



Community Market Report



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

Tucson Metro MLSSAZ Area, Arizona

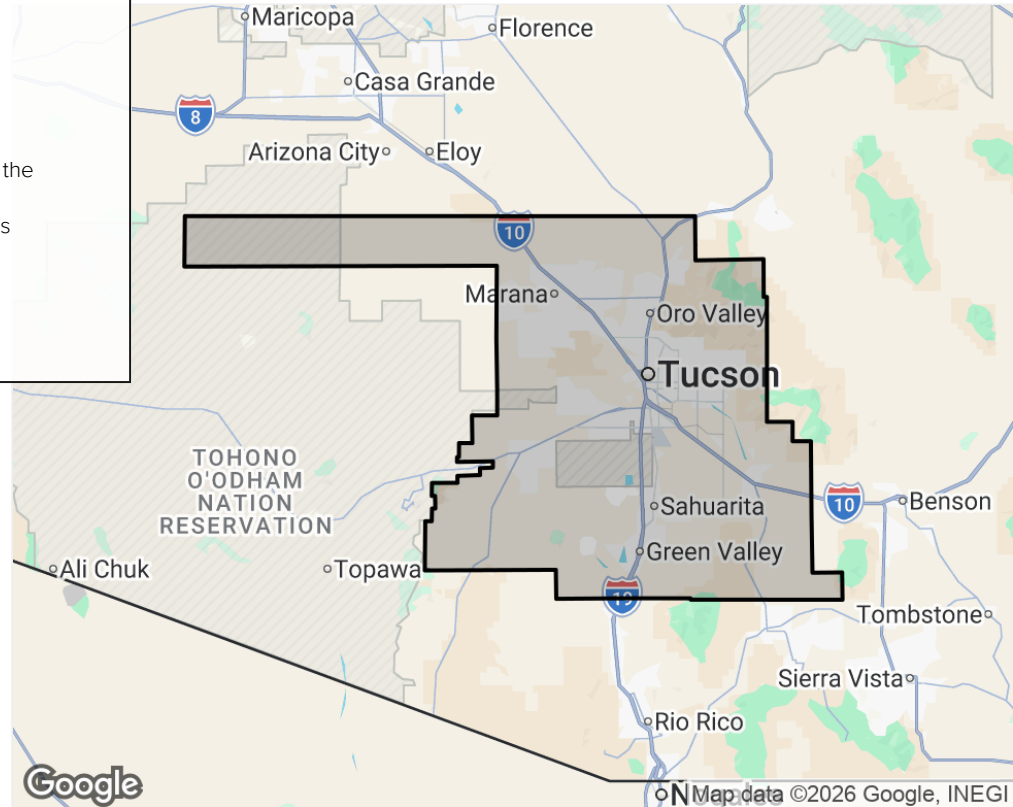
May 2026





About Tucson Metro MLSSAZ Area

Welcome to your personalized market report for Tucson Metro MLSSAZ 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 Tucson Metro MLSSAZ Area.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Tucson Metro MLSSAZ 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	1,424	1432	▼ 1%	1471	▼ 3%
Median Sale Price	\$365,000	\$368,400	▼ 1%	\$365,000	0%
Median List Price	\$369,508	\$375,000	▼ 1%	\$374,900	▼ 1%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$640,857,310	\$659,476,324	▼ 3%	\$654,368,528	▼ 2%
Average Days on Market	61 days	63 days	▼ 2 days	55 days	▲ 6 days
Homes Sold Year to Date	4,968	3,544	▲ 40%	5,061	▼ 2%
For Sale at Month's End	—	4838	▼ 100%	4574	▼ 100%

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.

