



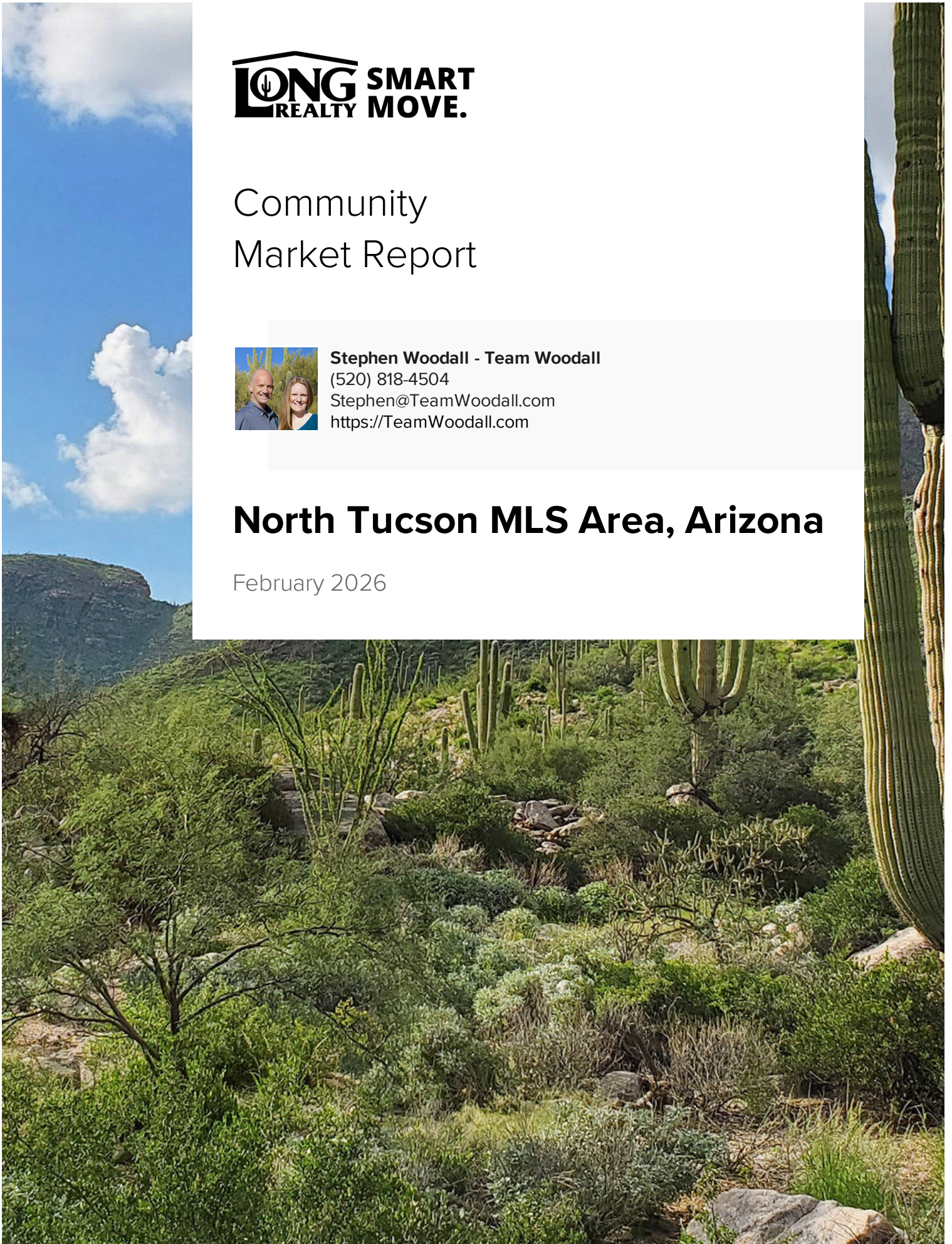
# Community Market Report



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## North Tucson MLS Area, Arizona

