



Community Market Report



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

East Tucson MLS Area, Arizona

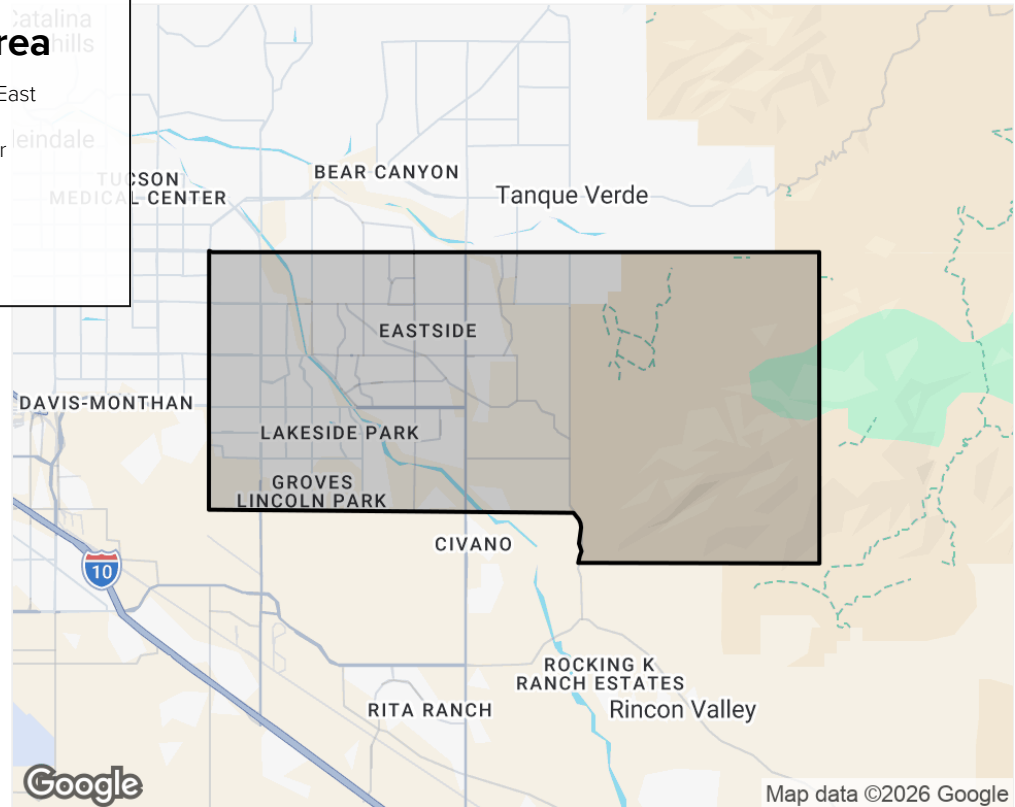
August 2026





About East Tucson MLS Area

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





Market Summary - All Property Types

Recent Sales Trends

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

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	92	111	▼ 17%	109	▼ 16%
Median Sale Price	\$309,375	\$316,000	▼ 2%	\$328,000	▼ 6%
Median List Price	\$309,450	\$315,000	▼ 2%	\$330,000	▼ 6%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	\$29,791,342	\$37,182,500	▼ 20%	\$40,718,024	▼ 27%
Average Days on Market	49 days	56 days	▼ 7 days	42 days	▲ 7 days
Homes Sold Year to Date	709	617	▲ 15%	743	▼ 5%
For Sale at Month's End	355	338	▲ 5%	314	▲ 13%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 5, 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.

