



Community Market Report



Stephen Woodall - Team Woodall
(520) 818-4504
Stephen@TeamWoodall.com
<https://TeamWoodall.com>

West Tucson MLS Area, Arizona

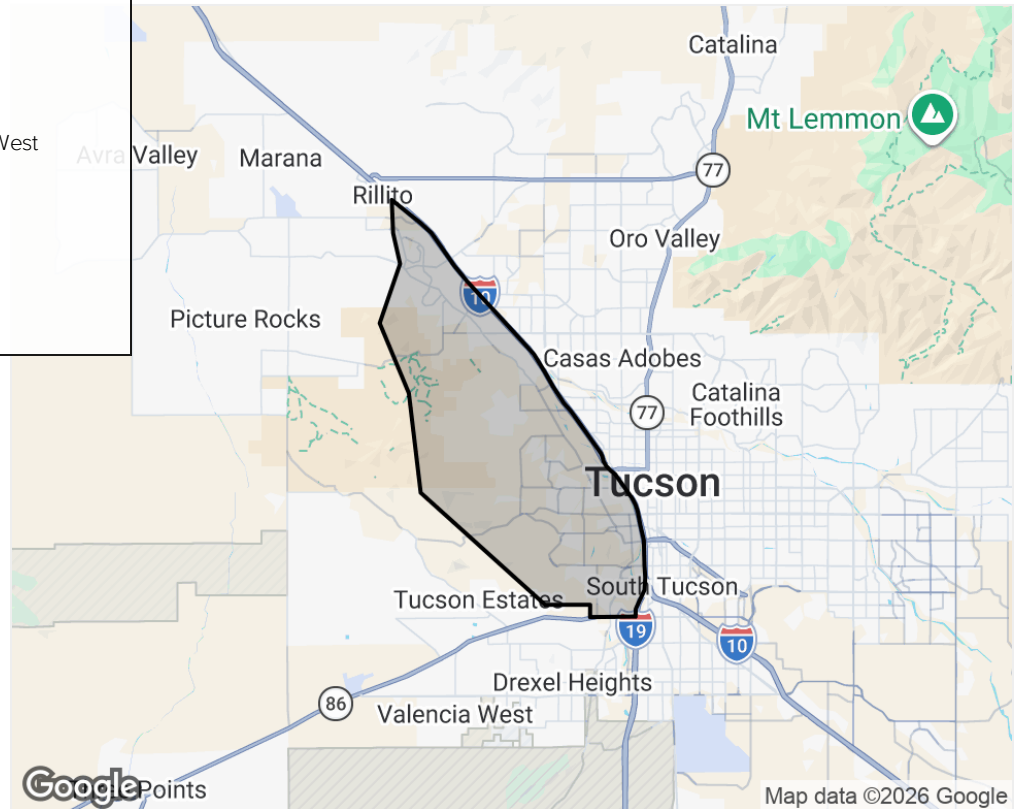
February 2026





About West Tucson MLS Area

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





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for West 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	45	72	▼ 37%	48	▼ 6%
Median Sale Price	\$365,000	\$354,150	▲ 3%	\$367,960	▼ 1%
Median List Price	\$365,000	\$357,500	▲ 2%	\$377,000	▼ 3%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	\$18,841,801	\$31,167,220	▼ 40%	\$20,096,598	▼ 6%
Average Days on Market	83 days	71 days	▲ 12 days	40 days	▲ 43 days
Homes Sold Year to Date	45	799	▼ 94%	48	▼ 6%
For Sale at Month's End	246	287	▼ 14%	211	▲ 17%

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.

