



Community Market Report



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

Northwest Tucson MLS Area, Arizona

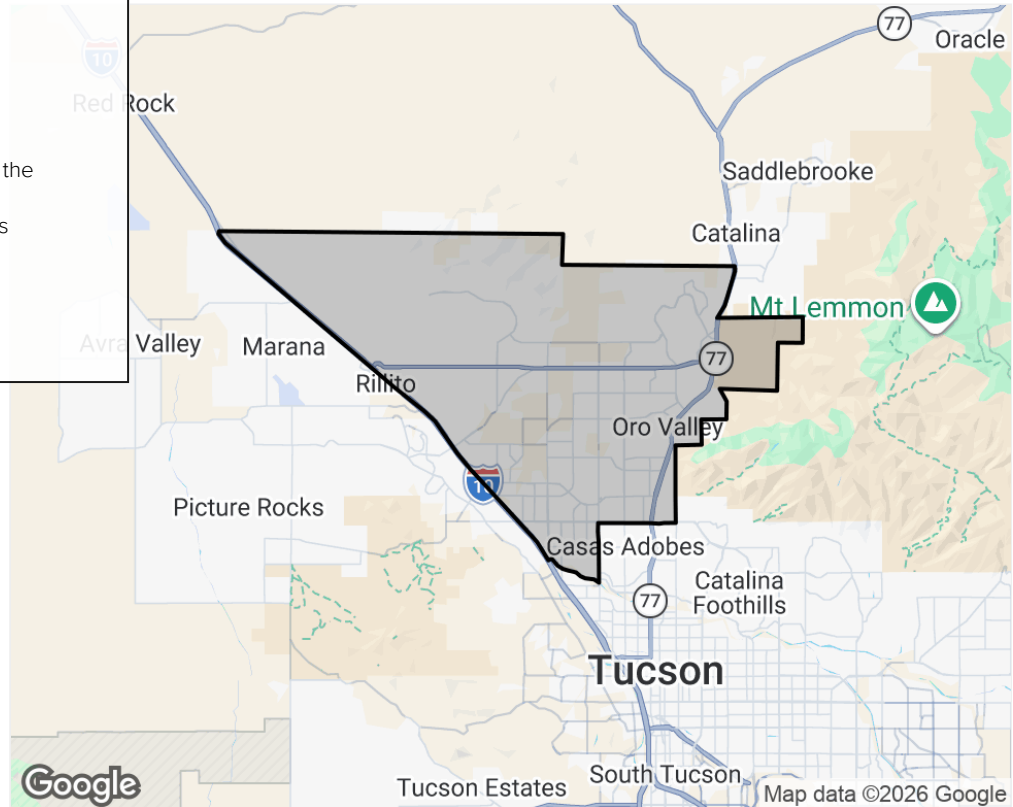
July 2026





About Northwest Tucson MLS Area

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





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Northwest Tucson MLS Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	213	281	▼ 24%	217	▼ 2%
Median Sale Price	\$455,000	\$467,500	▼ 3%	\$479,000	▼ 5%
Median List Price	\$461,000	\$479,900	▼ 4%	\$489,000	▼ 6%
Sale to List Price Ratio	98%	98%	0%	98%	0%
Sales Volume	\$124,199,401	\$167,900,637	▼ 26%	\$127,429,293	▼ 3%
Average Days on Market	61 days	59 days	▲ 2 days	54 days	▲ 7 days
Homes Sold Year to Date	1,372	1,159	▲ 18%	1,361	▲ 1%
For Sale at Month's End	671	677	▼ 1%	745	▼ 10%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of July 4, 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.

