



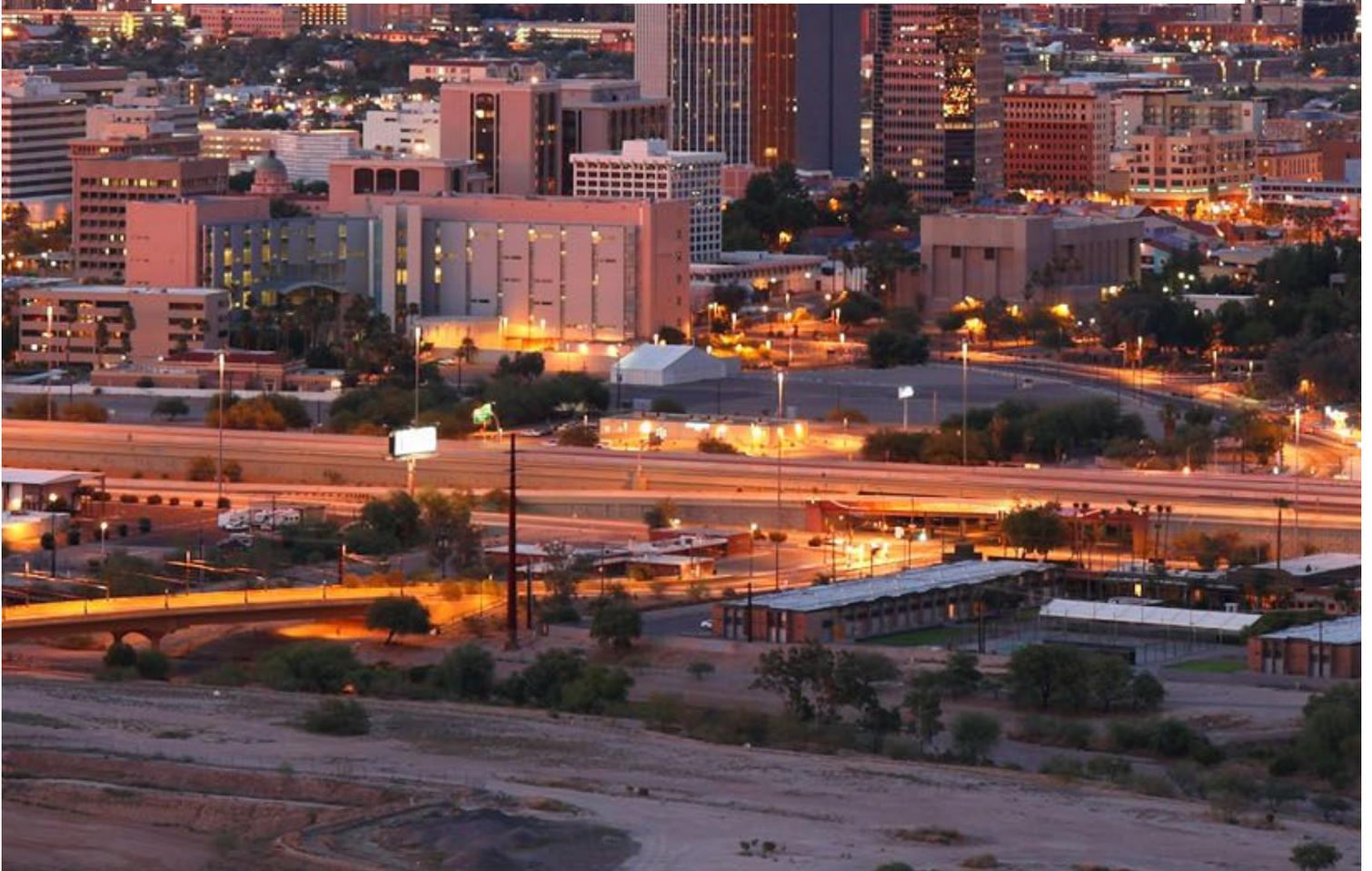
Community Market Report



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Northwest Tucson MLS Area, Arizona

