



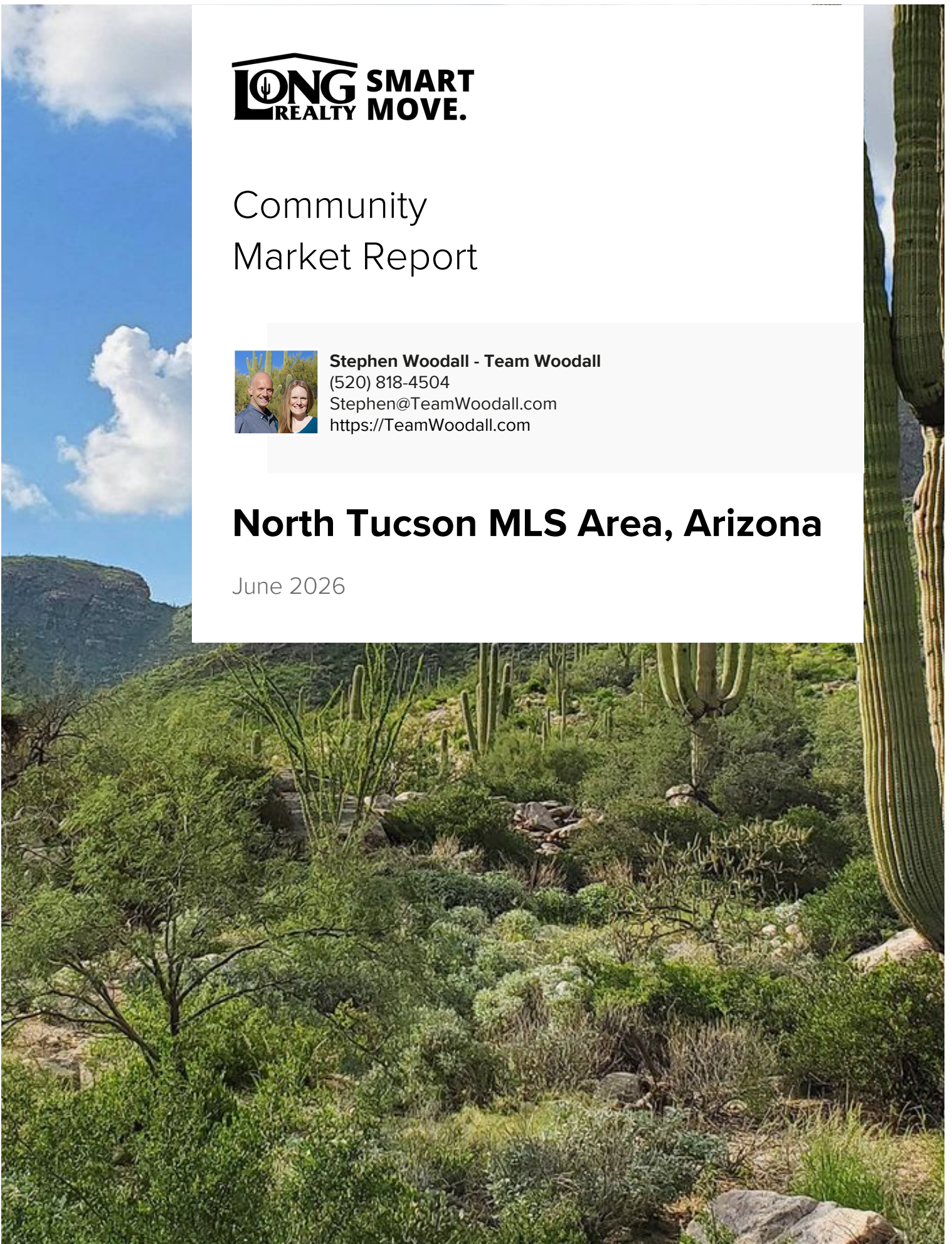
Community Market Report



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North Tucson MLS Area, Arizona

