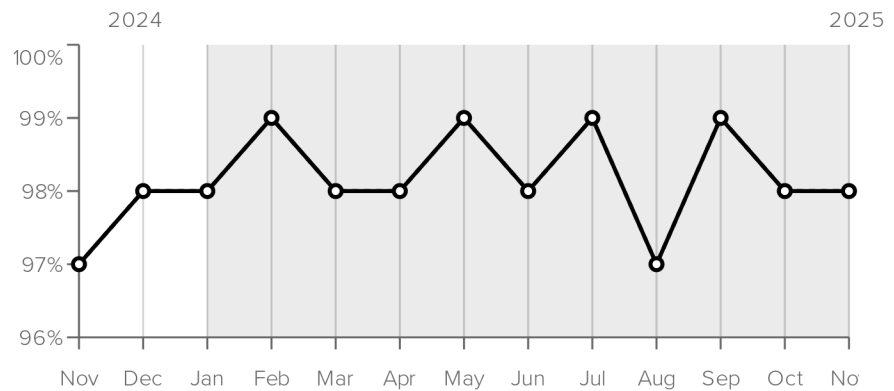




Homes Sold

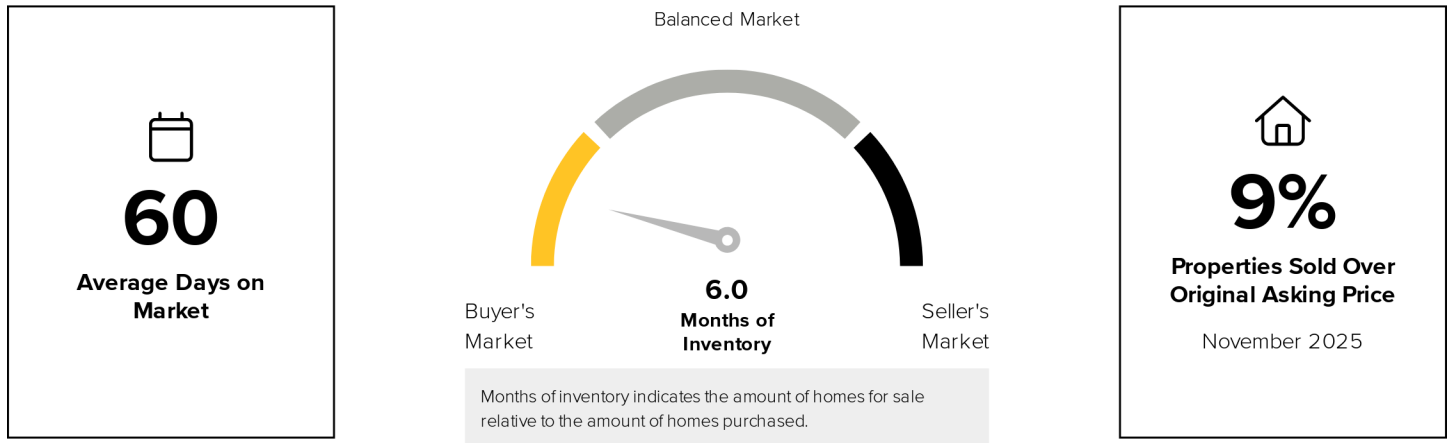


Sale to List Price Ratio





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	<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	272	6.0	1.5	45	63	Buyer's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	12	12.0	1.7	1	3	● Buyer's
\$200,000 - \$300,000	38	3.5	1.0	11	10	● Seller's
\$300,000 - \$400,000	80	5.3	1.3	15	23	● Balanced
\$400,000 - \$500,000	57	7.1	1.7	8	13	● Buyer's
\$500,000 - \$600,000	24	8.0	2.4	3	3	● Buyer's
\$600,000 - \$700,000	15	15.0	1.5	1	2	● Buyer's
\$700,000 - \$800,000	8	8.0	2.0	1	2	● Buyer's
\$800,000 - \$900,000	6	6.0	2.0	1	1	● Buyer's
\$900,000 - \$1,000,000	11	—	—	0	0	—
> \$1,000,000	21	5.3	3.5	4	2	● 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 West Tucson MLS Area, Arizona. The values are based on closed transactions in November 2025.