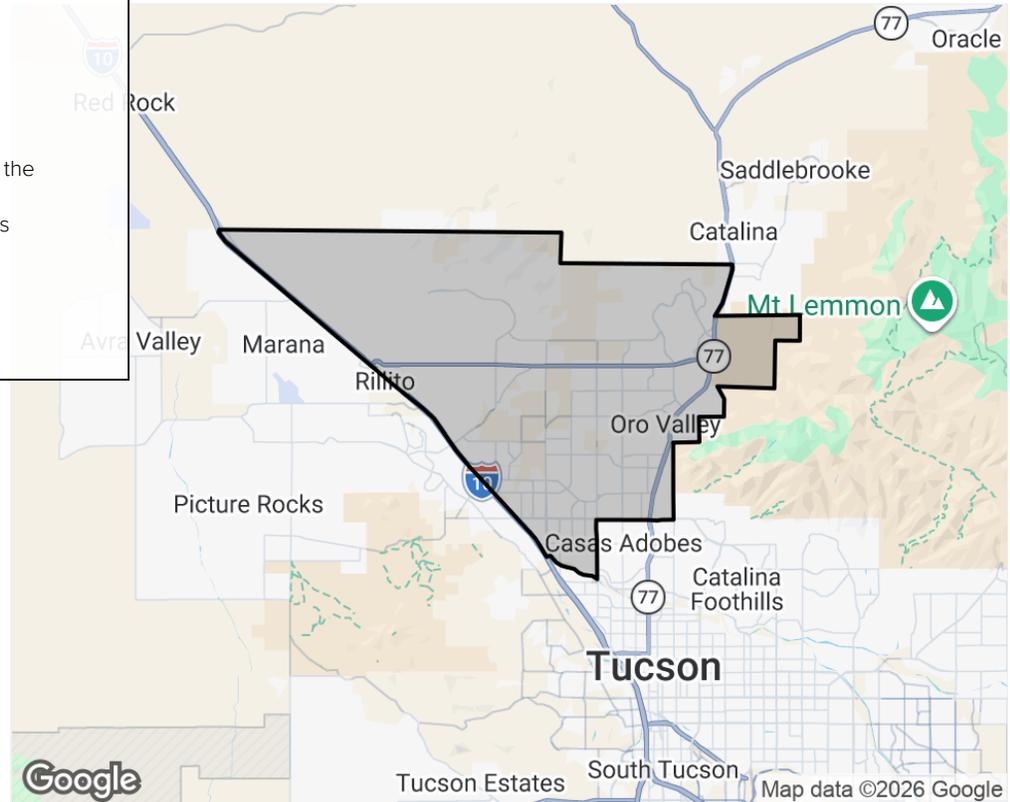
March 2026





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 February 2026.

	Current Period Feb 2026	Last Month Jan 2026	Change From Last Month	Last Year Feb 2025	Change From Last Year
Homes Sold	188	145	▲ 30%	219	▼ 14%
Median Sale Price	\$475,250	\$480,000	▼ 1%	\$455,000	▲ 4%
Median List Price	\$485,500	\$485,000	0%	\$468,585	▲ 4%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$101,018,900	\$88,437,688	▲ 14%	\$126,701,773	▼ 20%
Average Days on Market	63 days	58 days	▲ 5 days	61 days	▲ 2 days
Homes Sold Year to Date	333	145	▲ 130%	384	▼ 13%
For Sale at Month's End	823	728	▲ 13%	673	▲ 22%

Current Market

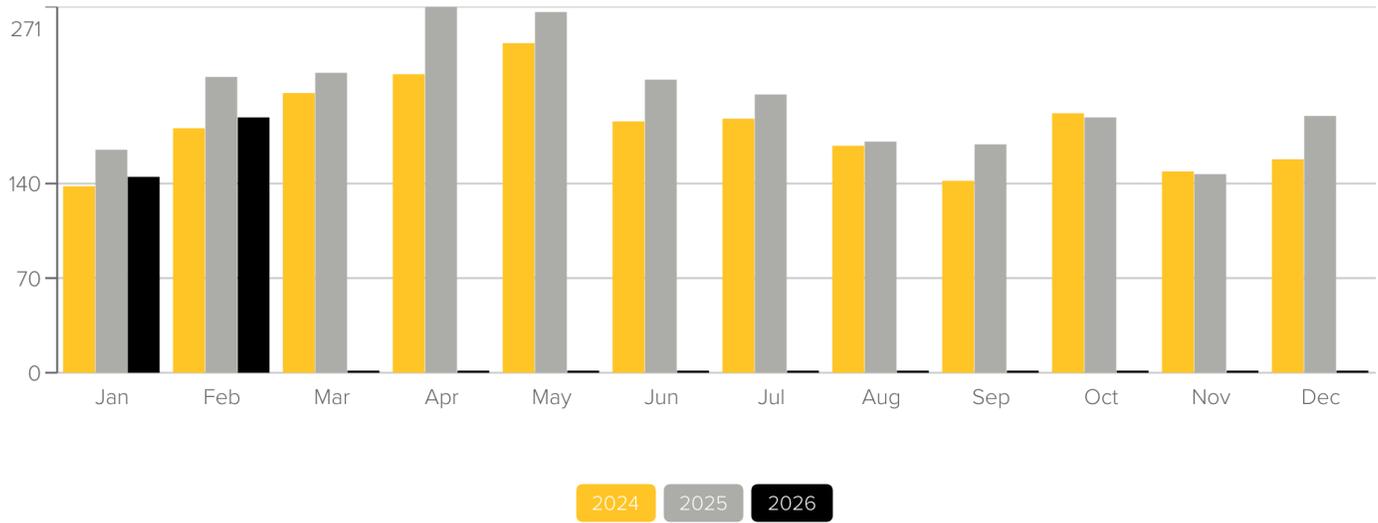
The statistics below provide an up-to-date snapshot of the listed inventory as of March 4, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

828 <small>Homes for Sale</small>	313 <small>Homes Under Contract</small>	\$8,100,000 <small>High Price</small>
\$159,000 <small>Low Price</small>	\$500,000 <small>Median List Price</small>	

