



Community Market Report



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West Tucson MLS Area, Arizona

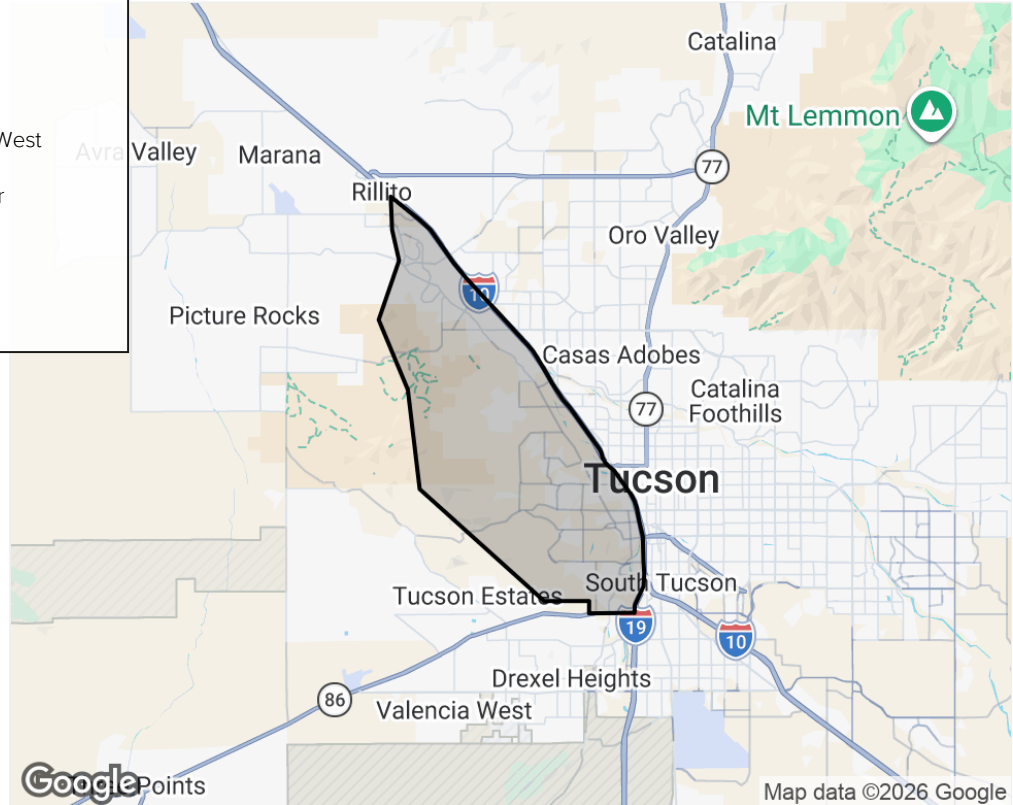
August 2026





About West Tucson MLS Area

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





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for West 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	77	89	▼ 13%	64	▲ 20%
Median Sale Price	\$380,000	\$405,000	▼ 6%	\$370,700	▲ 3%
Median List Price	\$390,000	\$415,000	▼ 6%	\$376,715	▲ 4%
Sale to List Price Ratio	98%	99%	▼ 1%	99%	▼ 1%
Sales Volume	\$34,413,378	\$41,365,159	▼ 17%	\$26,090,173	▲ 32%
Average Days on Market	50 days	68 days	▼ 18 days	48 days	▲ 2 days
Homes Sold Year to Date	524	447	▲ 17%	484	▲ 8%
For Sale at Month's End	254	245	▲ 4%	288	▼ 12%

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.