4,643

Homes for Sale

1,872

Homes Under Contract

\$12,950,000

High Price

\$15,000

Low Price

\$379,000

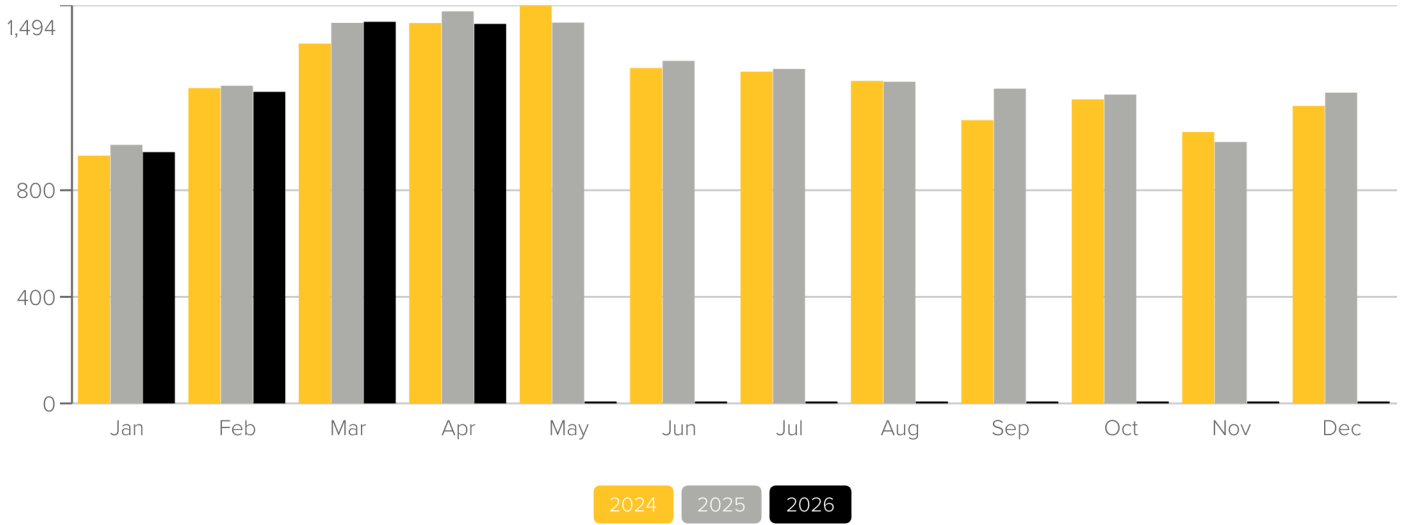
Median List Price

Values pulled on 5/3/2026





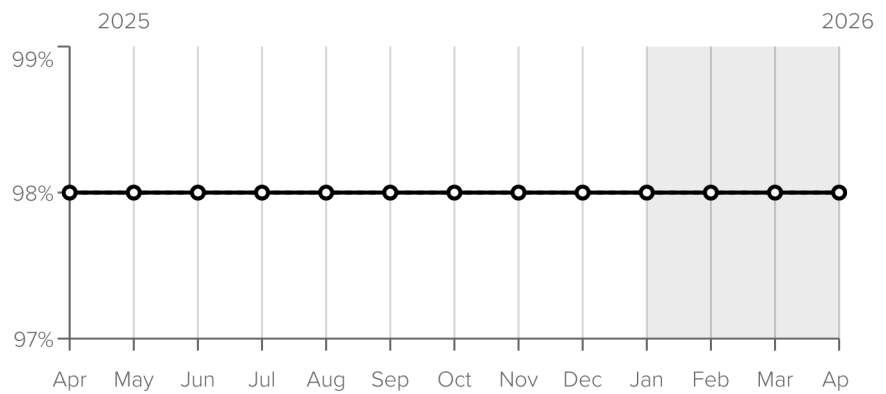
Homes Sold



Sale to List Price Ratio

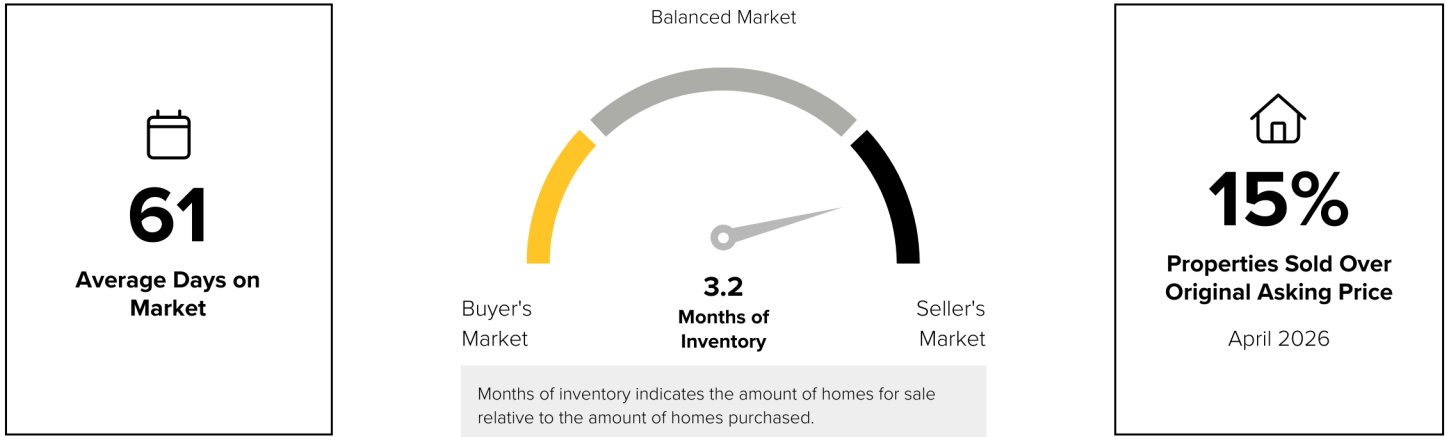


98%
 Average Sale to List Price Ratio
 April 2026





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 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	4,639	3.2	1.1	1,468	1,193	Seller's	
< \$300,000	1,156	2.8	1.0	417	327	● Seller's	
\$300,000 - \$350,000	723	2.9	1.0	250	218	● Seller's	
\$350,000 - \$400,000	650	3.3	1.2	200	163	● Seller's	
\$400,000 - \$450,000	435	3.0	1.1	146	110	● Seller's	
\$450,000 - \$500,000	342	3.4	1.3	102	74	● Seller's	
\$500,000 - \$550,000	199	3.2	1.1	62	56	● Seller's	
\$550,000 - \$600,000	199	5.2	1.3	38	44	● Balanced	
\$600,000 - \$650,000	124	3.8	1.0	33	34	● Seller's	
\$650,000 - \$700,000	127	3.2	1.2	40	30	● Seller's	
\$700,000 - \$750,000	75	1.9	1.0	40	20	● Seller's	
> \$750,000	609	4.3	1.5	140	112	● 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 Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in April 2026.