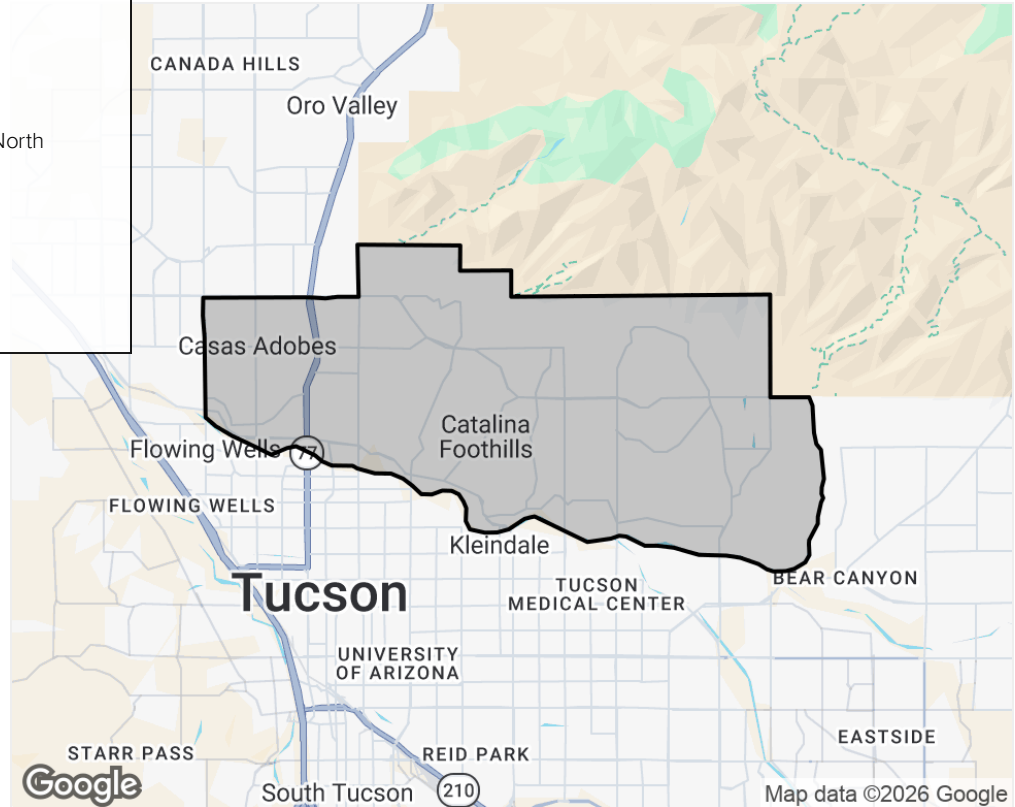
February 2026





## About North Tucson MLS Area

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







# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for North 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	90	▼ 13%	68	▲ 15%
Median Sale Price	\$572,500	\$627,225	▼ 9%	\$600,441	▼ 5%
Median List Price	\$592,000	\$654,500	▼ 10%	\$593,500	0%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$53,877,140	\$65,324,116	▼ 18%	\$52,005,926	▲ 4%
Average Days on Market	55 days	60 days	▼ 5 days	44 days	▲ 11 days
Homes Sold Year to Date	78	1,197	▼ 93%	68	▲ 15%
For Sale at Month's End	372	408	▼ 9%	342	▲ 9%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 1, 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.

