



Community Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<https://TeamWoodall.com>

Central Tucson MLS Area, Arizona

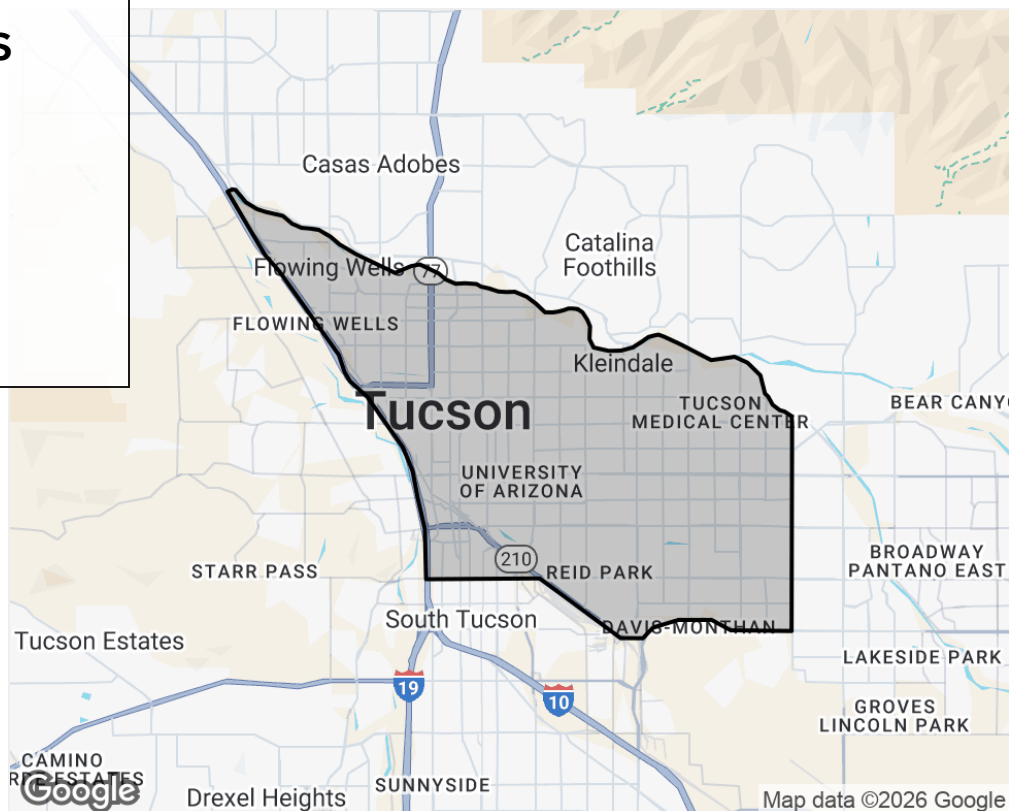
January 2026





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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	137	113	▲ 21%	136	▲ 1%
Median Sale Price	\$307,970	\$327,000	▼ 6%	\$320,000	▼ 4%
Median List Price	\$315,000	\$329,900	▼ 5%	\$327,000	▼ 4%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$50,378,520	\$43,832,660	▲ 15%	\$46,847,322	▲ 8%
Average Days on Market	48 days	41 days	▲ 7 days	42 days	▲ 6 days
Homes Sold Year to Date	1,719	1,582	▲ 9%	1,692	▲ 2%
For Sale at Month's End	531	548	▼ 3%	341	▲ 56%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of January 5, 2026. 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.

