



Community Market Report



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Central Tucson MLS Area, Arizona

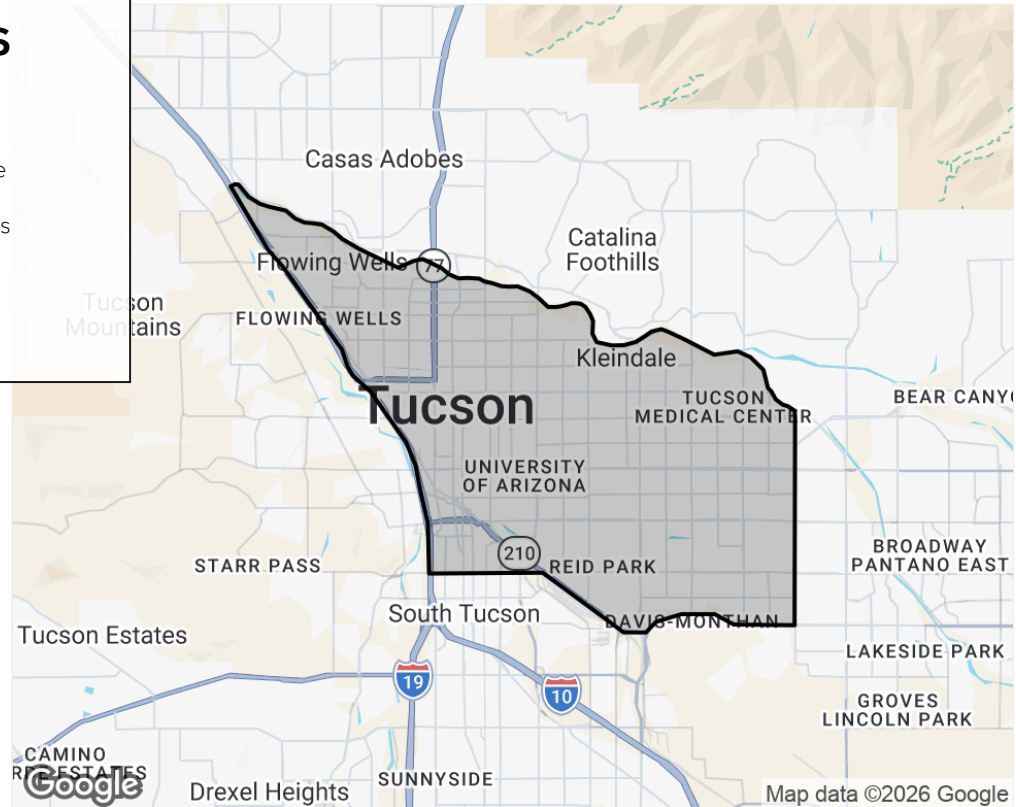
May 2026





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 April 2026.

	Current Period Apr 2026	Last Month Mar 2026	Change From Last Month	Last Year Apr 2025	Change From Last Year
Homes Sold	163	135	▲ 21%	163	0%
Median Sale Price	\$300,000	\$315,000	▼ 5%	\$308,000	▼ 3%
Median List Price	\$310,000	\$325,000	▼ 5%	\$314,000	▼ 1%
Sale to List Price Ratio	98%	97%	▲ 1%	98%	0%
Sales Volume	\$55,626,041	\$51,129,515	▲ 9%	\$58,518,004	▼ 5%
Average Days on Market	48 days	56 days	▼ 8 days	39 days	▲ 9 days
Homes Sold Year to Date	554	391	▲ 42%	551	▲ 1%
For Sale at Month's End	516	488	▲ 6%	471	▲ 10%