665

Homes for Sale

270

Homes Under Contract

\$8,100,000

High Price

\$158,000

Low Price

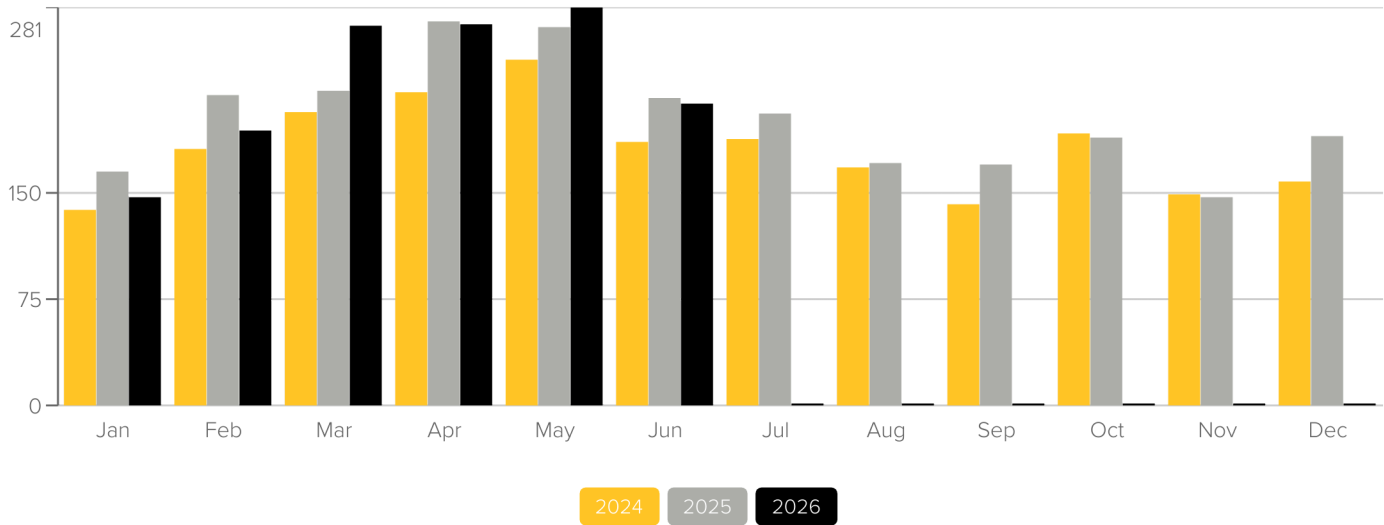
\$499,000

Median List Price

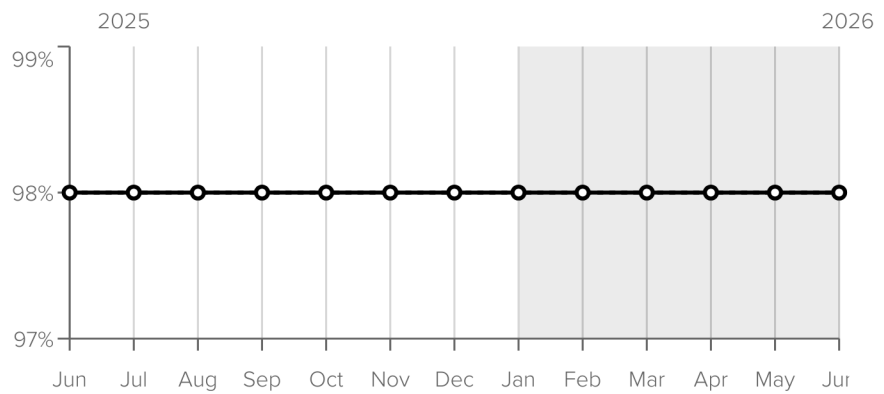
Values pulled on 7/4/2026



Homes Sold

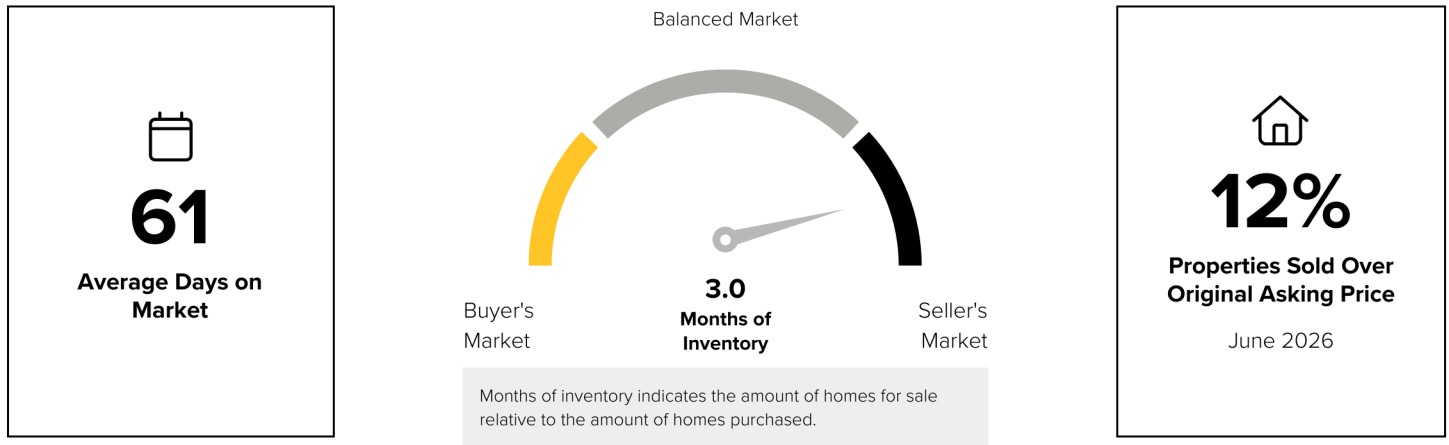


Sale to List Price Ratio





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

Buyer's Market
More people selling homes than buying

- More homes to choose from**
- Could spend less than asking price**
- Price restrictions**
- Rarely competing offers**

Seller's Market
More people buying homes than selling

- Fewer homes to choose from**
- Need to be able to close quickly**
- Could spend more than asking price**
- Competition from other buyers**

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell**
- Fewer offers received**
- Could get lower than asking price**
- May have to make repairs and/or concessions**

Seller's Market
More people buying homes than selling

- 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	Months of Inventory		Sales		Market Climate
	As of 7/4/26	Current Period Jun 2026	3 Month Trend	Current Period Jun 2026	6 Month Avg	
All Price Ranges	667	3.0	0.9	222	230	Seller's
< \$300,000	41	2.9	0.7	14	18	● Seller's
\$300,000 - \$350,000	62	1.6	0.5	40	33	● Seller's
\$350,000 - \$400,000	84	2.8	0.8	30	32	● Seller's
\$400,000 - \$450,000	56	2.2	0.7	25	23	● Seller's
\$450,000 - \$500,000	60	3.5	0.9	17	19	● Seller's
\$500,000 - \$550,000	60	6.7	1.1	9	17	● Buyer's
\$550,000 - \$600,000	60	6.7	1.3	9	15	● Buyer's
\$600,000 - \$650,000	35	2.7	0.8	13	13	● Seller's
\$650,000 - \$700,000	37	2.2	0.8	17	12	● Seller's
\$700,000 - \$750,000	26	3.7	0.8	7	6	● Seller's
> \$750,000	146	3.6	1.2	41	37	● 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 Northwest Tucson MLS Area, Arizona. The values are based on closed transactions in June 2026.

