



Community Market Report



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

Tucson Metro MLSSAZ Area, Arizona

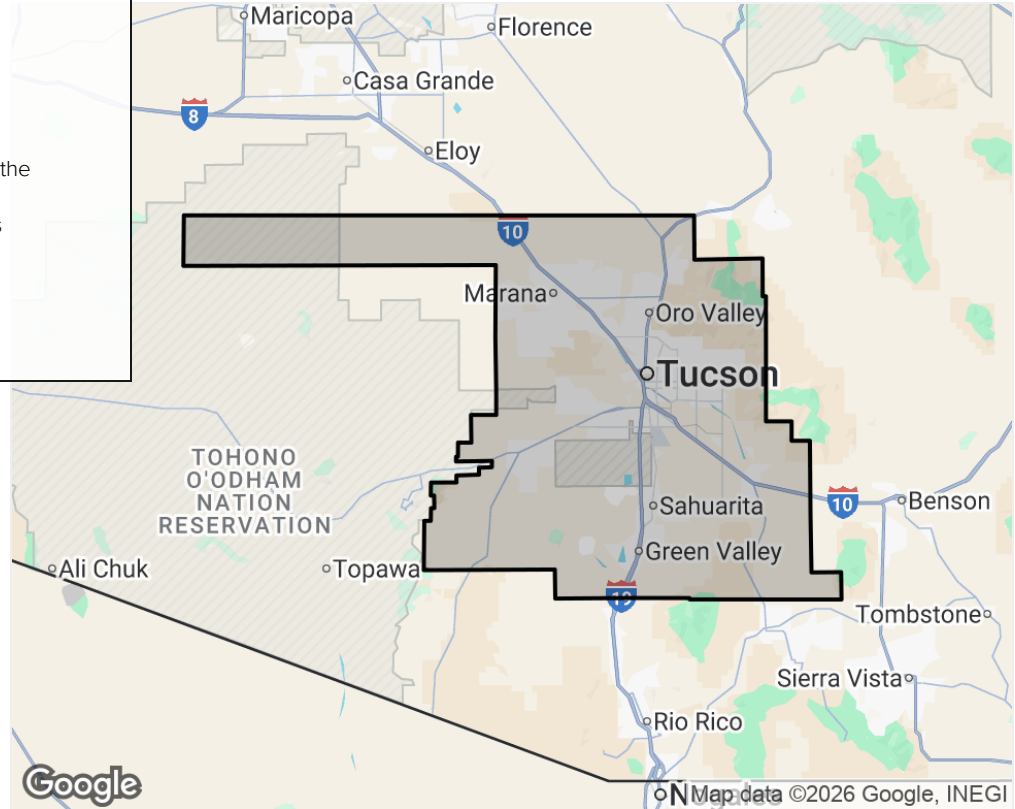
January 2026





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 December 2025.

	Current Period Dec 2025	Last Month Nov 2025	Change From Last Month	Last Year Dec 2024	Change From Last Year
Homes Sold	1,116	975	▲ 14%	1116	0%
Median Sale Price	\$359,000	\$360,900	▼ 1%	\$365,000	▼ 2%
Median List Price	\$360,000	\$367,000	▼ 2%	\$375,000	▼ 4%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$488,171,106	\$447,161,522	▲ 9%	\$480,395,039	▲ 2%
Average Days on Market	60 days	58 days	▲ 2 days	54 days	▲ 6 days
Homes Sold Year to Date	14,656	13,540	▲ 8%	14,433	▲ 2%
For Sale at Month's End	4,823	4875	▼ 1%	3681	▲ 31%

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.

