



Community Market Report



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Central Tucson MLS Area, Arizona

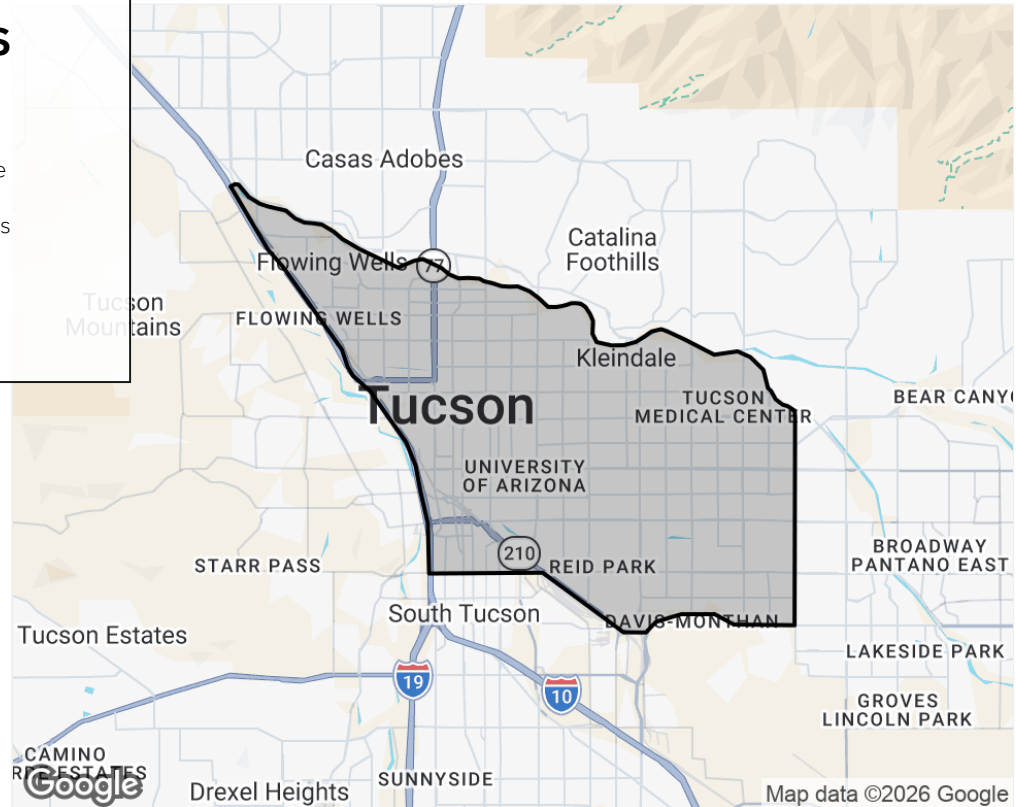
June 2026





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 May 2026.

	Current Period May 2026	Last Month Apr 2026	Change From Last Month	Last Year May 2025	Change From Last Year
Homes Sold	147	172	▼ 15%	180	▼ 18%
Median Sale Price	\$310,000	\$300,000	▲ 3%	\$310,000	0%
Median List Price	\$319,500	\$310,000	▲ 3%	\$315,000	▲ 1%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$55,723,220	\$58,136,041	▼ 4%	\$62,876,467	▼ 11%
Average Days on Market	41 days	48 days	▼ 7 days	40 days	▲ 1 day
Homes Sold Year to Date	711	564	▲ 26%	731	▼ 3%
For Sale at Month's End	—	534	▼ 100%	508	▼ 100%

Current Market

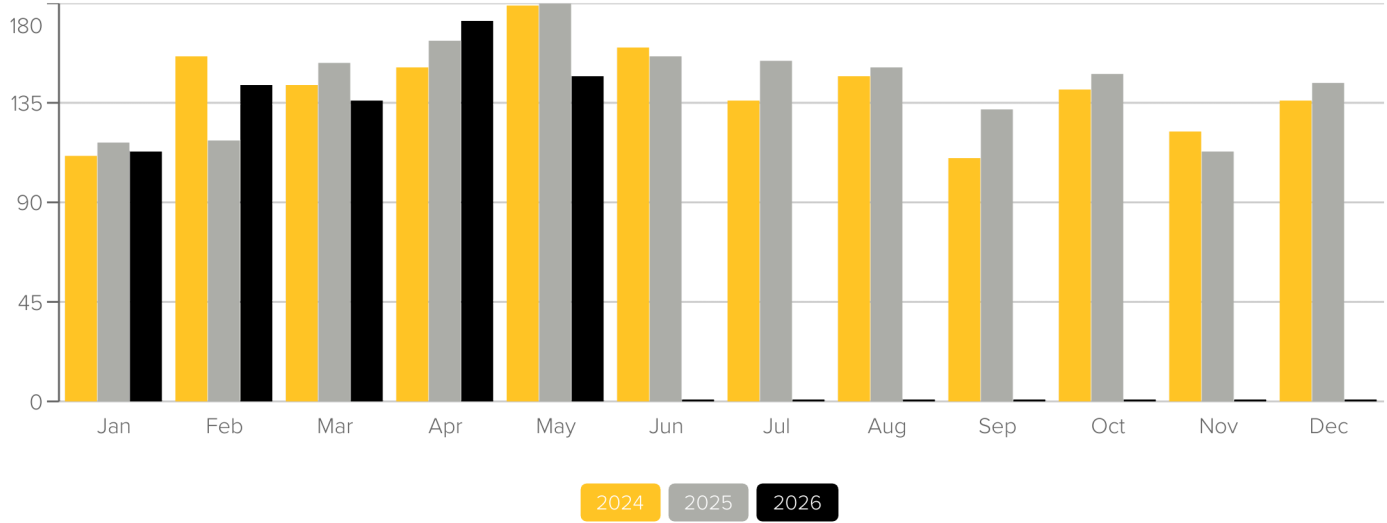
The statistics below provide an up-to-date snapshot of the listed inventory as of June 2, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

