



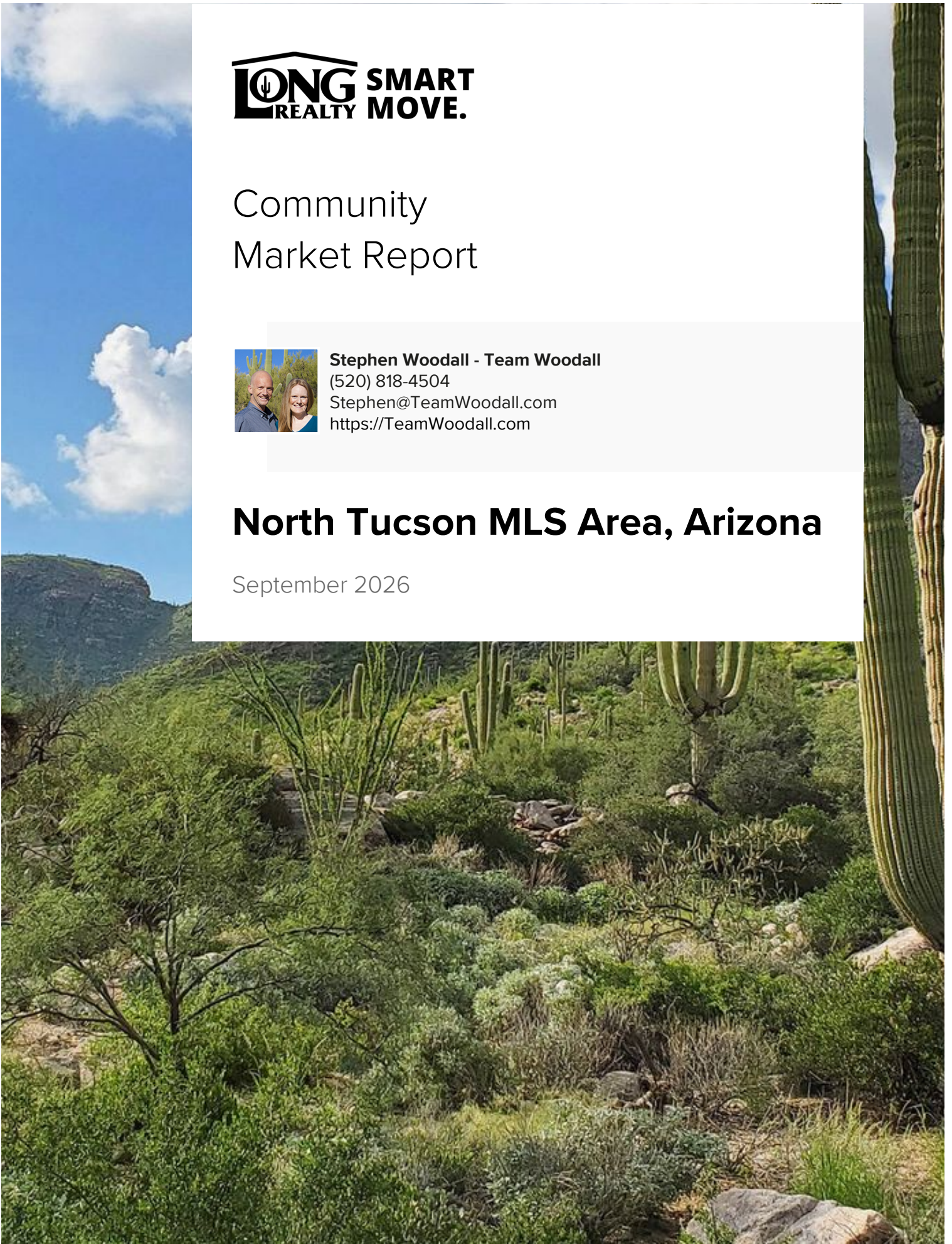
Community Market Report



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

North Tucson MLS Area, Arizona

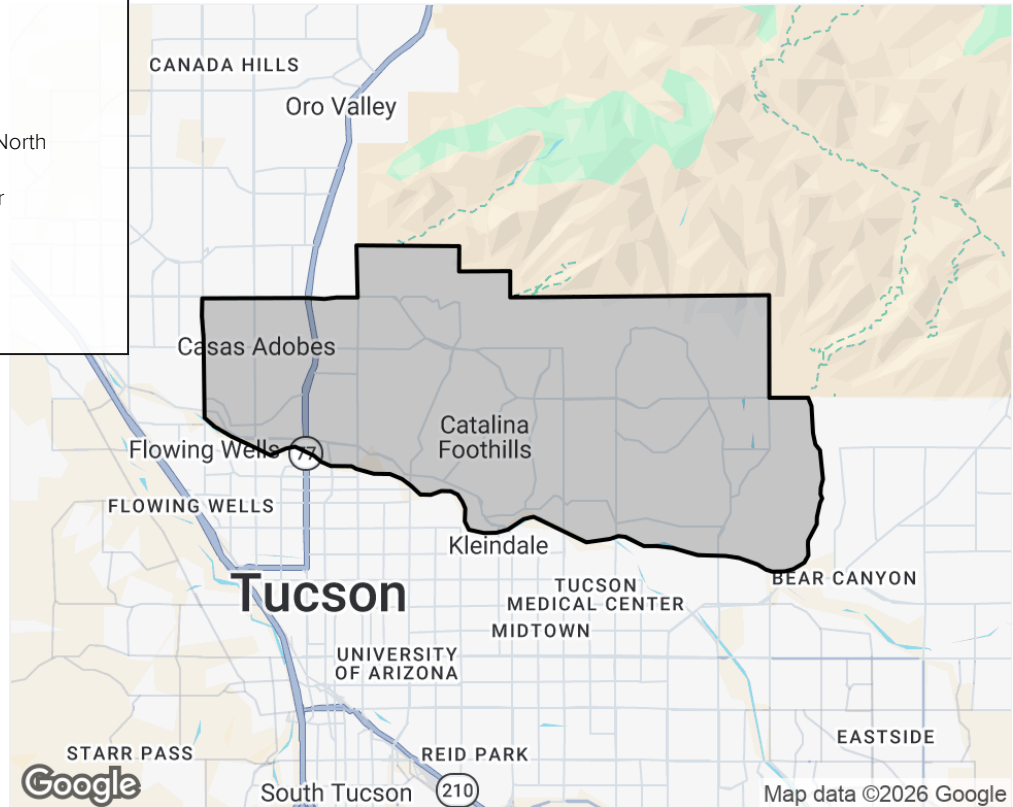
September 2026





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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	86	116	▼ 26%	84	▲ 2%
Median Sale Price	\$645,000	\$602,500	▲ 7%	\$585,000	▲ 10%
Median List Price	\$654,500	\$597,000	▲ 10%	\$612,500	▲ 7%
Sale to List Price Ratio	97%	97%	0%	96%	▲ 1%
Sales Volume	\$64,173,386	\$85,010,250	▼ 25%	\$51,844,718	▲ 24%
Average Days on Market	57 days	55 days	▲ 2 days	69 days	▼ 12 days
Homes Sold Year to Date	881	795	▲ 11%	822	▲ 7%
For Sale at Month's End	350	373	▼ 6%	350	0%

