



Community Market Report



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

Central Tucson MLS Area, Arizona

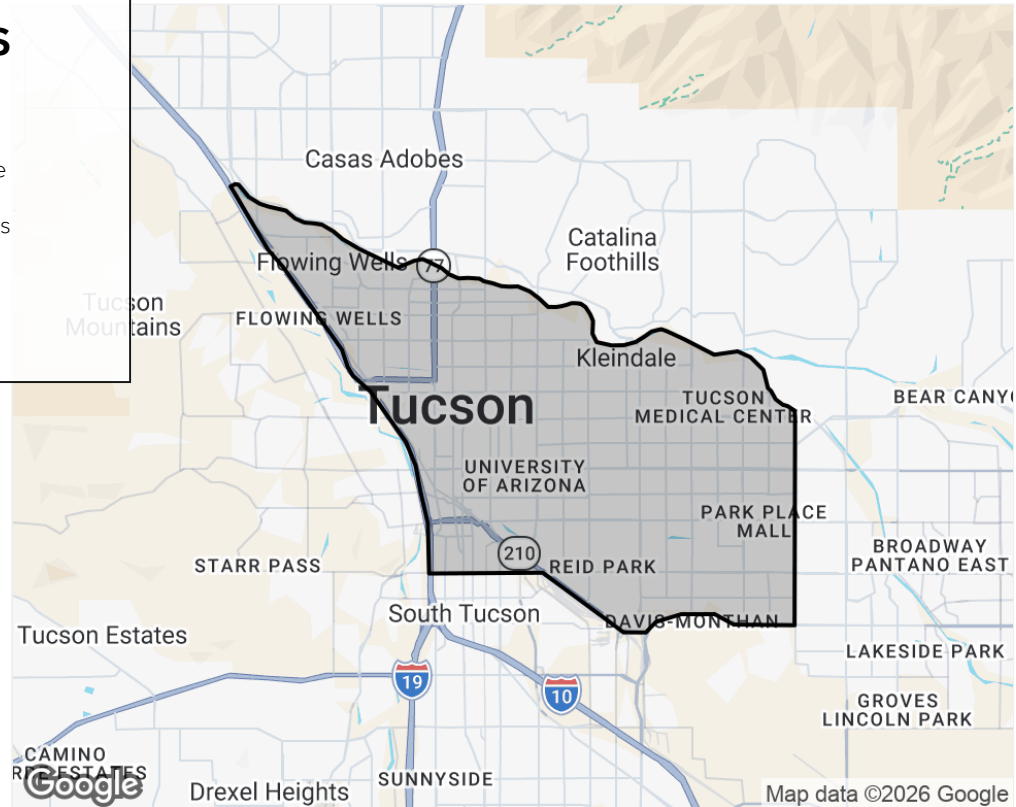
April 2026





About Central Tucson MLS Area

Welcome to your personalized market report for Central 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.



Scan to view the full digital market report for Central Tucson MLS Area.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Central Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of March 2026.

	Current Period Mar 2026	Last Month Feb 2026	Change From Last Month	Last Year Mar 2025	Change From Last Year
Homes Sold	129	143	▼ 10%	153	▼ 16%
Median Sale Price	\$319,000	\$300,000	▲ 6%	\$320,000	0%
Median List Price	\$325,000	\$315,000	▲ 3%	\$325,000	0%
Sale to List Price Ratio	97%	97%	0%	97%	0%
Sales Volume	\$49,452,015	\$51,227,390	▼ 3%	\$59,652,393	▼ 17%
Average Days on Market	55 days	56 days	▼ 1 day	52 days	▲ 3 days
Homes Sold Year to Date	385	256	▲ 50%	388	▼ 1%
For Sale at Month's End	488	470	▲ 4%	432	▲ 13%