529 Homes for Sale	191 Homes Under Contract	\$2,699,000 High Price
\$15,000 Low Price	\$320,000 Median List Price	

Values pulled on 6/2/2026



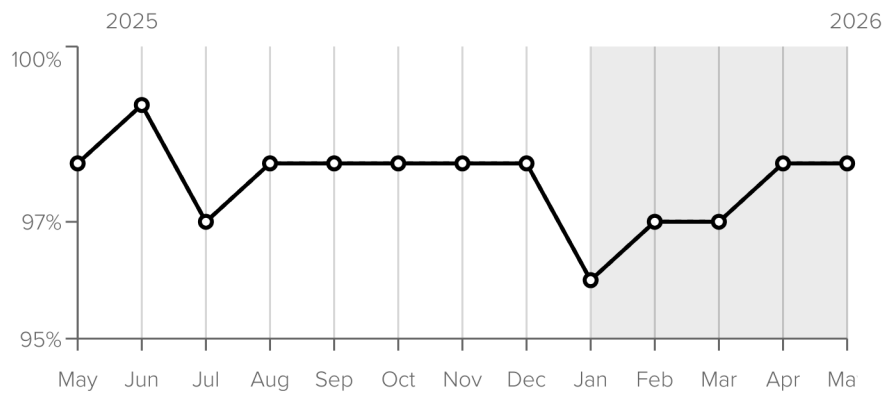
Homes Sold



Sale to List Price Ratio

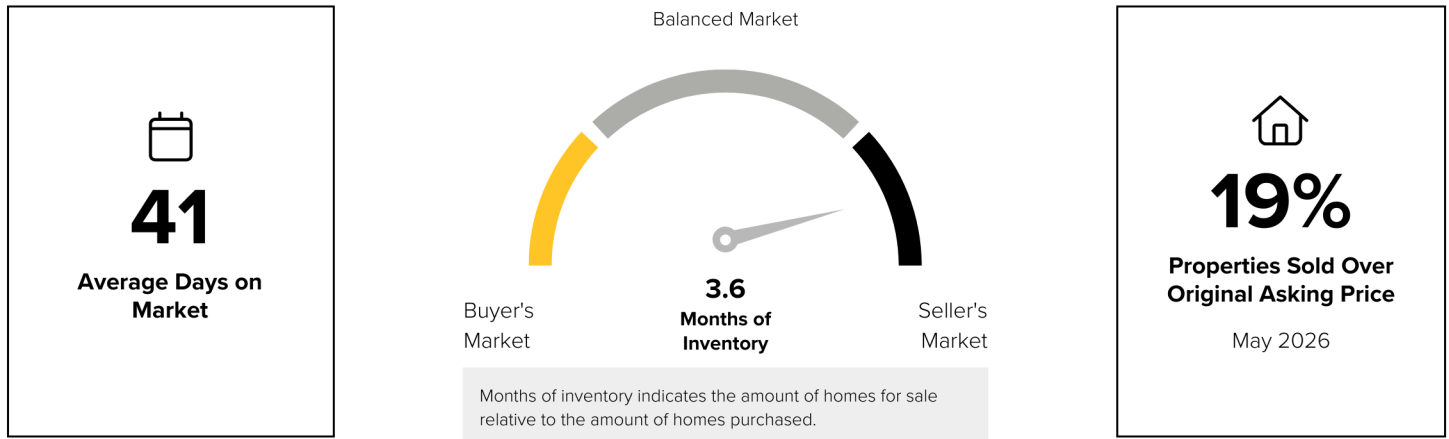


98%
 Average Sale to List Price Ratio
 May 2026





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
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 6/2/26	Months of Inventory		Sales		Market Climate
		Current Period May 2026	3 Month Trend	Current Period May 2026	6 Month Avg	
All Price Ranges	529	3.6	1.2	147	143	Seller's
< \$200,000	68	3.4	1.2	20	19	● Seller's
\$200,000 - \$250,000	58	2.2	1.0	26	19	● Seller's
\$250,000 - \$300,000	95	4.0	1.0	24	30	● Balanced
\$300,000 - \$350,000	83	3.8	1.2	22	21	● Seller's
\$350,000 - \$400,000	65	4.3	1.3	15	15	● Balanced
\$400,000 - \$450,000	36	4.5	1.2	8	9	● Balanced
\$450,000 - \$500,000	33	4.7	1.9	7	7	● Balanced
\$500,000 - \$550,000	18	4.5	1.1	4	4	● Balanced
\$550,000 - \$600,000	16	3.2	1.2	5	4	● Seller's
\$600,000 - \$650,000	13	13.0	2.2	1	1	● Buyer's
> \$650,000	44	2.9	1.1	15	10	● Seller'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 Central Tucson MLS Area, Arizona. The values are based on closed transactions in May 2026.

