



Community Market Report



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Northwest Tucson MLS Area, Arizona

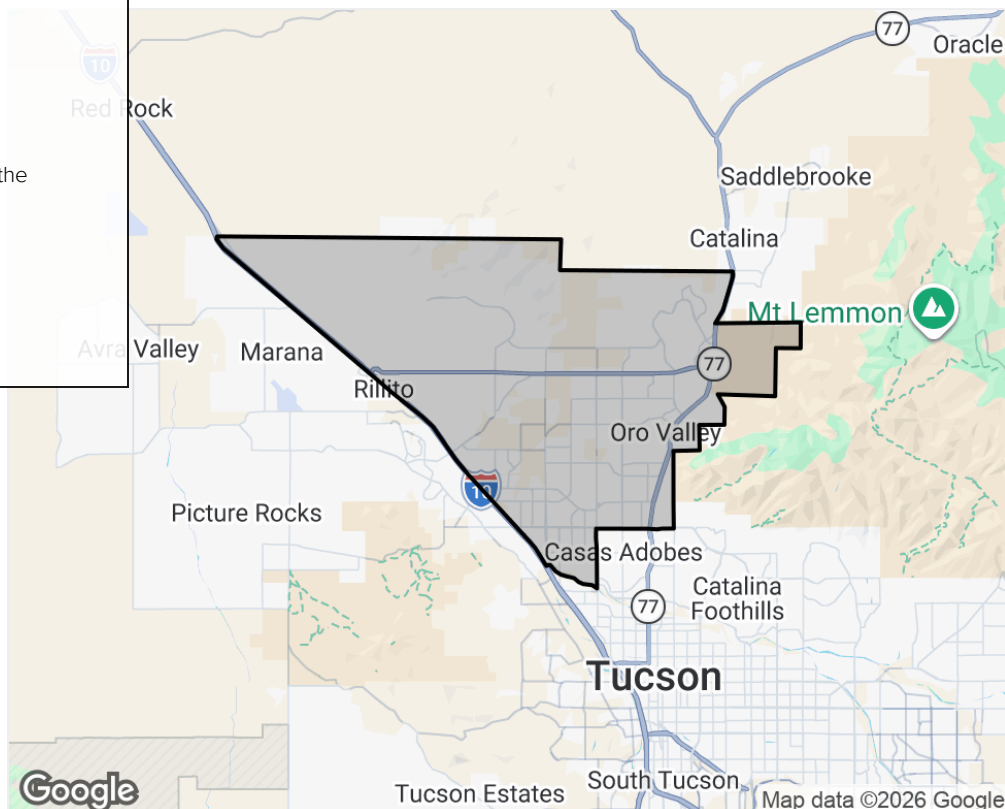
February 2026





About Northwest Tucson MLS Area

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





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Northwest 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	143	189	▼ 24%	165	▼ 13%
Median Sale Price	\$480,000	\$460,000	▲ 4%	\$519,765	▼ 8%
Median List Price	\$490,000	\$470,000	▲ 4%	\$525,000	▼ 7%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$87,589,788	\$98,679,579	▼ 11%	\$114,181,751	▼ 23%
Average Days on Market	56 days	63 days	▼ 7 days	57 days	▼ 1 day
Homes Sold Year to Date	143	2,432	▼ 94%	165	▼ 13%
For Sale at Month's End	728	799	▼ 9%	627	▲ 16%

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.