266

Homes for Sale

68

Homes Under Contract

\$3,165,000

High Price

\$30,000

Low Price

\$402,475

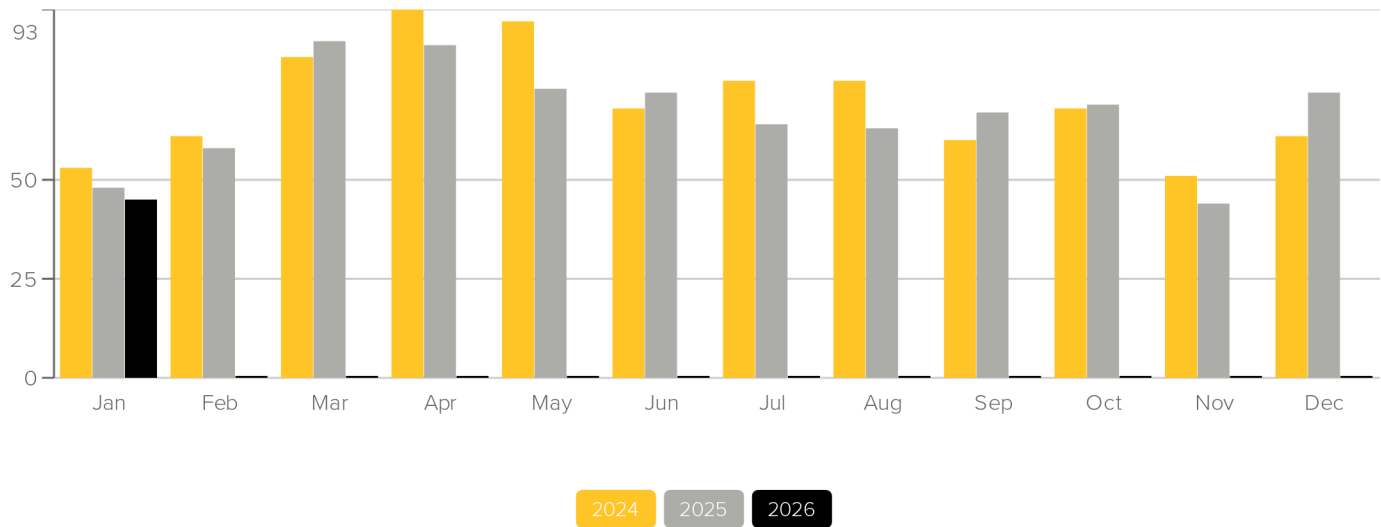
Median List Price

Values pulled on 2/1/2026





Homes Sold

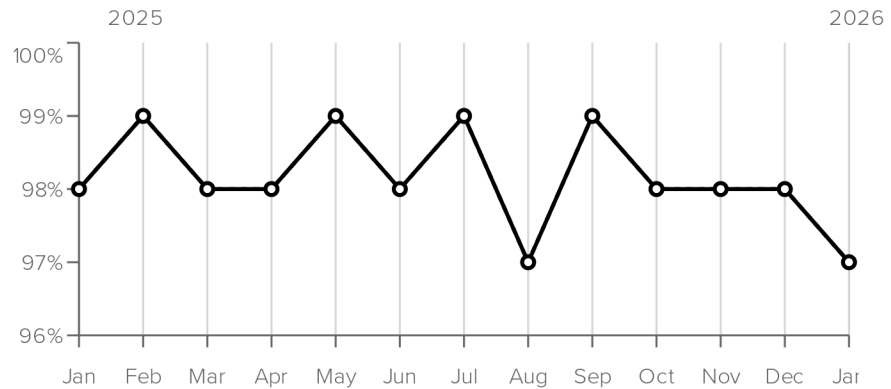


Sale to List Price Ratio

97%

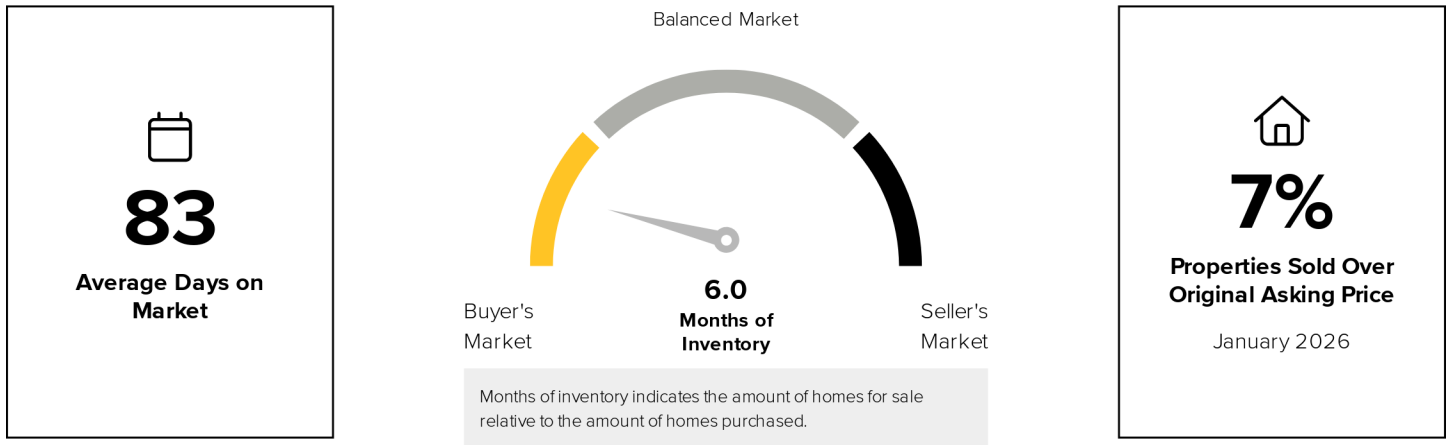
Average Sale to List Price Ratio

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 #ffc107; 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; margin-bottom: 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; margin-bottom: 5px; text-align: center;">Competition from other buyers</div> </div>
	<div style="border: 1px solid #ffc107; 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; margin-bottom: 5px; text-align: center;">May have to make repairs and/or concessions</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;">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; margin-bottom: 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	263	6.0	1.7	44	59	Buyer's
< \$100,000	0	—	—	0	0	—
\$100,000 - \$200,000	9	4.5	1.5	2	3	● Balanced
\$200,000 - \$300,000	31	3.9	1.1	8	10	● Seller's
\$300,000 - \$400,000	83	4.6	1.3	18	23	● Balanced
\$400,000 - \$500,000	56	7.0	2.2	8	10	● Buyer's
\$500,000 - \$600,000	26	6.5	1.9	4	3	● Buyer's
\$600,000 - \$700,000	13	—	6.5	0	2	—
\$700,000 - \$800,000	4	—	1.3	0	1	—
\$800,000 - \$900,000	11	11.0	3.7	1	1	● Buyer's
\$900,000 - \$1,000,000	8	8.0	2.0	1	0	● Buyer's
> \$1,000,000	22	11.0	2.8	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 West Tucson MLS Area, Arizona. The values are based on closed transactions in January 2026.