455

Homes for Sale

151

Homes Under Contract

\$1,990,000

High Price

\$15,000

Low Price

\$315,000

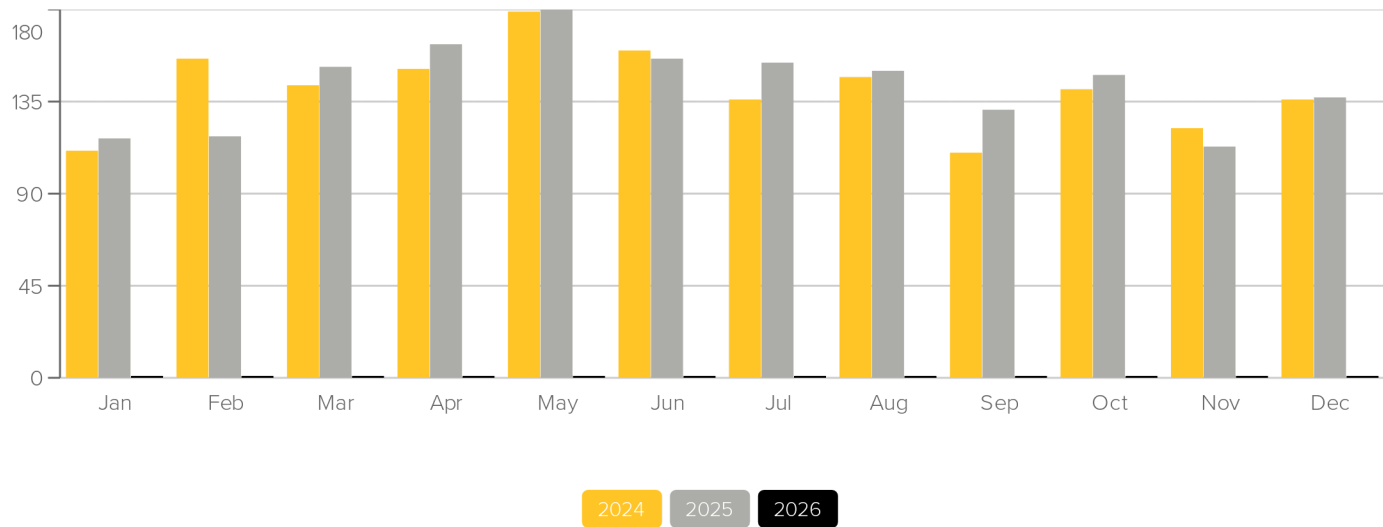
Median List Price

Values pulled on 1/5/2026

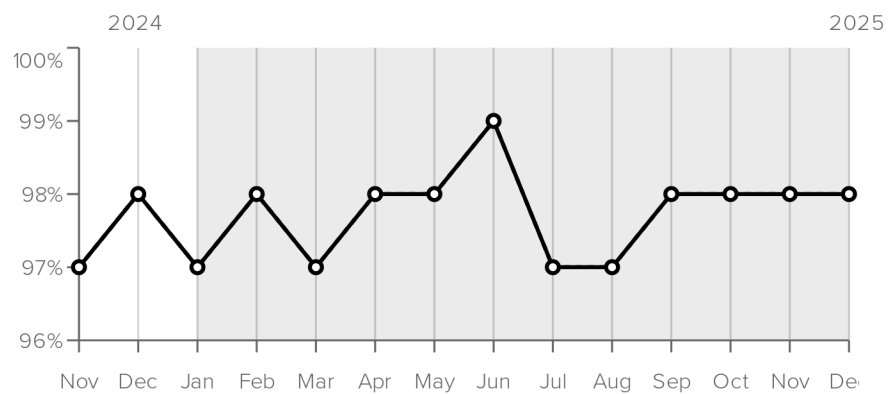




Homes Sold



Sale to List Price Ratio

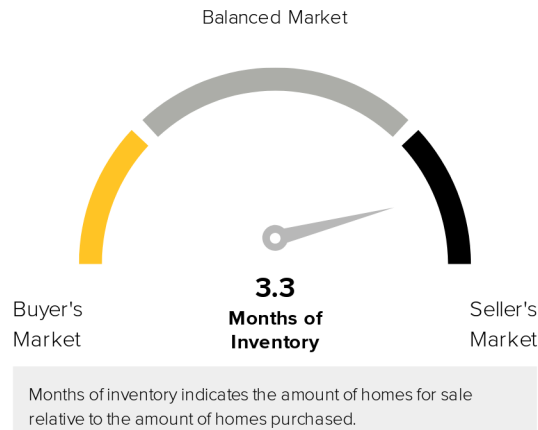




Market Conditions


48

Average Days on Market



14%

Properties Sold Over Original Asking Price

December 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 1/5/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg
All Price Ranges	433	3.3	1.1	133	136	Seller's
< \$100,000	16	5.3	1.6	3	3	● Balanced
\$100,000 - \$200,000	32	2.9	1.0	11	13	● Seller's
\$200,000 - \$300,000	134	2.7	1.0	49	44	● Seller's
\$300,000 - \$400,000	115	3.3	1.1	35	38	● Seller's
\$400,000 - \$500,000	59	3.1	1.4	19	15	● Seller's
\$500,000 - \$600,000	34	4.9	1.4	7	8	● Balanced
\$600,000 - \$700,000	14	3.5	0.7	4	5	● Seller's
\$700,000 - \$800,000	10	—	1.3	0	3	—
\$800,000 - \$900,000	7	7.0	2.3	1	1	● Buyer's
\$900,000 - \$1,000,000	1	—	0.3	0	0	—
> \$1,000,000	11	2.8	1.4	4	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 December 2025.

