



Community Market Report



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North Tucson MLS Area, Arizona

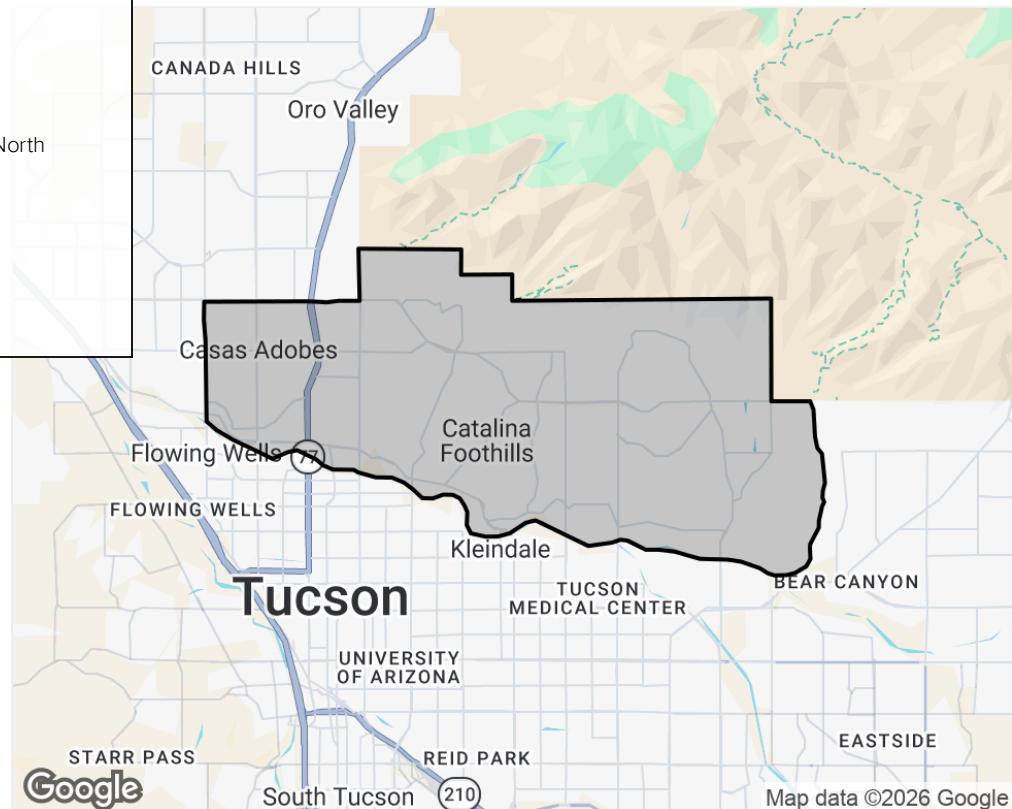
February 2026





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

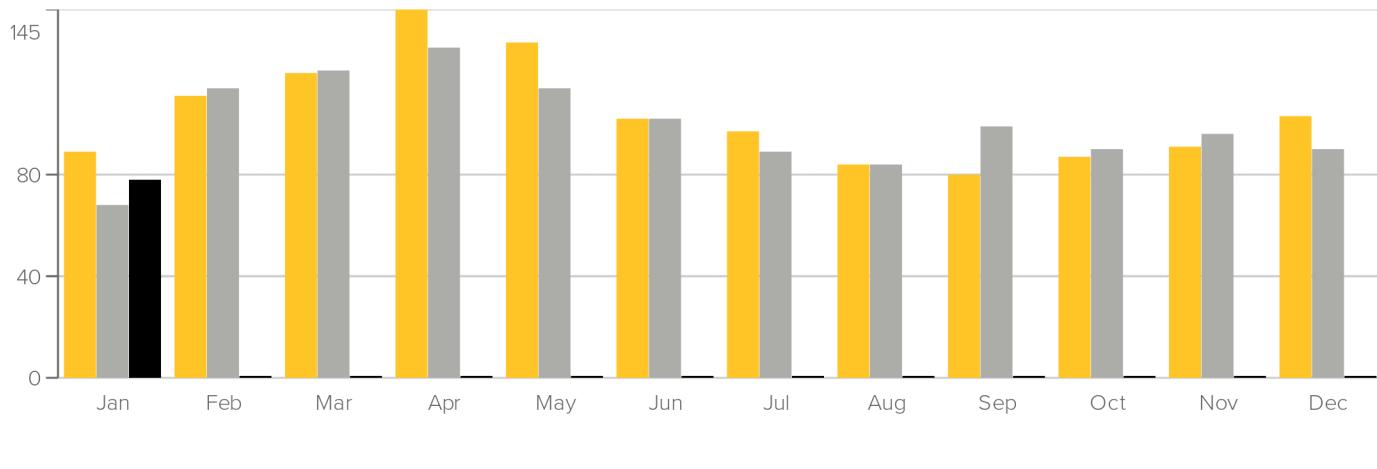
\$599,000

Median List Price

Values pulled on 2/1/2026

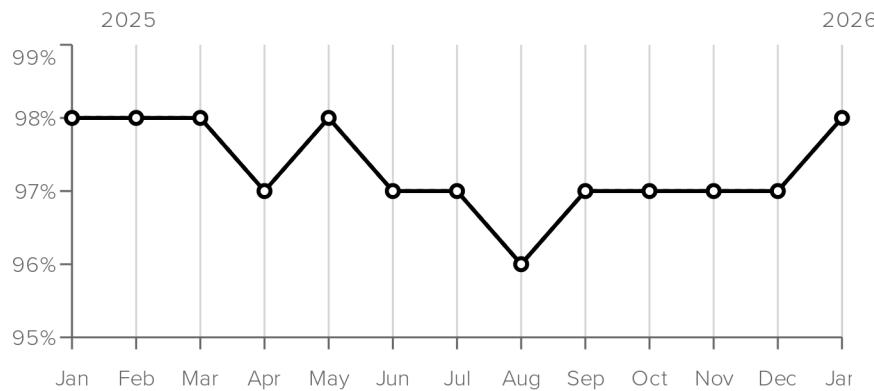


Homes Sold



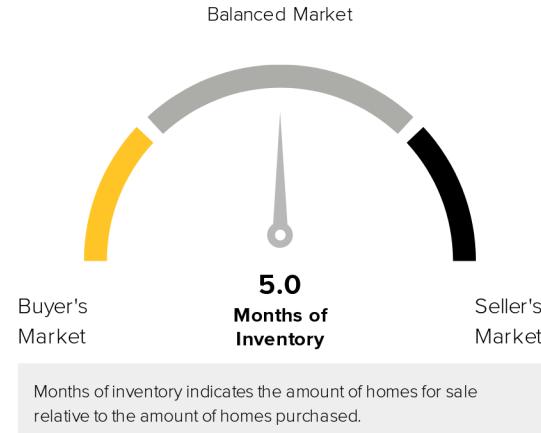
2024 2025 2026

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

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 2/1/26	Current Period Jan 2026	3 Month Trend		
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.