339
Homes for Sale

\$32,000
Low Price

132
Homes Under Contract

\$305,000
Median List Price

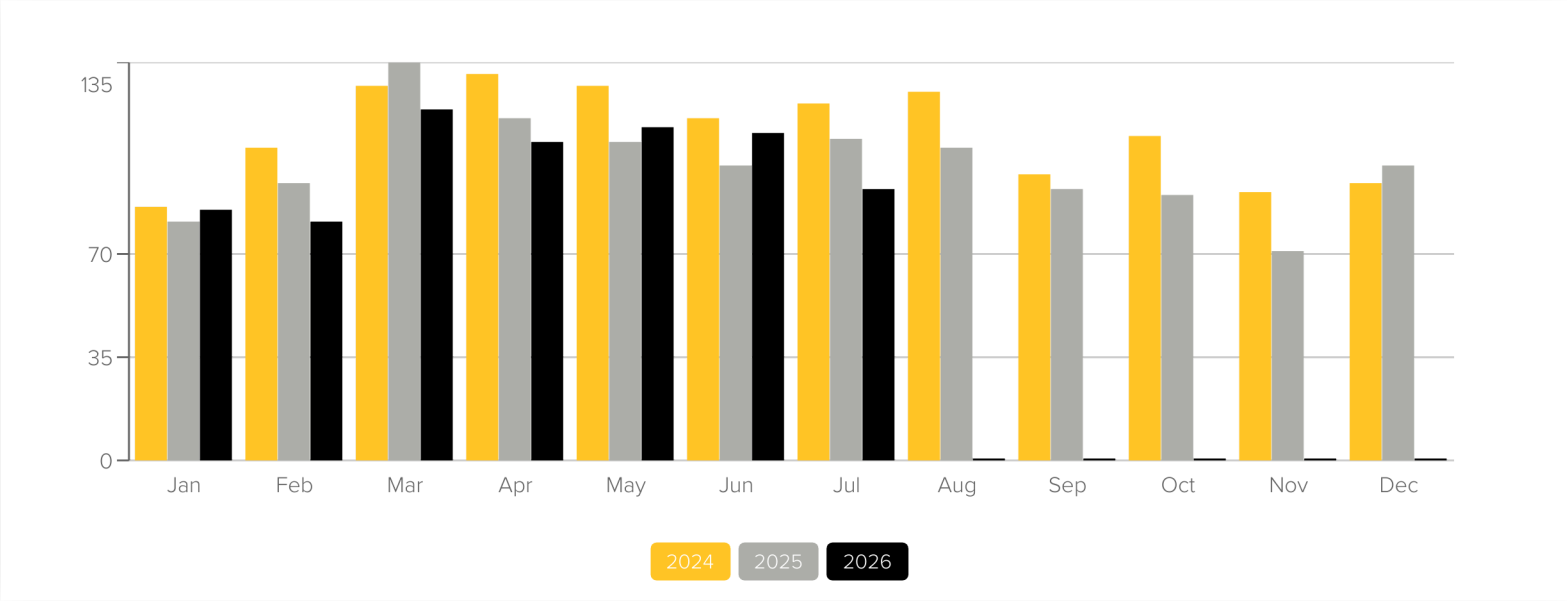
\$3,200,000
High Price

Values pulled on 8/5/2026

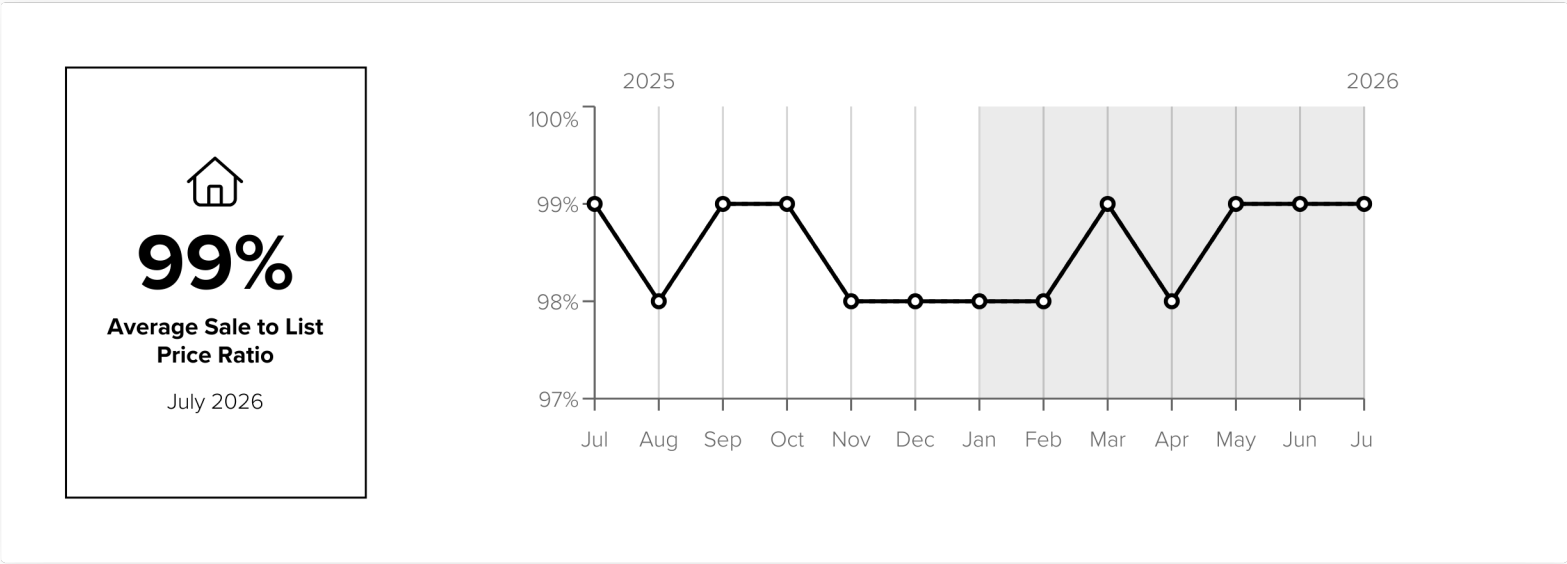




Homes Sold



Sale to List Price Ratio

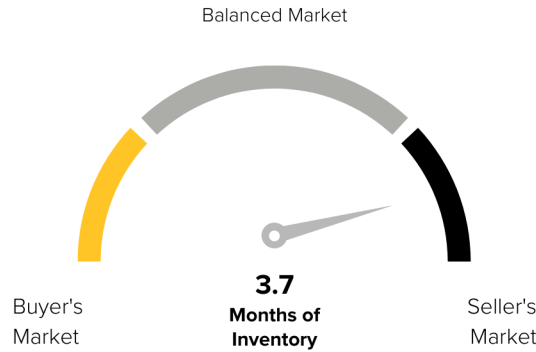




Market Conditions

49

Average Days on Market



Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.



24%

Properties Sold Over Original Asking Price

July 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

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 8/5/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg		
All Price Ranges	339	3.7	1.1	92	104	Seller's	
< \$250,000	83	4.9	1.8	17	18	● Balanced	
\$250,000 - \$300,000	83	4.0	1.2	21	25	● Balanced	
\$300,000 - \$350,000	86	3.1	0.9	28	27	● Seller's	
\$350,000 - \$400,000	39	3.0	0.7	13	15	● Seller's	
\$400,000 - \$450,000	16	4.0	0.9	4	7	● Balanced	
\$450,000 - \$500,000	6	2.0	0.7	3	3	● Seller's	
\$500,000 - \$600,000	4	2.0	0.4	2	2	● Seller's	
\$600,000 - \$750,000	6	2.0	0.6	3	3	● Seller's	
\$750,000 - \$1,000,000	5	5.0	2.5	1	1	● Balanced	
\$1,000,000 - \$2,000,000	8	—	—	0	0	—	
> \$2,000,000	3	—	—	0	0	—	

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 East Tucson MLS Area, Arizona. The values are based on closed transactions in July 2026.