Current Market

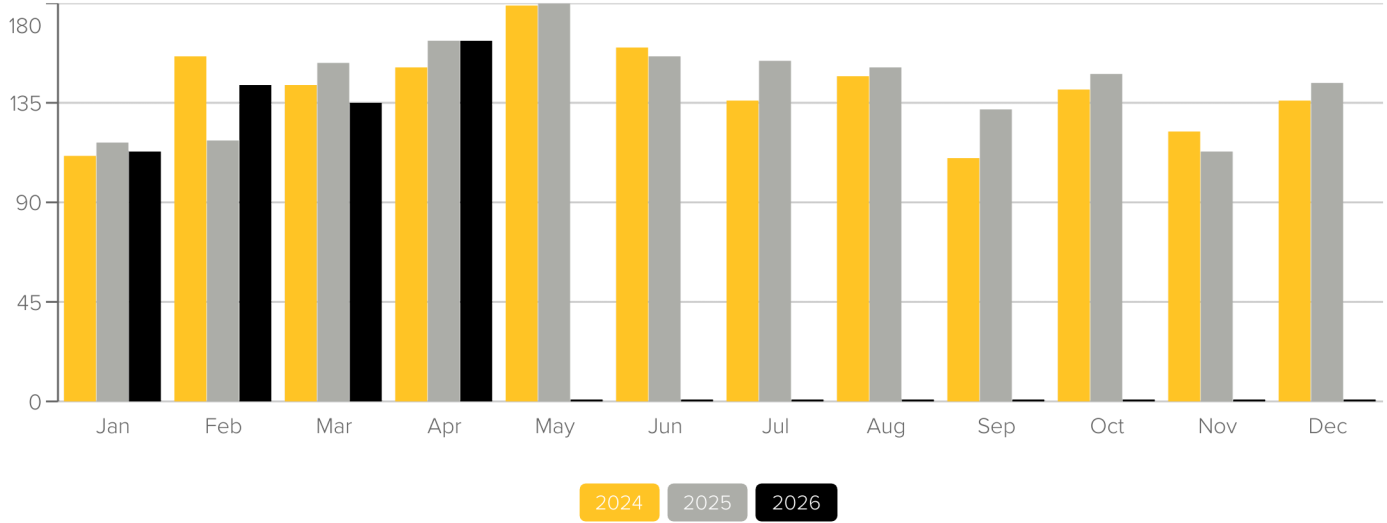
The statistics below provide an up-to-date snapshot of the listed inventory as of May 3, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers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

550 <small>Homes for Sale</small>	207 <small>Homes Under Contract</small>	\$2,699,000 <small>High Price</small>
\$15,000 <small>Low Price</small>	\$320,000 <small>Median List Price</small>	

Values pulled on 5/3/2026



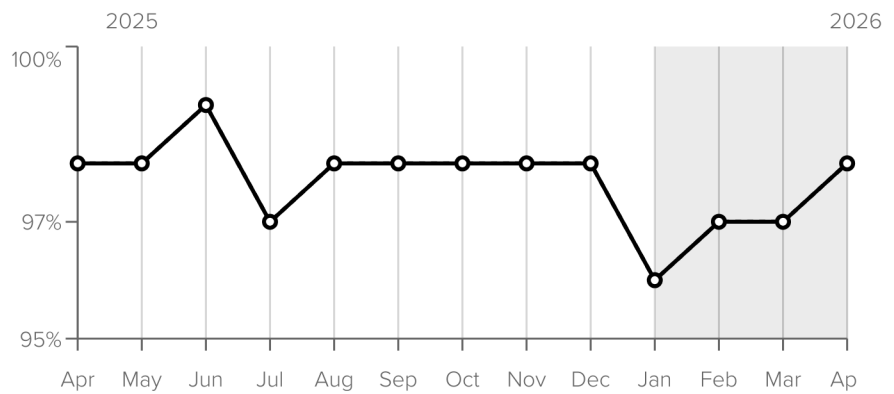
Homes Sold



Sale to List Price Ratio




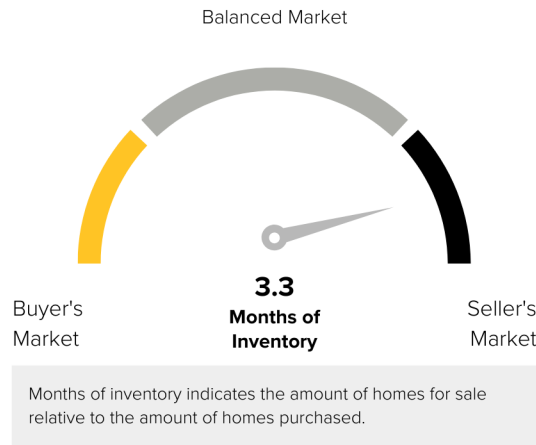
98%
 Average Sale to List Price Ratio
 April 2026






Market Conditions


48
Average Days on Market




18%
Properties Sold Over Original Asking Price
April 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 As of 5/3/26	Months of Inventory		Sales		Market Climate
		Current Period Apr 2026	3 Month Trend	Current Period Apr 2026	6 Month Avg	
All Price Ranges	550	3.3	1.2	168	136	Seller's
< \$200,000	74	3.2	1.2	23	18	● Seller's
\$200,000 - \$250,000	64	3.4	1.2	19	17	● Seller's
\$250,000 - \$300,000	88	2.3	0.9	38	29	● Seller's
\$300,000 - \$350,000	92	3.3	1.4	28	19	● Seller's
\$350,000 - \$400,000	66	3.0	1.3	22	15	● Seller's
\$400,000 - \$450,000	37	2.6	1.4	14	8	● Seller's
\$450,000 - \$500,000	37	7.4	1.5	5	7	● Buyer's
\$500,000 - \$550,000	17	4.3	1.1	4	5	● Balanced
\$550,000 - \$600,000	18	3.6	1.2	5	3	● Seller's
\$600,000 - \$650,000	11	5.5	2.2	2	2	● Balanced
> \$650,000	46	5.8	1.4	8	9	● Balanced

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 April 2026.

