



Community Market Report



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Tucson Metro MLSSAZ Area, Arizona

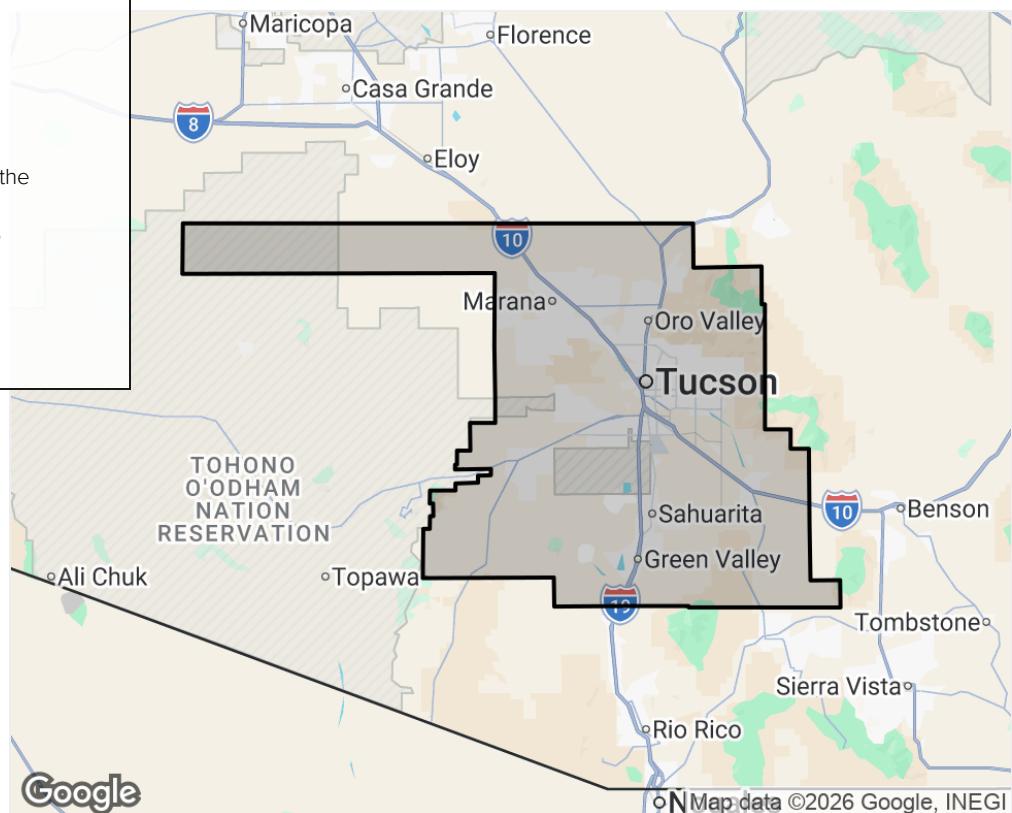
February 2026





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 January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	886	1159	▼ 24%	969	▼ 9%
Median Sale Price	\$360,000	\$359,990	0%	\$369,000	▼ 2%
Median List Price	\$369,051	\$360,000	▲ 3%	\$374,999	▼ 2%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$390,849,543	\$504,669,446	▼ 23%	\$442,668,101	▼ 12%
Average Days on Market	62 days	60 days	▲ 2 days	60 days	▲ 2 days
Homes Sold Year to Date	886	14,700	▼ 94%	969	▼ 9%
For Sale at Month's End	4,511	4,823	▼ 6%	4,068	▲ 11%

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.

