



# Community Market Report



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## West Tucson MLS Area, Arizona

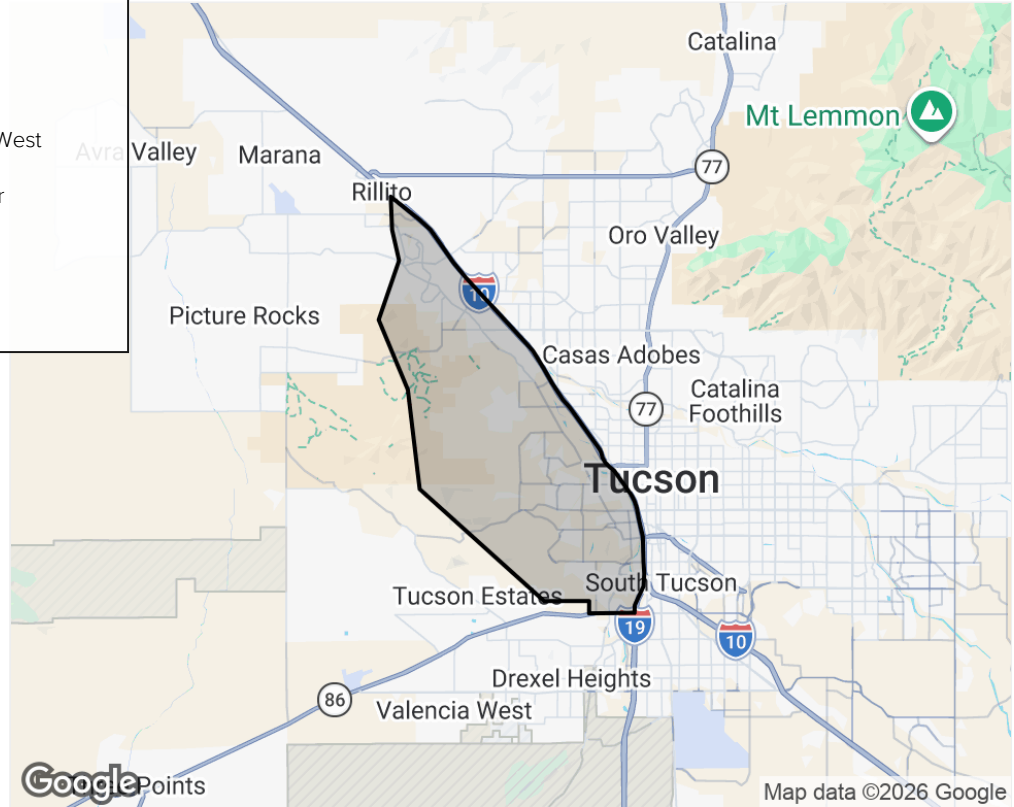
April 2026





## 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.



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

	Current Period Mar 2026	Last Month Feb 2026	Change From Last Month	Last Year Mar 2025	Change From Last Year
<b>Homes Sold</b>	95	48	▲ 98%	85	▲ 12%
<b>Median Sale Price</b>	\$350,000	\$356,250	▼ 2%	\$400,000	▼ 12%
<b>Median List Price</b>	\$360,000	\$362,450	▼ 1%	\$400,000	▼ 10%
<b>Sale to List Price Ratio</b>	98%	98%	0%	98%	0%
<b>Sales Volume</b>	\$40,543,930	\$20,100,700	▲ 102%	\$40,181,343	▲ 1%
<b>Average Days on Market</b>	54 days	66 days	▼ 12 days	42 days	▲ 12 days
<b>Homes Sold Year to Date</b>	192	97	▲ 98%	191	▲ 1%
<b>For Sale at Month's End</b>	251	275	▼ 9%	246	▲ 2%