Current Market

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

360

Homes for Sale

86

Homes Under Contract

\$12,950,000

High Price

\$90,000

Low Price

\$509,000

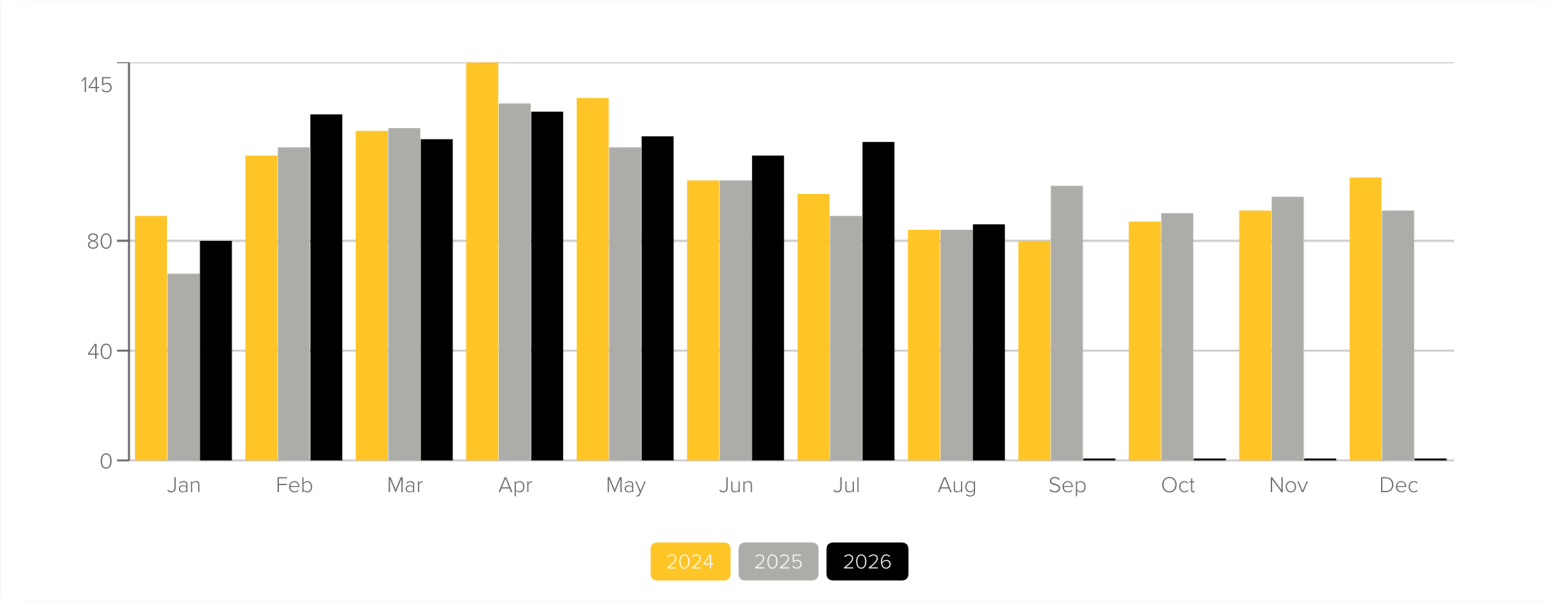
Median List Price

Values pulled on 9/4/2026

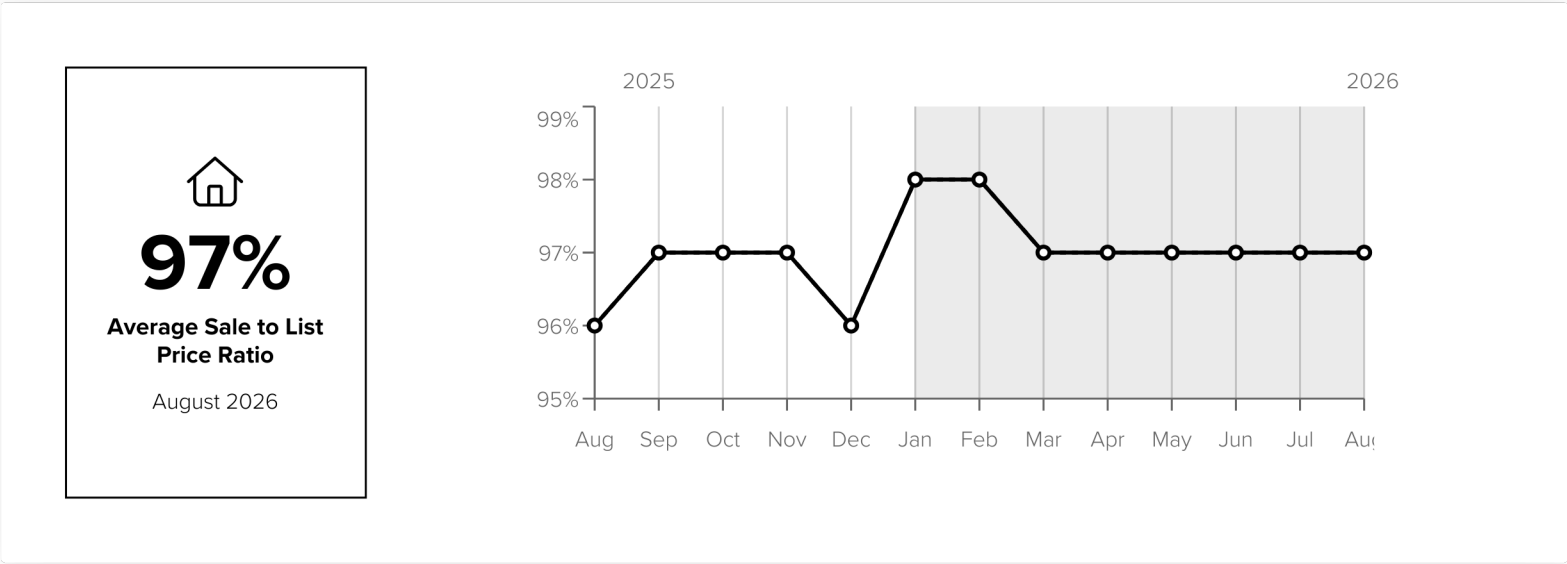




Homes Sold

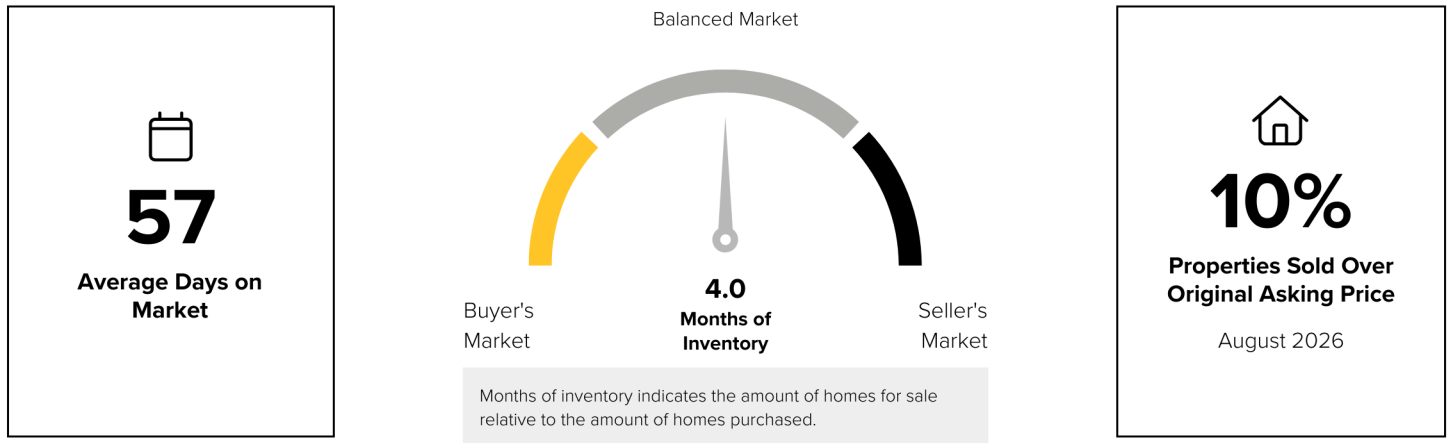


Sale to List Price Ratio





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
	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 9/4/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	360	4.0	1.1	90	113	Balanced
< \$250,000	47	5.9	1.7	8	8	Balanced
\$250,000 - \$300,000	36	3.3	1.6	11	8	Seller's
\$300,000 - \$350,000	39	9.8	1.9	4	8	Buyer's
\$350,000 - \$400,000	23	11.5	1.9	2	4	Buyer's
\$400,000 - \$450,000	13	6.5	0.9	2	4	Buyer's
\$450,000 - \$500,000	25	6.3	1.3	4	7	Buyer's
\$500,000 - \$600,000	26	2.9	0.7	9	12	Seller's
\$600,000 - \$750,000	46	4.2	1.1	11	14	Balanced
\$750,000 - \$1,000,000	50	2.8	0.8	18	20	Seller's
\$1,000,000 - \$2,000,000	37	1.8	0.6	21	19	Seller's
> \$2,000,000	18	—	4.5	0	3	—

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 August 2026.

