



Community Market Report



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East Tucson MLS Area, Arizona

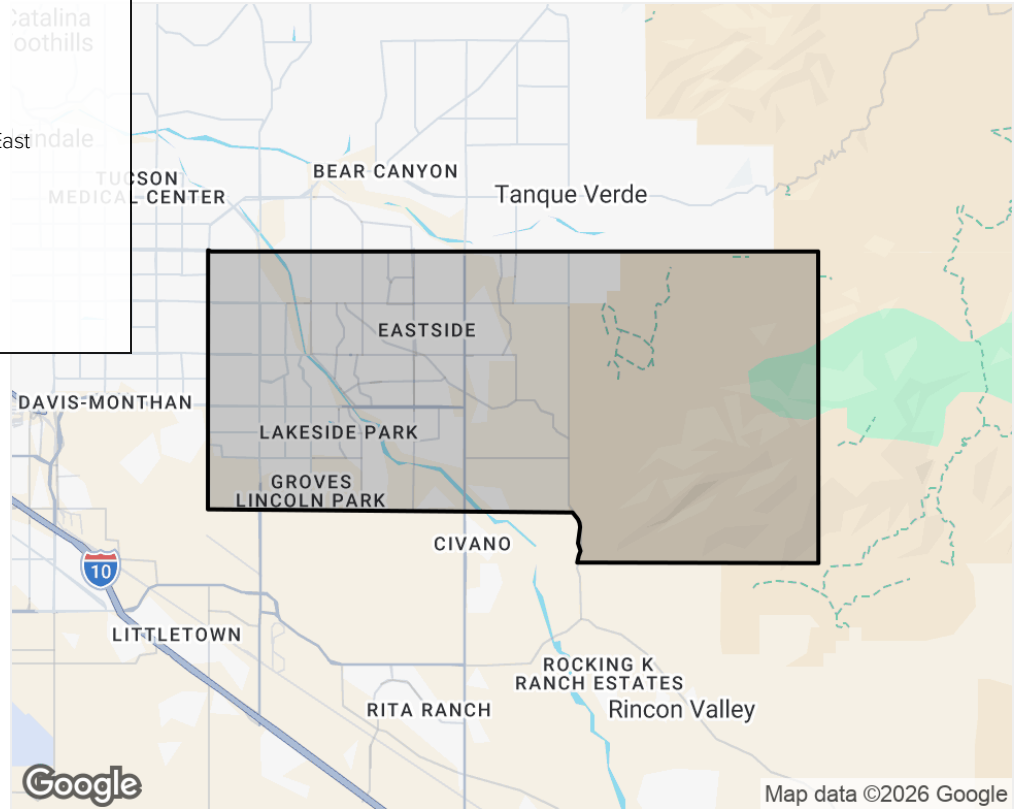
February 2026





About East Tucson MLS Area

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





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for East Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	78	100	▼ 22%	81	▼ 4%
Median Sale Price	\$303,000	\$306,750	▼ 1%	\$315,000	▼ 4%
Median List Price	\$309,000	\$314,998	▼ 2%	\$324,900	▼ 5%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$24,776,885	\$32,948,449	▼ 25%	\$26,424,643	▼ 6%
Average Days on Market	53 days	49 days	▲ 4 days	52 days	▲ 1 day
Homes Sold Year to Date	78	1,201	▼ 94%	81	▼ 4%
For Sale at Month's End	319	359	▼ 11%	287	▲ 11%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 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.