4,469

Homes for Sale

1,249

Homes Under Contract

\$12,000,000

High Price

\$15,000

Low Price

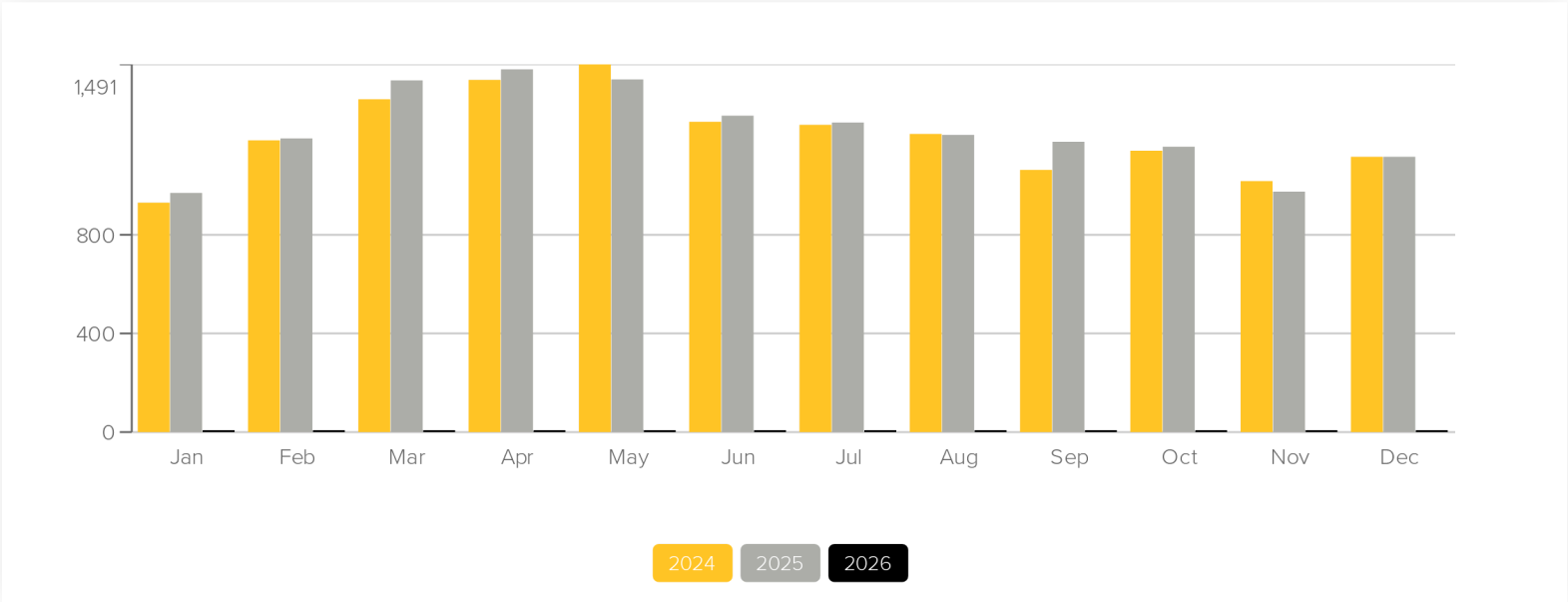
\$379,000

Median List Price

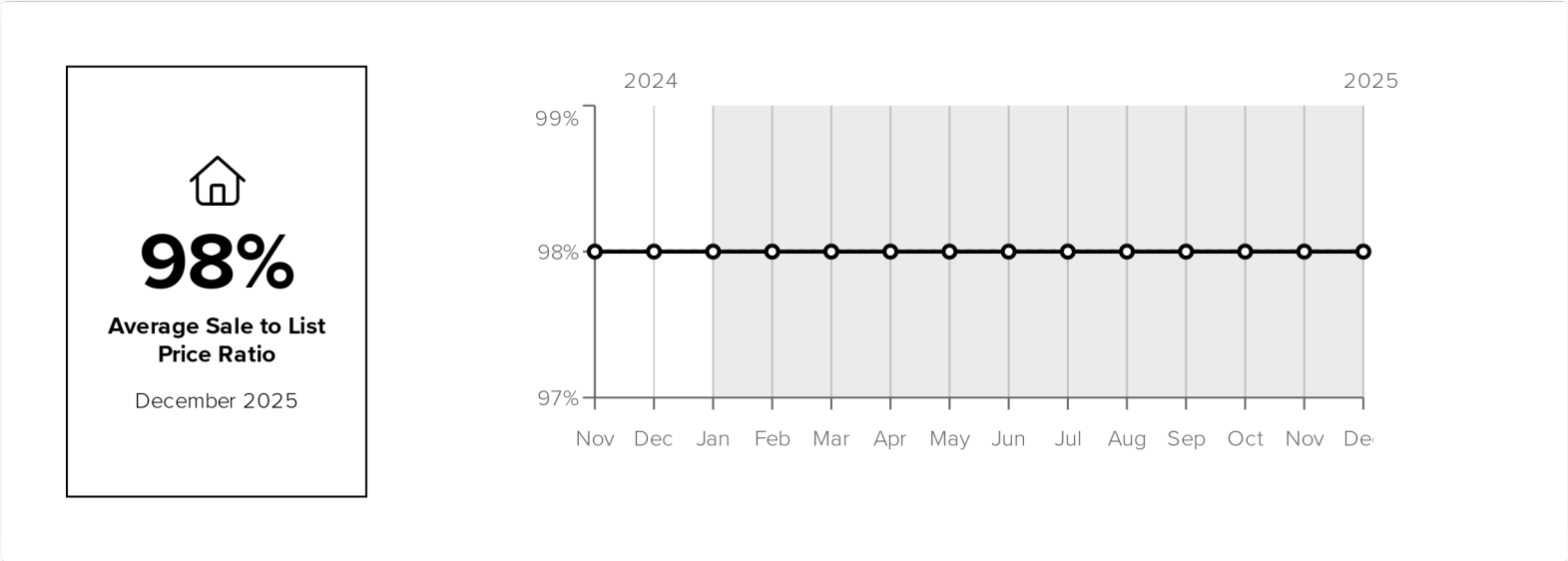
Values pulled on 1/5/2026



Homes Sold

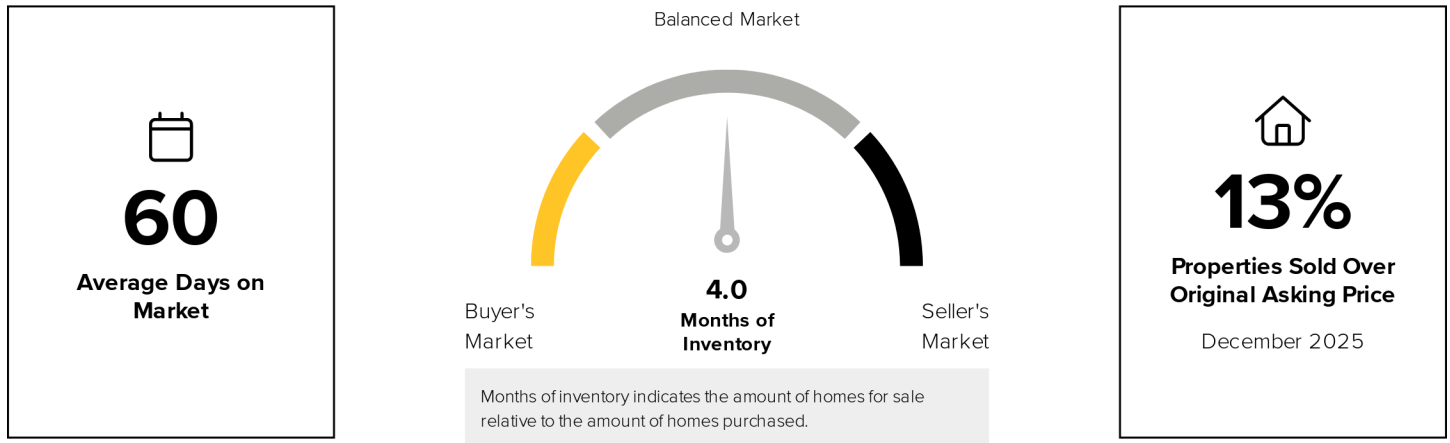


Sale to List Price Ratio





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	<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 1/5/26	Current Period Dec 2025	3 Month Trend	Current Period Dec 2025	6 Month Avg
All Price Ranges	4,223	4.0	1.4	1,061	1,098	Balanced
< \$100,000	31	5.2	1.7	6	6	● Balanced
\$100,000 - \$200,000	187	4.3	1.3	43	53	● Balanced
\$200,000 - \$300,000	691	3.2	1.1	217	210	● Seller's
\$300,000 - \$400,000	1,310	3.6	1.2	362	396	● Seller's
\$400,000 - \$500,000	767	4.7	1.6	162	168	● Balanced
\$500,000 - \$600,000	380	4.3	1.4	88	89	● Balanced
\$600,000 - \$700,000	245	4.0	1.4	62	57	● Balanced
\$700,000 - \$800,000	152	4.0	1.5	38	35	● Balanced
\$800,000 - \$900,000	92	4.8	1.6	19	21	● Balanced
\$900,000 - \$1,000,000	68	3.6	1.5	19	13	● Seller's
> \$1,000,000	300	6.7	2.2	45	45	● 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 Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in December 2025.