Current Market

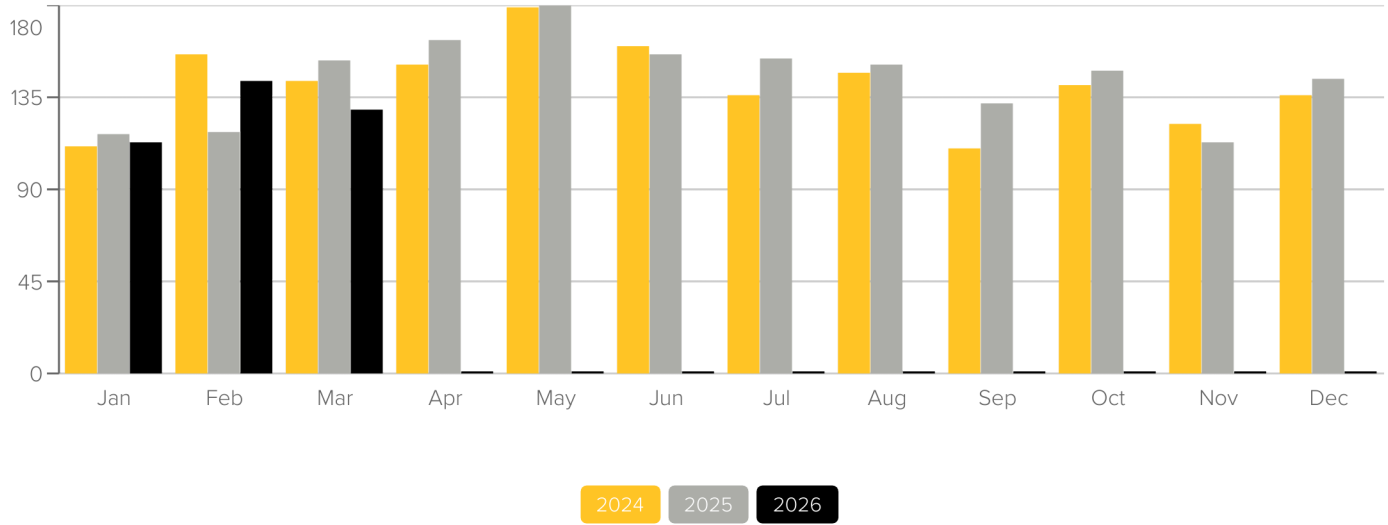
The statistics below provide an up-to-date snapshot of the listed inventory as of April 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

502 <small>Homes for Sale</small>	222 <small>Homes Under Contract</small>	\$2,799,000 <small>High Price</small>
\$15,000 <small>Low Price</small>	\$315,000 <small>Median List Price</small>	

Values pulled on 4/3/2026



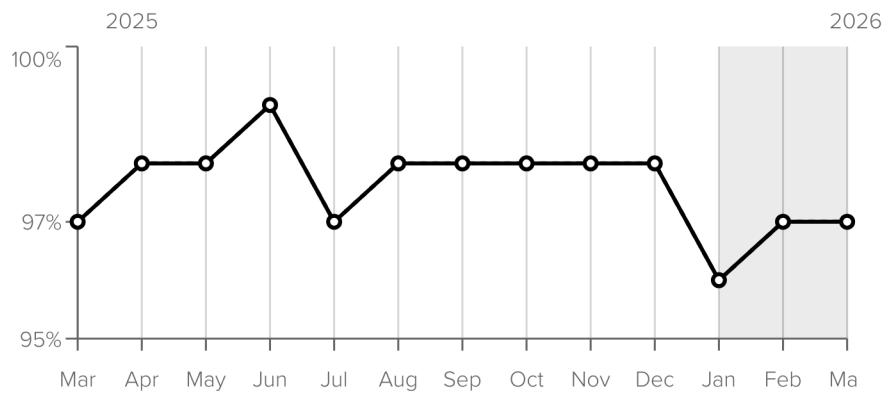
Homes Sold



Sale to List Price Ratio




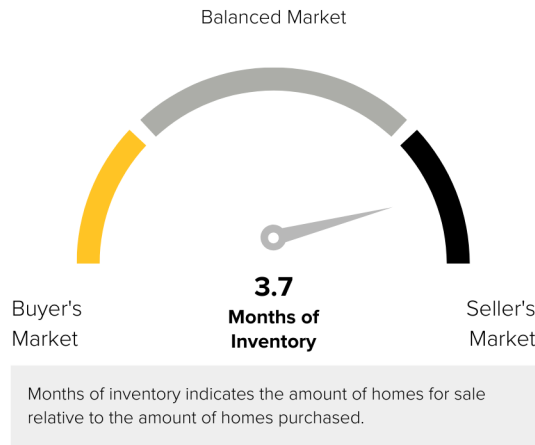
97%
 Average Sale to List Price Ratio
 March 2026






Market Conditions


55
Average Days on Market




15%
Properties Sold Over Original Asking Price
March 2026

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
How it Impacts Sellers		



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 4/3/26	Current Period Mar 2026	3 Month Trend	Current Period Mar 2026	6 Month Avg	
All Price Ranges	502	3.7	1.3	135	133	Seller's	
< \$200,000	72	4.2	1.3	17	17	● Balanced	
\$200,000 - \$400,000	283	3.9	1.3	73	78	● Seller's	
\$400,000 - \$600,000	96	4.0	1.3	24	23	● Balanced	
\$600,000 - \$800,000	26	1.9	1.0	14	8	● Seller's	
\$800,000 - \$1,000,000	9	1.5	1.3	6	2	● Seller's	
\$1,000,000 - \$1,200,000	5	—	5.0	0	0	—	
\$1,200,000 - \$1,400,000	3	—	3.0	0	0	—	
\$1,400,000 - \$1,600,000	1	1.0	0.2	1	0	● Seller's	
\$1,600,000 - \$1,850,000	4	—	—	0	0	—	
\$1,850,000 - \$2,000,000	2	—	—	0	0	—	
> \$2,000,000	1	—	—	0	0	—	

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 Central Tucson MLS Area, Arizona. The values are based on closed transactions in March 2026.

