



Community Market Report



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

Northwest Tucson MLS Area, Arizona

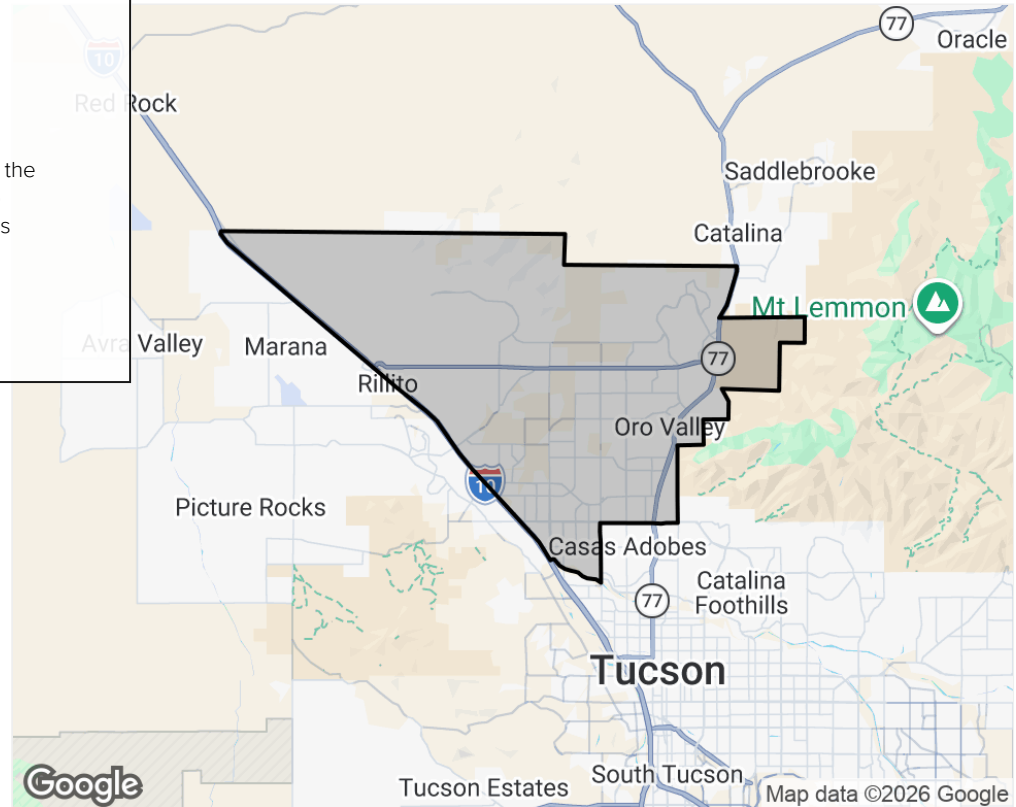
April 2026





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.



Scan to view the full
digital market report
for 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 March 2026.

	Current Period Mar 2026	Last Month Feb 2026	Change From Last Month	Last Year Mar 2025	Change From Last Year
Homes Sold	262	194	▲ 35%	222	▲ 18%
Median Sale Price	\$475,000	\$477,750	▼ 1%	\$445,000	▲ 7%
Median List Price	\$478,820	\$489,000	▼ 2%	\$450,000	▲ 6%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$159,801,149	\$104,762,900	▲ 53%	\$129,414,643	▲ 23%
Average Days on Market	64 days	65 days	▼ 1 day	47 days	▲ 17 days
Homes Sold Year to Date	602	340	▲ 77%	606	▼ 1%
For Sale at Month's End	851	823	▲ 3%	714	▲ 19%

Current Market

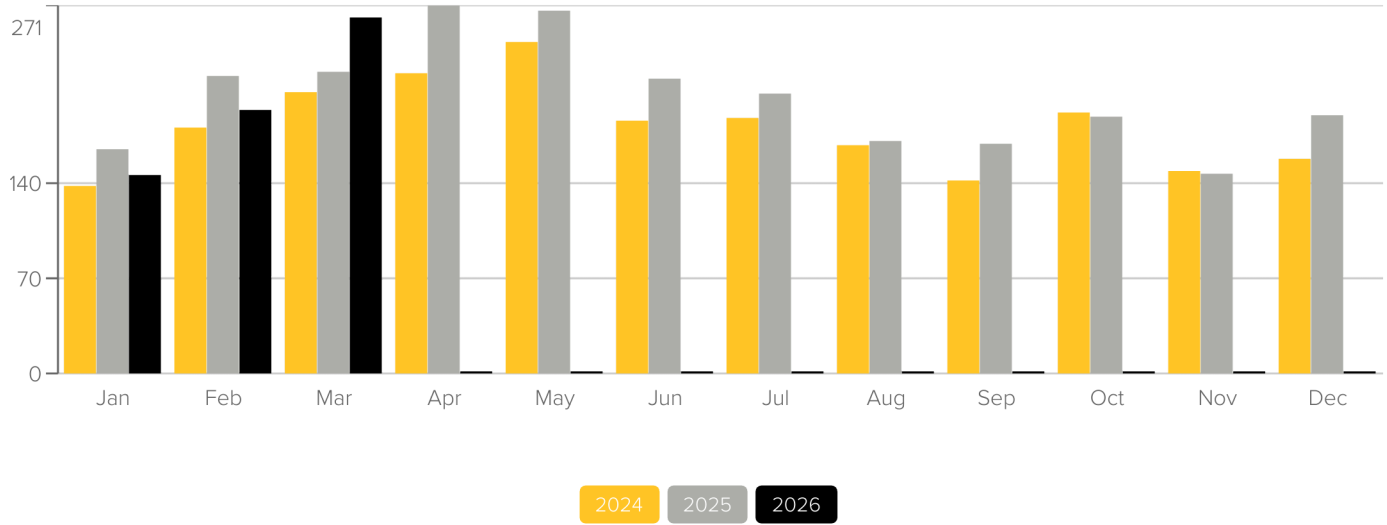
The statistics below provide an up-to-date snapshot of the listed inventory as of April 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and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