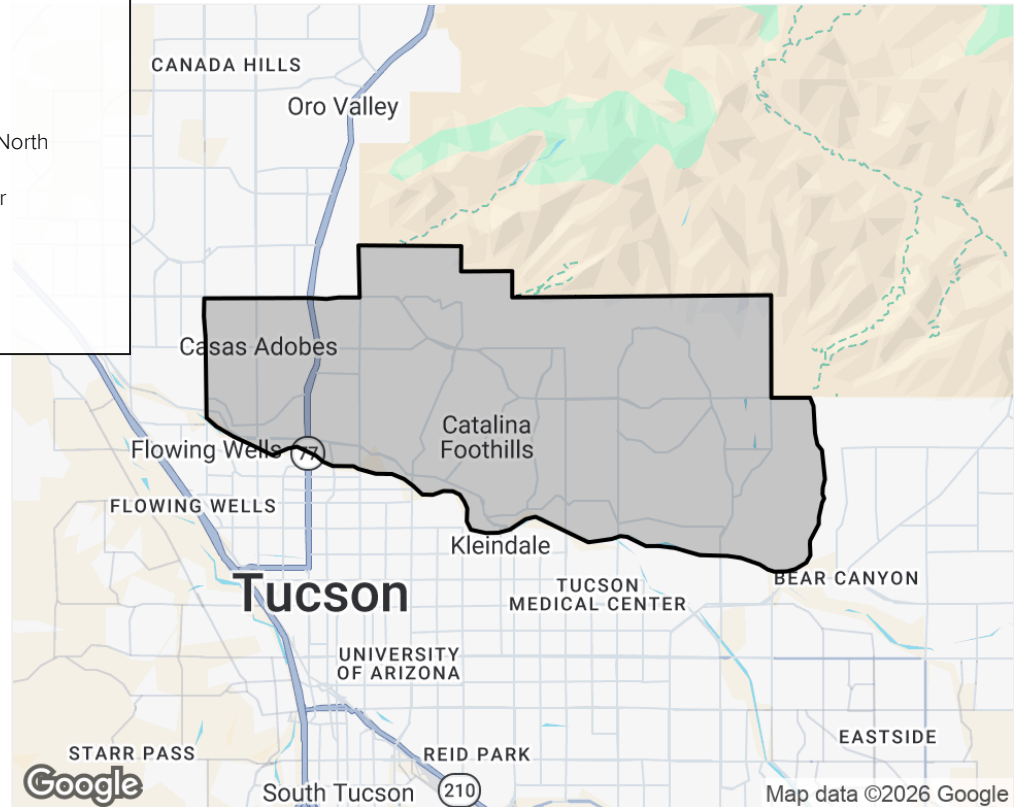
June 2026





About North Tucson MLS Area

Welcome to your personalized market report for North 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 North Tucson MLS Area.





Market Summary - All Property Types

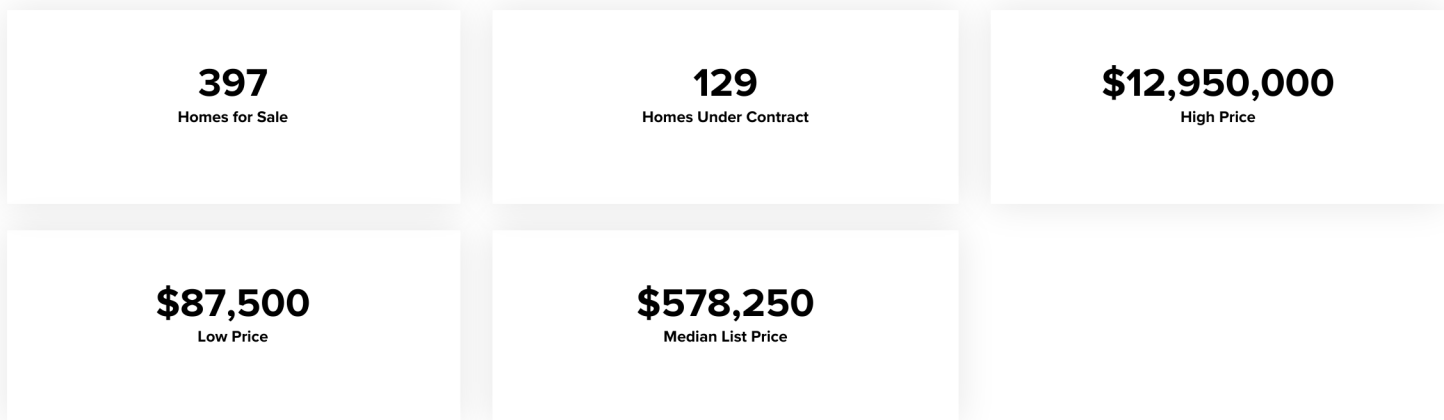
Recent Sales Trends

The statistics below highlight key market indicators for North 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	117	127	▼ 8%	114	▲ 3%
Median Sale Price	\$597,000	\$718,000	▼ 17%	\$670,250	▼ 11%
Median List Price	\$600,000	\$725,000	▼ 17%	\$677,450	▼ 11%
Sale to List Price Ratio	97%	97%	0%	98%	▼ 1%
Sales Volume	\$86,697,730	\$106,258,664	▼ 18%	\$87,326,319	▼ 1%
Average Days on Market	58 days	46 days	▲ 12 days	45 days	▲ 13 days
Homes Sold Year to Date	567	450	▲ 26%	547	▲ 4%
For Sale at Month's End	—	429	▼ 100%	459	▼ 100%