## Current Market

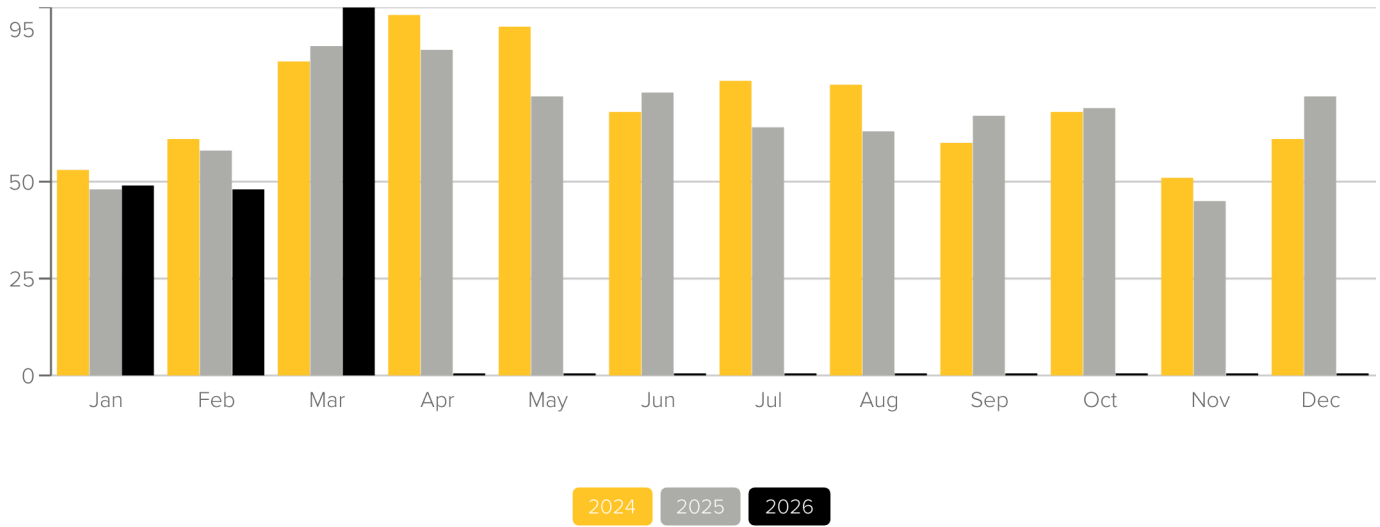
The statistics below provide an up-to-date snapshot of the listed inventory as of April 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and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

<b>278</b> <small>Homes for Sale</small>	<b>94</b> <small>Homes Under Contract</small>	<b>\$3,500,000</b> <small>High Price</small>
<b>\$99,000</b> <small>Low Price</small>	<b>\$410,000</b> <small>Median List Price</small>	