253

Homes for Sale

80

Homes Under Contract

\$3,250,000

High Price

\$80,000

Low Price

\$389,000

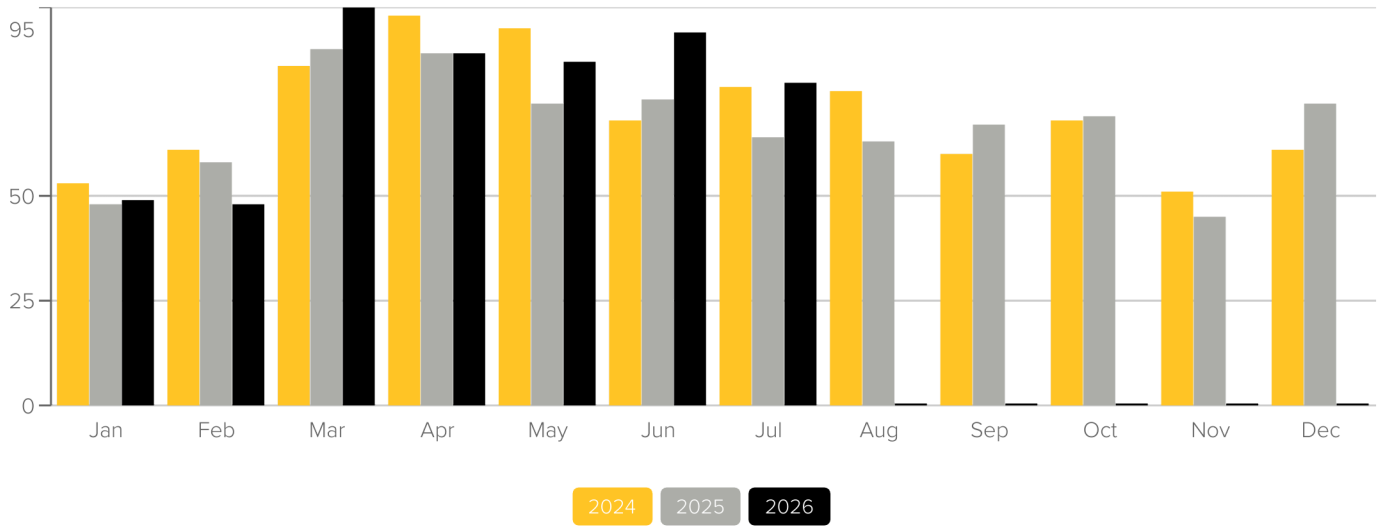
Median List Price

Values pulled on 8/5/2026

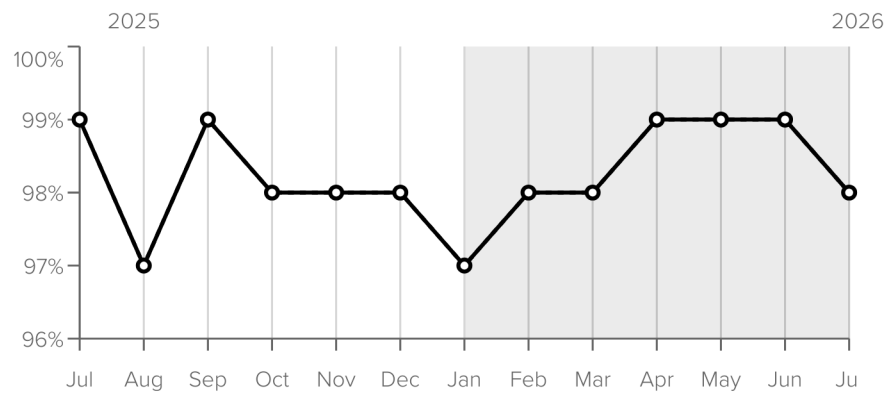




Homes Sold

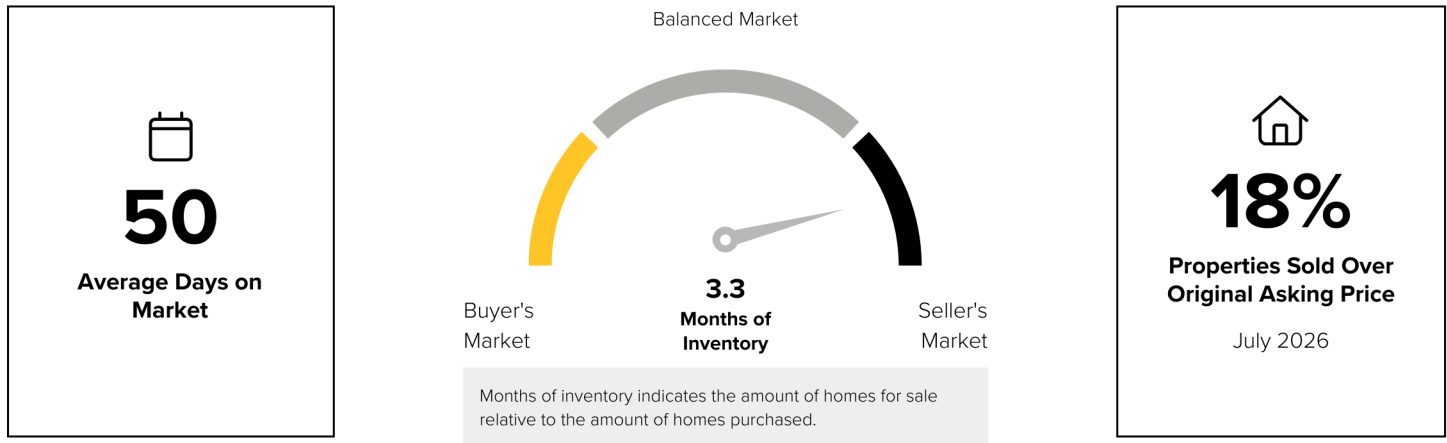


Sale to List Price Ratio





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 8/5/26	Current Period Jul 2026	3 Month Trend	Current Period Jul 2026	6 Month Avg		
All Price Ranges	253	3.3	1.0	77	79	Seller's	
< \$250,000	33	5.5	1.6	6	8	● Balanced	
\$250,000 - \$300,000	21	3.5	1.4	6	6	● Seller's	
\$300,000 - \$350,000	38	2.4	0.6	16	17	● Seller's	
\$350,000 - \$400,000	42	2.2	1.0	19	12	● Seller's	
\$400,000 - \$450,000	18	2.6	0.5	7	9	● Seller's	
\$450,000 - \$500,000	19	3.2	0.9	6	5	● Seller's	
\$500,000 - \$600,000	24	4.8	1.5	5	5	● Balanced	
\$600,000 - \$750,000	17	5.7	1.1	3	5	● Balanced	
\$750,000 - \$1,000,000	21	3.0	1.2	7	5	● Seller's	
\$1,000,000 - \$2,000,000	13	6.5	3.3	2	1	● Buyer's	
> \$2,000,000	7	—	—	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 West Tucson MLS Area, Arizona. The values are based on closed transactions in July 2026.