329

Homes for Sale

123

Homes Under Contract

\$3,500,000

High Price

\$15,000

Low Price

\$310,000

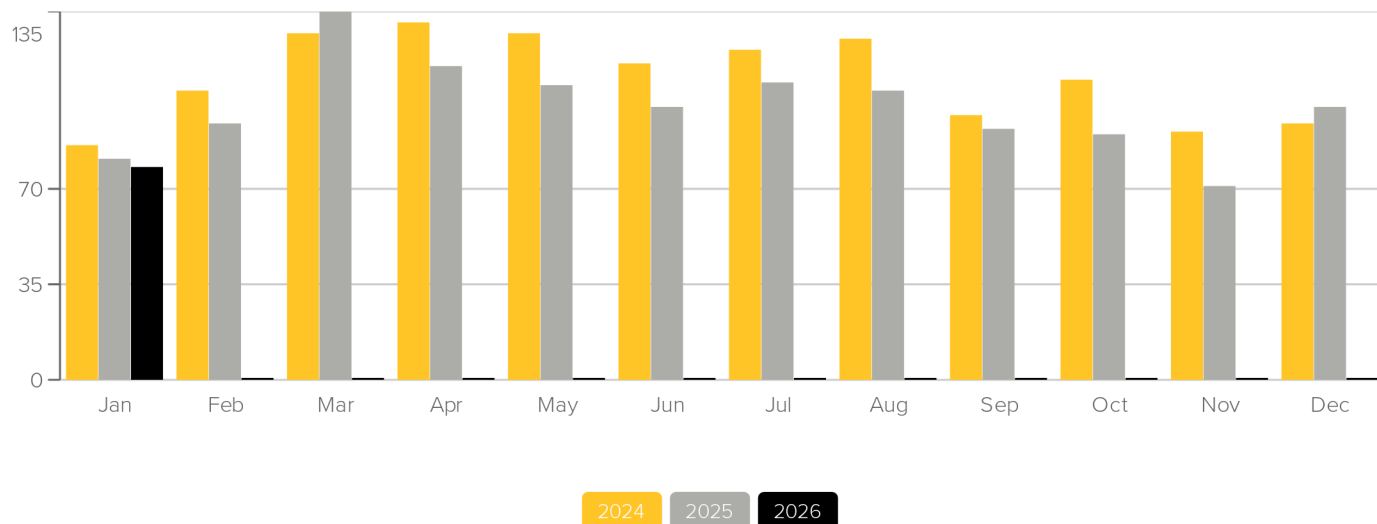
Median List Price

Values pulled on 2/2/2026

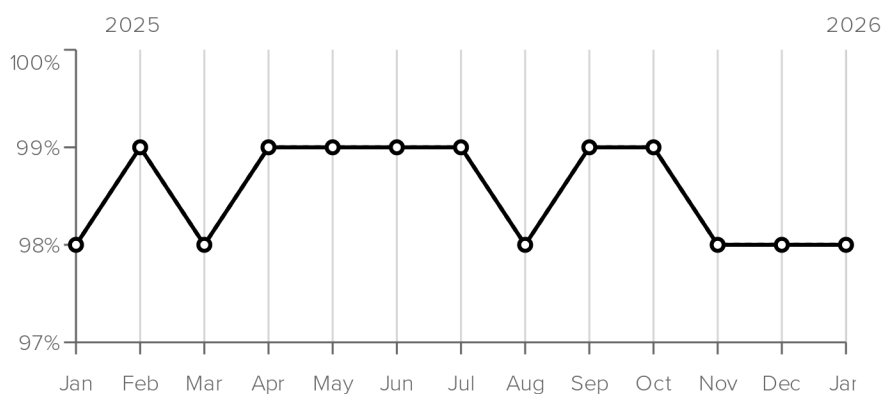




Homes Sold




Sale to List Price Ratio

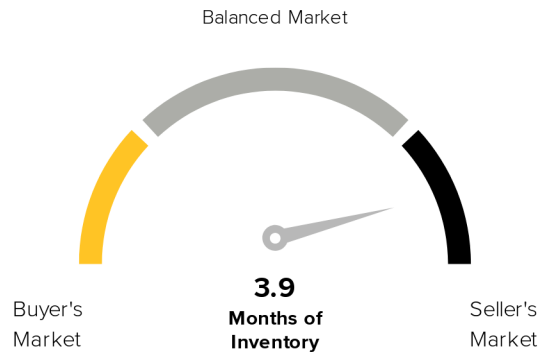




Market Conditions


53

Average Days on Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



17%

Properties Sold Over Original Asking Price

January 2026

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 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	304	3.9	1.2	77	89	Seller's
< \$75,000	1	—	1.0	0	0	—
\$75,000 - \$150,000	19	6.3	3.8	3	2	● Buyer's
\$150,000 - \$225,000	27	4.5	1.2	6	8	● Balanced
\$225,000 - \$300,000	75	2.8	1.0	27	26	● Seller's
\$300,000 - \$375,000	113	5.1	1.4	22	30	● Balanced
\$375,000 - \$450,000	38	3.2	0.9	12	11	● Seller's
\$450,000 - \$525,000	10	1.7	0.8	6	4	● Seller's
\$525,000 - \$600,000	3	—	3.0	0	1	—
\$600,000 - \$675,000	4	4.0	1.3	1	1	● Balanced
\$675,000 - \$750,000	2	—	2.0	0	0	—
> \$750,000	12	—	3.0	0	2	—

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 East Tucson MLS Area, Arizona. The values are based on closed transactions in January 2026.