Values pulled on 4/3/2026



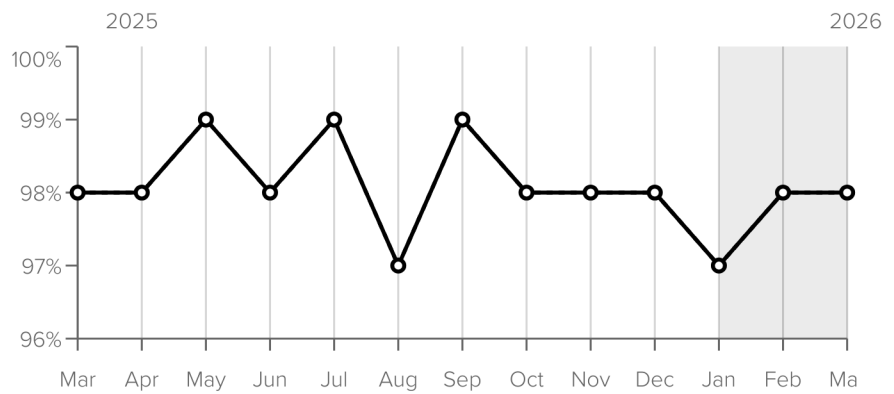
**Homes Sold**



**Sale to List Price Ratio**

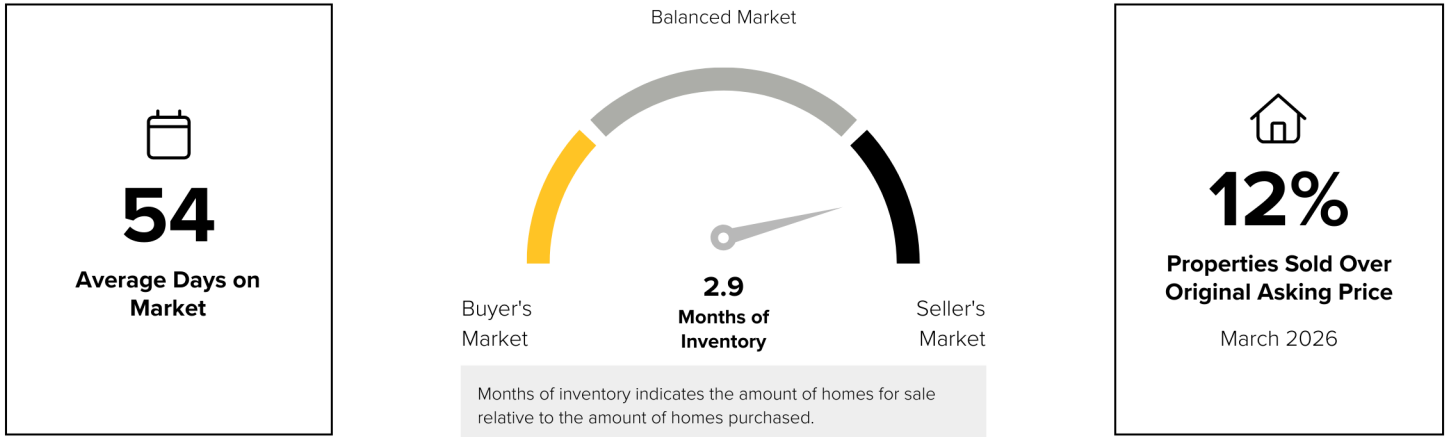


**98%**  
 Average Sale to List Price Ratio  
 March 2026





# 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.

	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
How it Impacts Buyers	More homes to choose from	Fewer homes to choose from
	Could spend less than asking price	Need to be able to close quickly
	Price restrictions	Could spend more than asking price
	Rarely competing offers	Competition from other buyers
How it Impacts Sellers	Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
	Takes more time to sell	Home sells quickly
	Fewer offers received	Multiple offers likely
	Could get lower than asking price	Could get more than asking price
	May have to make repairs and/or concessions	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 4/3/26	Current Period Mar 2026	3 Month Trend	Current Period Mar 2026	6 Month Avg	
<b>All Price Ranges</b>	278	2.9	1.4	97	63	Seller's	
< \$200,000	9	1.0	0.6	9	3	● Seller's	
\$200,000 - \$400,000	116	2.3	1.1	50	34	● Seller's	
\$400,000 - \$600,000	89	4.2	1.8	21	15	● Balanced	
\$600,000 - \$800,000	19	2.1	1.4	9	4	● Seller's	
\$800,000 - \$1,000,000	21	3.5	2.3	6	2	● Seller's	
\$1,000,000 - \$1,200,000	9	9.0	2.3	1	1	● Buyer's	
\$1,200,000 - \$1,400,000	5	5.0	5.0	1	0	● Balanced	
\$1,400,000 - \$1,600,000	1	—	1.0	0	0	—	
\$1,600,000 - \$1,850,000	0	—	—	0	0	—	
\$1,850,000 - \$2,000,000	1	—	—	0	0	—	
> \$2,000,000	8	—	—	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 West Tucson MLS Area, Arizona. The values are based on closed transactions in March 2026.