811 Homes for Sale	340 Homes Under Contract	\$8,100,000 High Price
\$150,000 Low Price	\$515,000 Median List Price	

Values pulled on 4/3/2026



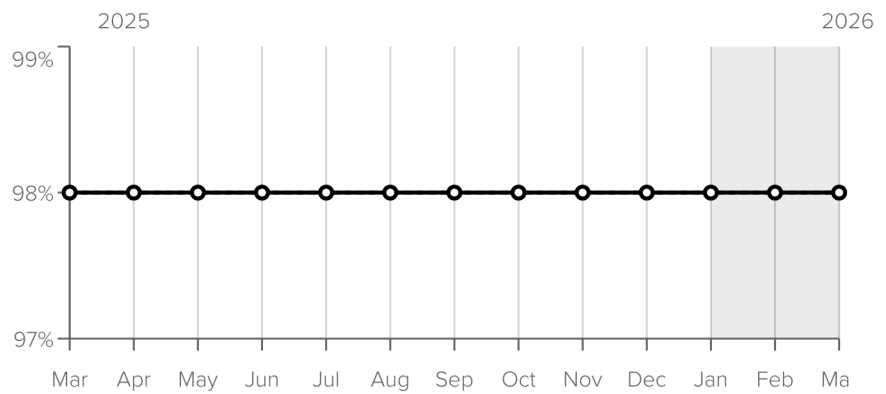
Homes Sold



Sale to List Price Ratio

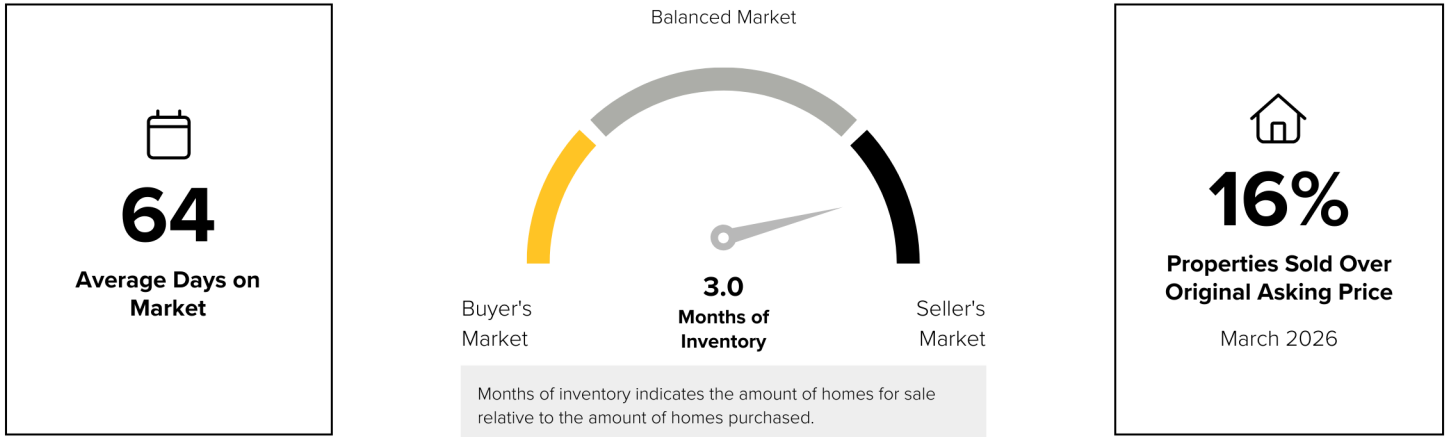


98%
 Average Sale to List Price Ratio
 March 2026





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 4/3/26	Months of Inventory		Sales		Market Climate
		Current Period Mar 2026	3 Month Trend	Current Period Mar 2026	6 Month Avg	
All Price Ranges	811	3.0	1.3	272	190	Seller's
< \$300,000	40	2.4	0.9	17	16	● Seller's
\$300,000 - \$600,000	460	2.7	1.2	169	121	● Seller's
\$600,000 - \$900,000	181	3.2	1.6	57	35	● Seller's
\$900,000 - \$1,200,000	37	3.4	1.3	11	7	● Seller's
\$1,200,000 - \$1,500,000	25	3.6	1.9	7	4	● Seller's
\$1,500,000 - \$1,800,000	17	8.5	3.4	2	1	● Buyer's
\$1,800,000 - \$2,100,000	10	10.0	5.0	1	1	● Buyer's
\$2,100,000 - \$2,400,000	11	5.5	2.8	2	0	● Balanced
\$2,400,000 - \$2,700,000	5	5.0	5.0	1	0	● Balanced
\$2,700,000 - \$3,000,000	7	3.5	1.8	2	0	● Seller's
> \$3,000,000	18	6.0	3.6	3	1	● 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 March 2026.