393

Homes for Sale

144

Homes Under Contract

\$12,950,000

High Price

\$84,900

Low Price

\$599,000

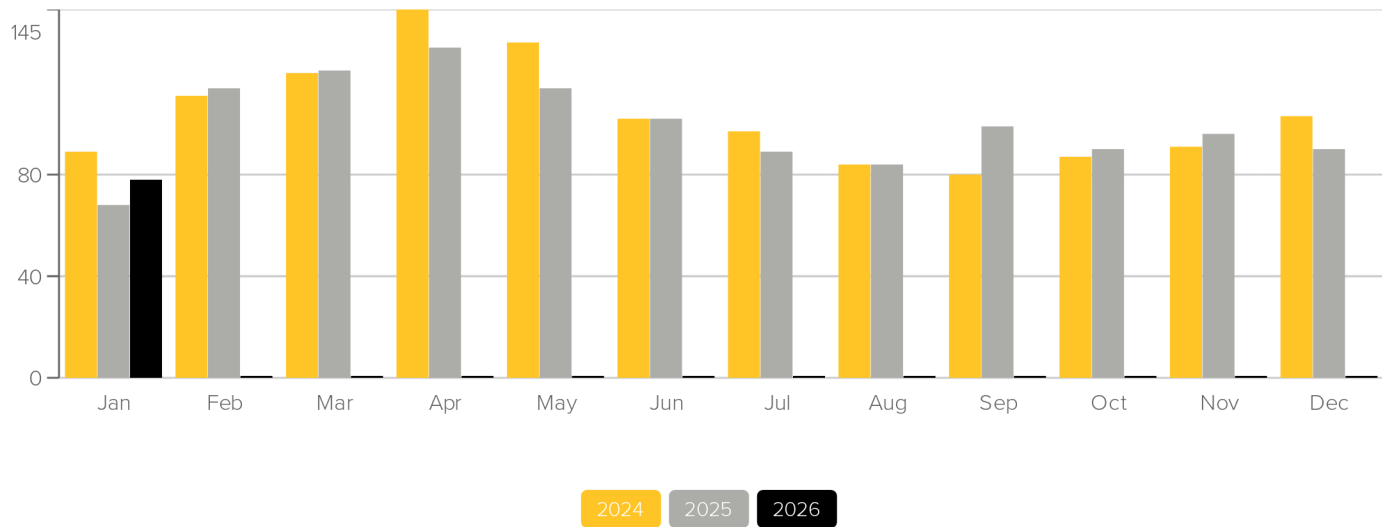
Median List Price

Values pulled on 2/1/2026





# Homes Sold

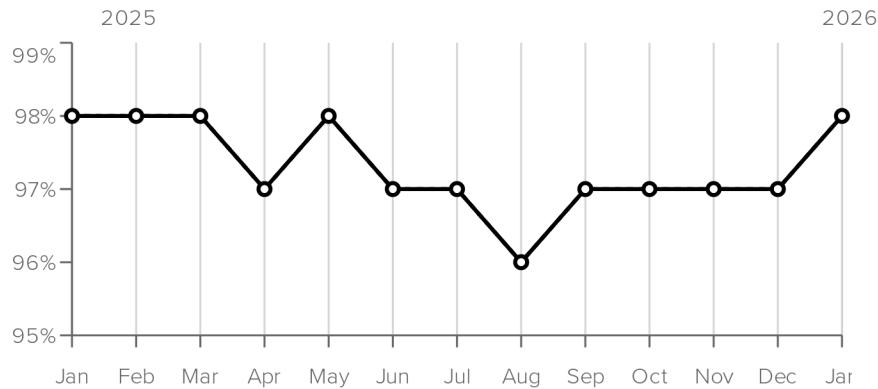


# Sale to List Price Ratio

**98%**

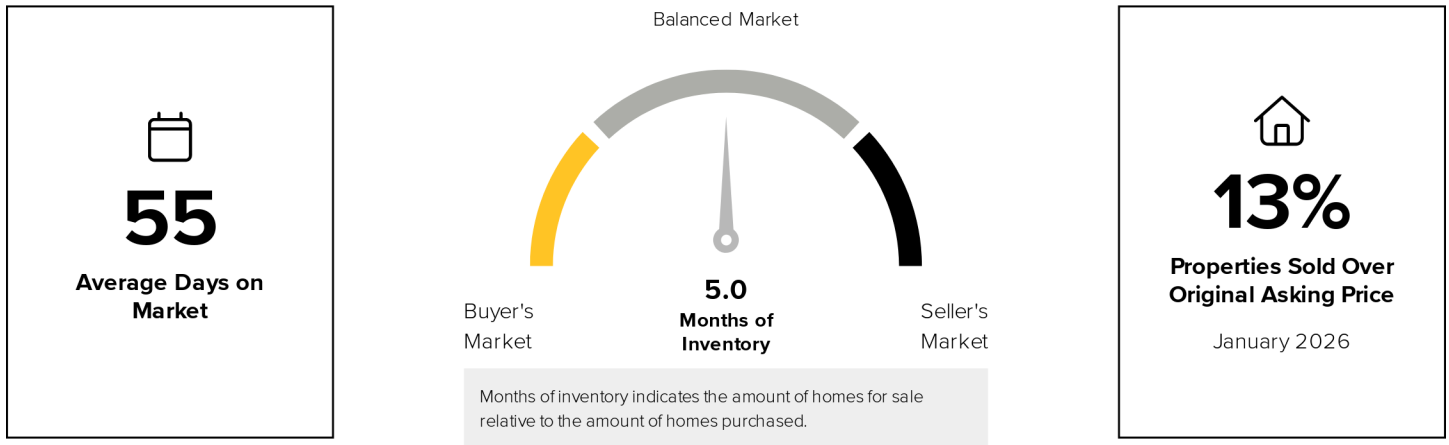
**Average Sale to List Price Ratio**

January 2026





# 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 style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: small;">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> </div>	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: small;">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> </div>
	<div style="border: 1px solid #ccc; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: small;">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> </div>	<div style="border: 1px solid #ccc; padding: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: small;">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> </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 2/1/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	393	5.0	1.5	78	90	Balanced
< \$200,000	16	16.0	1.3	1	3	● Buyer's
\$200,000 - \$400,000	124	9.5	2.4	13	20	● Buyer's
\$400,000 - \$600,000	59	2.0	0.9	29	21	● Seller's
\$600,000 - \$800,000	46	4.2	1.0	11	17	● Balanced
\$800,000 - \$1,000,000	40	3.3	1.1	12	12	● Seller's
\$1,000,000 - \$1,200,000	14	2.8	1.1	5	3	● Seller's
\$1,200,000 - \$1,400,000	15	3.0	1.1	5	3	● Seller's
\$1,400,000 - \$1,600,000	21	—	3.0	0	2	—
\$1,600,000 - \$1,850,000	12	—	1.7	0	2	—
\$1,850,000 - \$2,000,000	4	—	1.3	0	0	—
> \$2,000,000	42	21.0	4.7	2	2	● 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 North Tucson MLS Area, Arizona. The values are based on closed transactions in January 2026.