Current Market

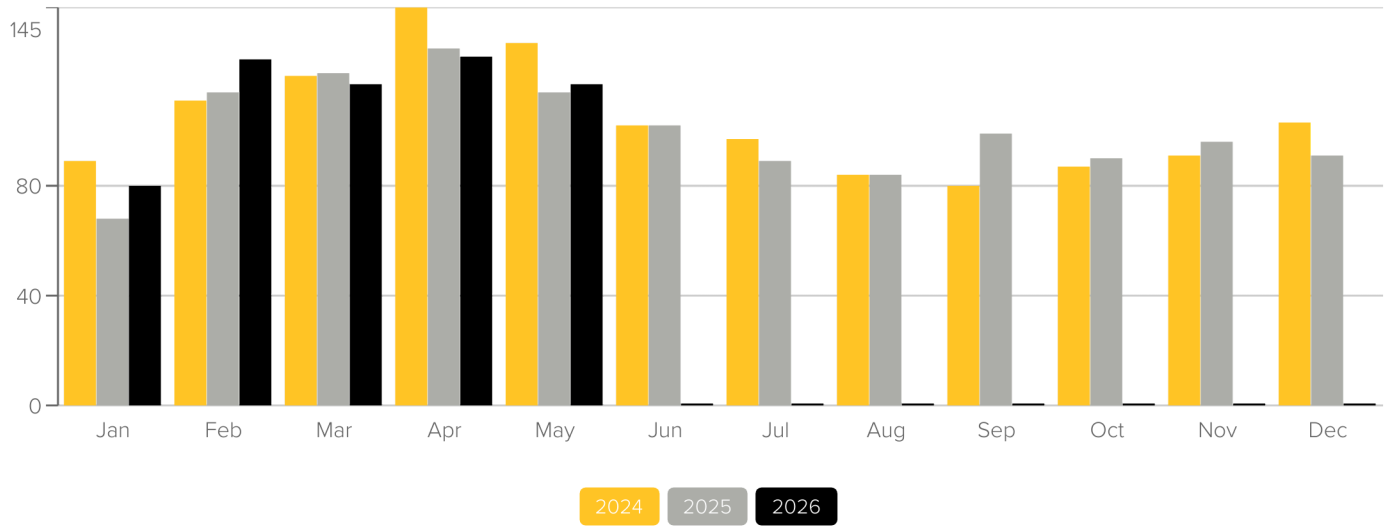
The statistics below provide an up-to-date snapshot of the listed inventory as of June 2, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers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



Values pulled on 6/2/2026



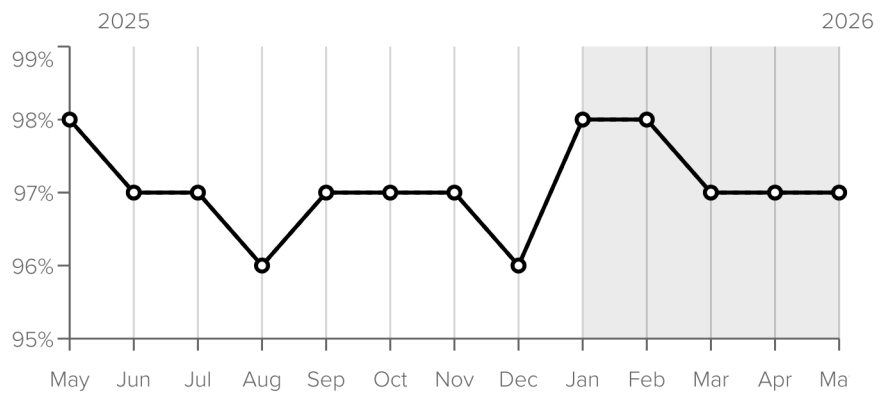
Homes Sold



Sale to List Price Ratio




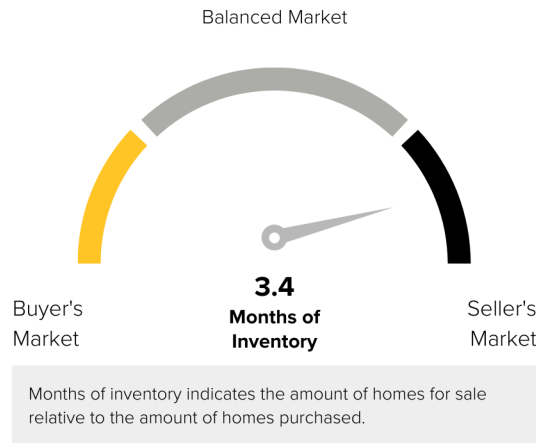
97%
 Average Sale to List Price Ratio
 May 2026






Market Conditions


58
Average Days on Market




9%
Properties Sold Over Original Asking Price
May 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.

No data available

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 North Tucson MLS Area, Arizona. The values are based on closed transactions in May 2026.