4,707

Homes for Sale

1,619

Homes Under Contract

\$12,950,000

High Price

\$15,000

Low Price

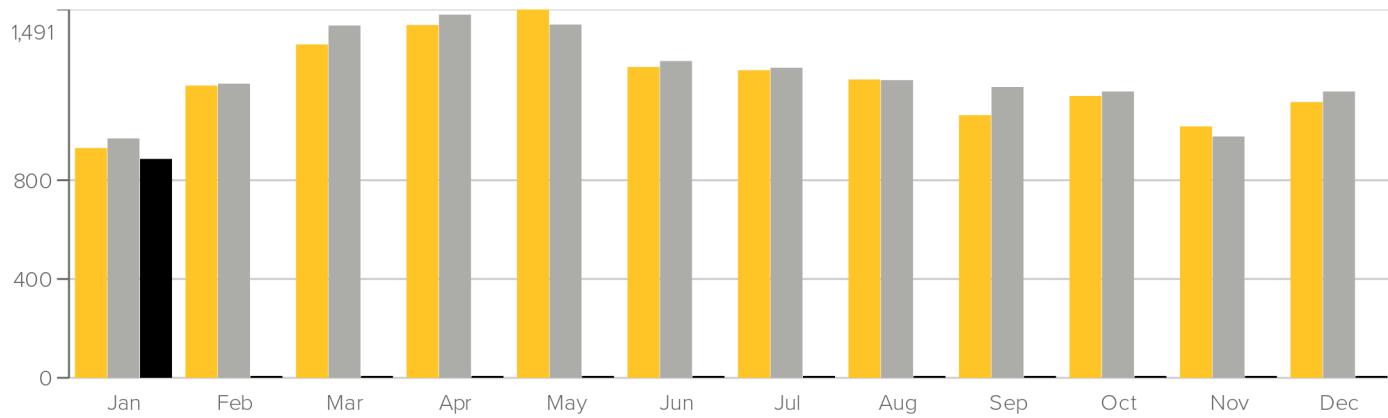
\$379,993

Median List Price

Values pulled on 2/1/2026

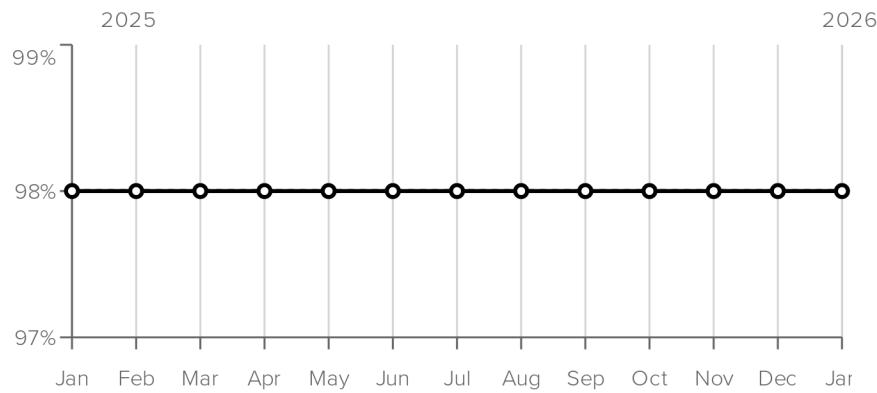


Homes Sold



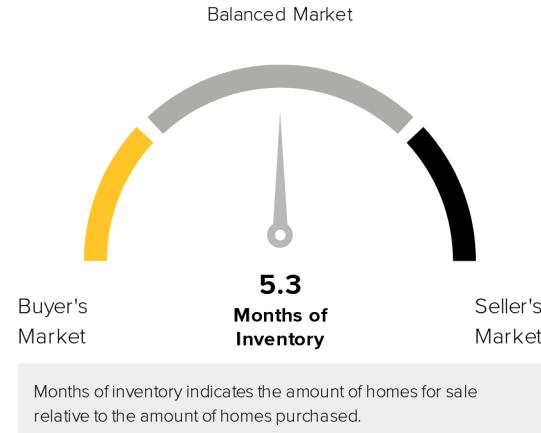
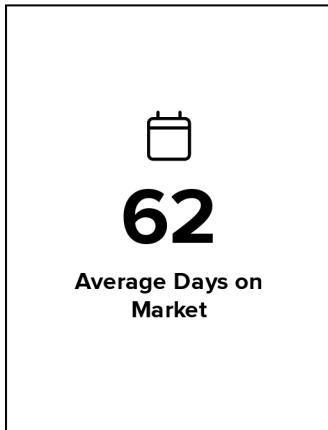
2024 2025 2026

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	Current Period Jan 2026	6 Month Avg		
All Price Ranges	4,467	5.3	1.5	836	1,046	Balanced	
< \$100,000	27	13.5	2.1	2	5	Buyer's	
\$100,000 - \$200,000	198	5.2	1.5	38	51	Balanced	
\$200,000 - \$300,000	689	4.0	1.2	173	203	Balanced	
\$300,000 - \$400,000	1,405	5.2	1.4	269	373	Balanced	
\$400,000 - \$500,000	802	5.9	1.8	137	159	Balanced	
\$500,000 - \$600,000	408	4.3	1.5	94	91	Balanced	
\$600,000 - \$700,000	254	6.9	1.6	37	53	Buyer's	
\$700,000 - \$800,000	169	8.4	2.0	20	31	Buyer's	
\$800,000 - \$900,000	109	9.1	2.1	12	20	Buyer's	
\$900,000 - \$1,000,000	70	4.1	1.5	17	14	Balanced	
> \$1,000,000	336	9.1	2.5	37	40	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 January 2026.