824

Homes for Sale

270

Homes Under Contract

\$8,396,700

High Price

\$85,000

Low Price

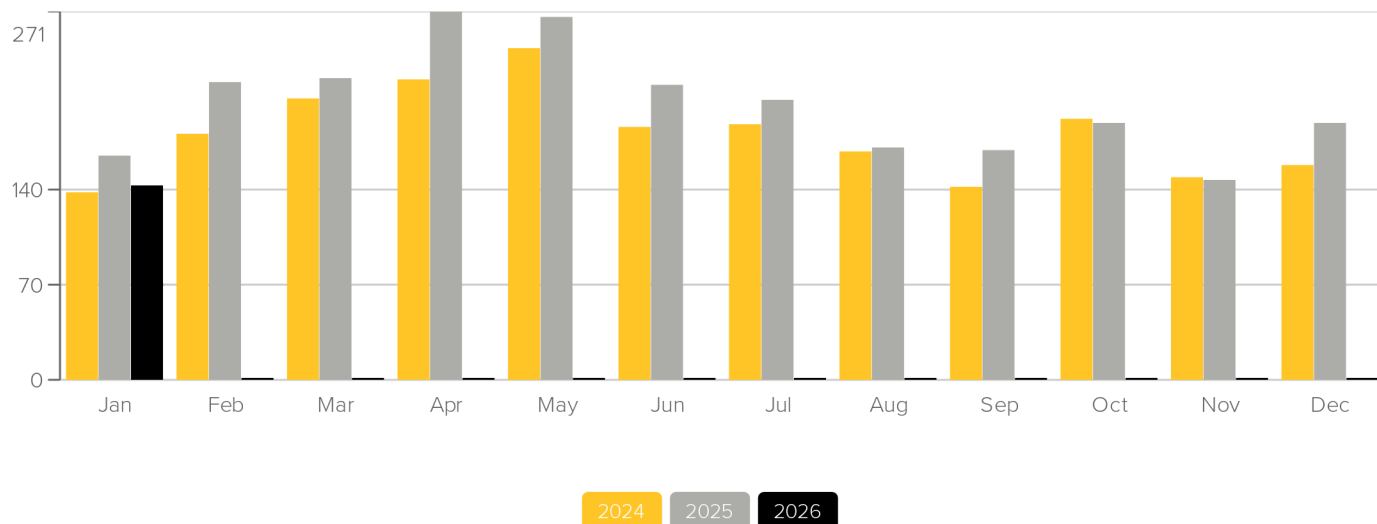
\$500,000

Median List Price

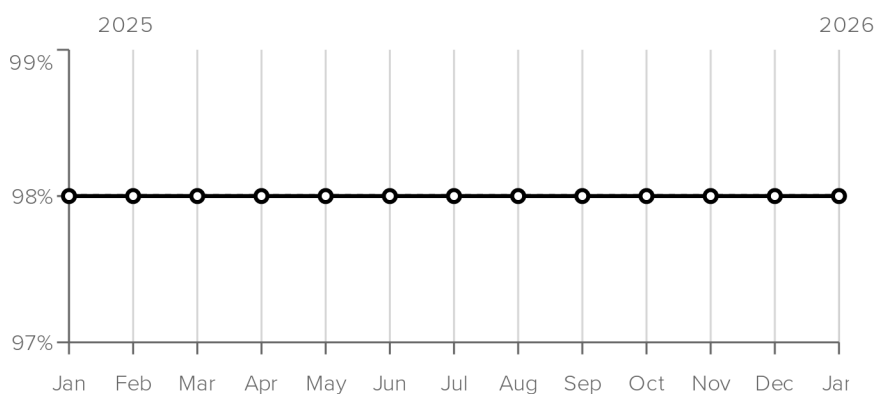
Values pulled on 2/1/2026



Homes Sold

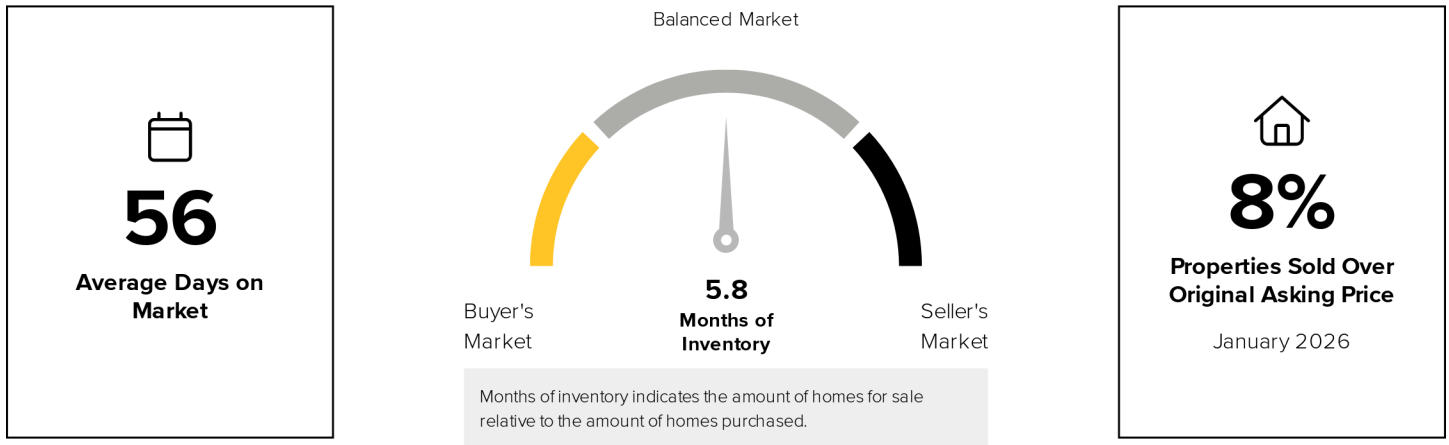


Sale to List Price Ratio





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 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: 0.8em;">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: 0.8em;">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: 0.8em;">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: 0.8em;">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	817	5.8	1.7	140	167	Balanced	
< \$200,000	1	—	0.3	0	0	—	
\$200,000 - \$400,000	218	4.0	1.2	54	66	<div></div> Balanced	
\$400,000 - \$600,000	296	5.9	1.8	50	54	<div></div> Balanced	
\$600,000 - \$800,000	143	8.9	1.9	16	25	<div></div> Buyer's	
\$800,000 - \$1,000,000	39	6.5	2.4	6	8	<div></div> Buyer's	
\$1,000,000 - \$1,200,000	22	5.5	2.4	4	2	<div></div> Balanced	
\$1,200,000 - \$1,400,000	24	8.0	2.2	3	3	<div></div> Buyer's	
\$1,400,000 - \$1,600,000	14	—	7.0	0	1	—	
\$1,600,000 - \$1,850,000	9	—	4.5	0	0	—	
\$1,850,000 - \$2,000,000	6	6.0	2.0	1	0	<div></div> Buyer's	
> \$2,000,000	45	7.5	5.0	6	2	<div></div> 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 Northwest Tucson MLS Area, Arizona. The values are based on closed transactions in January 2026.