Values pulled on 3/4/2026



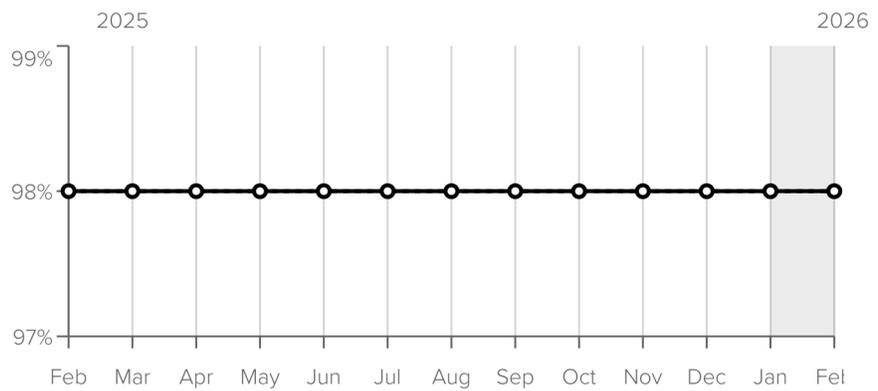
Homes Sold



Sale to List Price Ratio

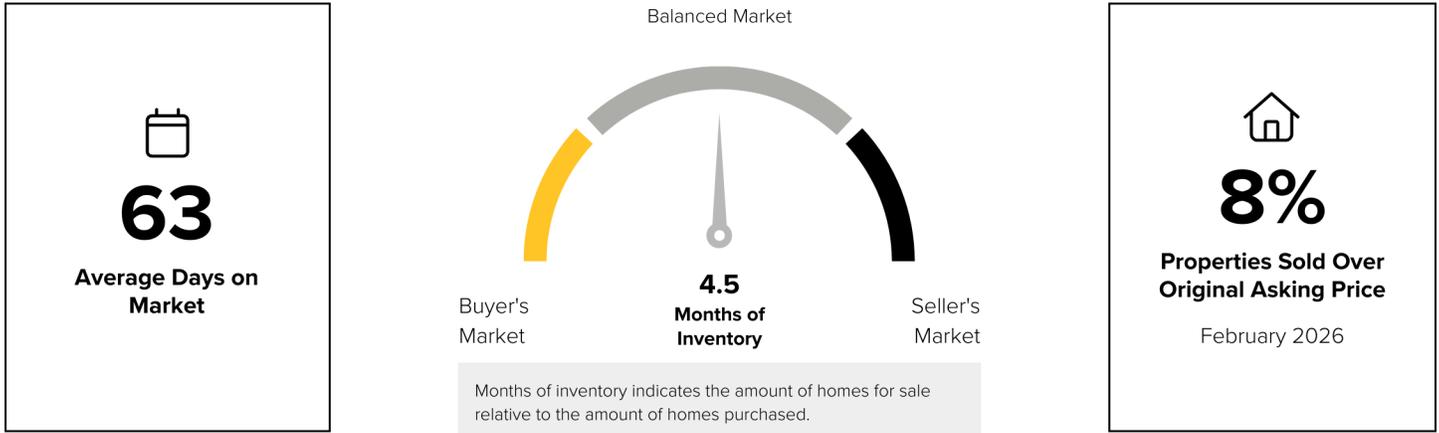


98%
 Average Sale to List Price Ratio
 February 2026





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	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> More homes to choose from Could spend less than asking price Price restrictions Rarely competing offers 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> Fewer homes to choose from Need to be able to close quickly Could spend more than asking price Competition from other buyers
	<p>Buyer's Market More people selling homes than buying</p> <ul style="list-style-type: none"> Takes more time to sell Fewer offers received Could get lower than asking price May have to make repairs and/or concessions 	<p>Seller's Market More people buying homes than selling</p> <ul style="list-style-type: none"> 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 As of 3/4/26	Months of Inventory			Sales		Market Climate
		Current Period Feb 2026	3 Month Trend	Current Period Feb 2026	6 Month Avg		
All Price Ranges	824	4.5	1.6	184	170	Balanced	
< \$200,000	1	1.0	0.3	1	0	● Seller's	
\$200,000 - \$400,000	223	3.4	1.2	66	68	● Seller's	
\$400,000 - \$600,000	298	4.7	1.6	64	56	● Balanced	
\$600,000 - \$800,000	142	4.6	1.8	31	24	● Balanced	
\$800,000 - \$1,000,000	41	5.1	2.2	8	7	● Balanced	
\$1,000,000 - \$1,200,000	22	2.8	1.6	8	3	● Seller's	
\$1,200,000 - \$1,400,000	21	—	3.0	0	3	—	
\$1,400,000 - \$1,600,000	13	3.3	2.6	4	1	● Seller's	
\$1,600,000 - \$1,850,000	9	4.5	2.3	2	1	● Balanced	
\$1,850,000 - \$2,000,000	8	—	4.0	0	0	—	
> \$2,000,000	46	—	6.6	0	1	—	

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 February 2026.

