



Community Market Report



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West Tucson MLS Area, Arizona

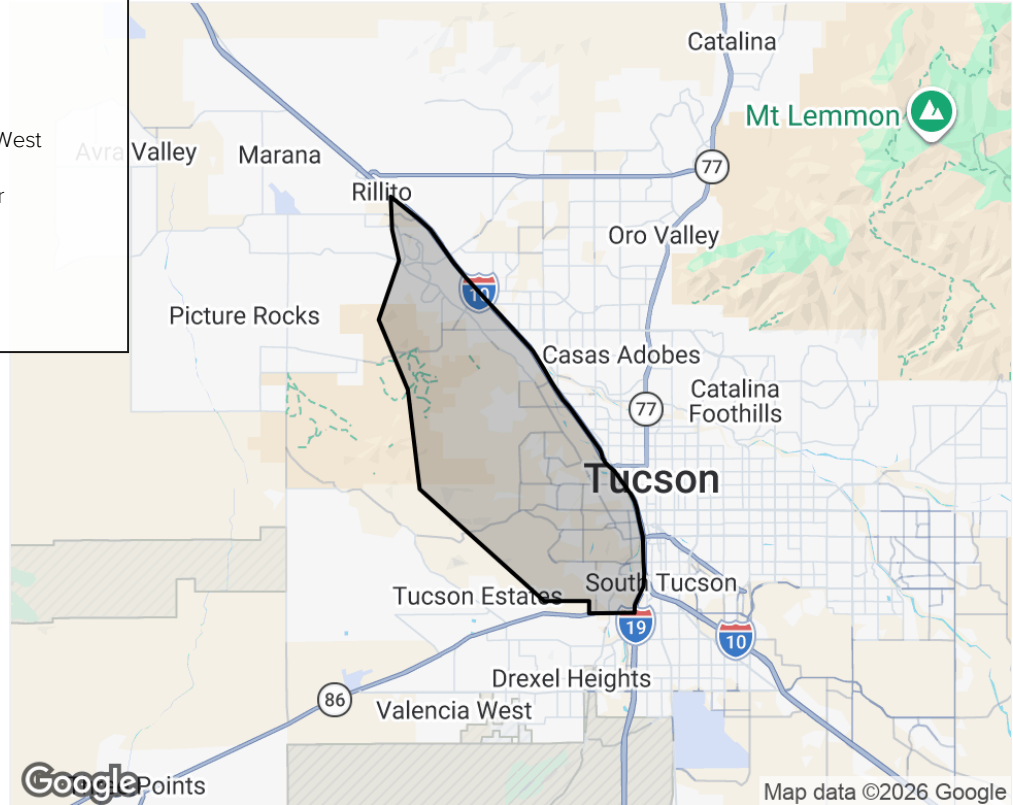
September 2026





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 August 2026.

	Current Period Aug 2026	Last Month Jul 2026	Change From Last Month	Last Year Aug 2025	Change From Last Year
Homes Sold	60	79	▼ 24%	63	▼ 5%
Median Sale Price	\$371,000	\$380,000	▼ 2%	\$355,000	▲ 5%
Median List Price	\$377,475	\$390,000	▼ 3%	\$359,900	▲ 5%
Sale to List Price Ratio	99%	98%	▲ 1%	97%	▲ 2%
Sales Volume	\$24,392,607	\$35,201,136	▼ 31%	\$24,245,321	▲ 1%
Average Days on Market	50 days	49 days	▲ 1 day	69 days	▼ 19 days
Homes Sold Year to Date	586	526	▲ 11%	547	▲ 7%
For Sale at Month's End	264	254	▲ 4%	264	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.

269

Homes for Sale

87

Homes Under Contract

\$3,250,000

High Price

\$80,000

Low Price

\$399,999

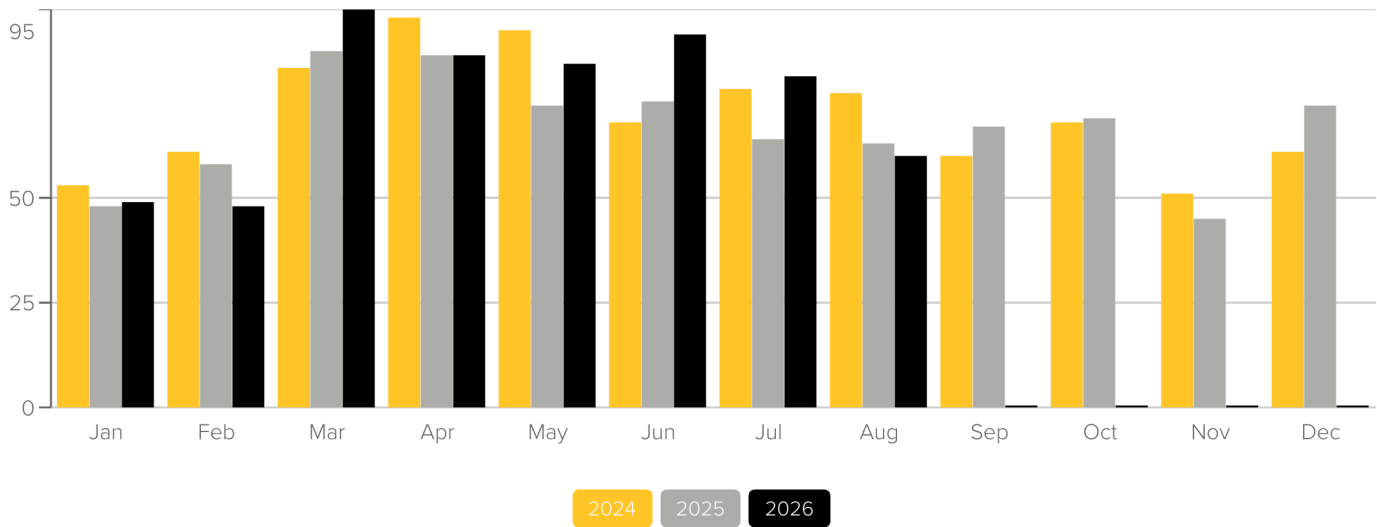
Median List Price

Values pulled on 9/4/2026

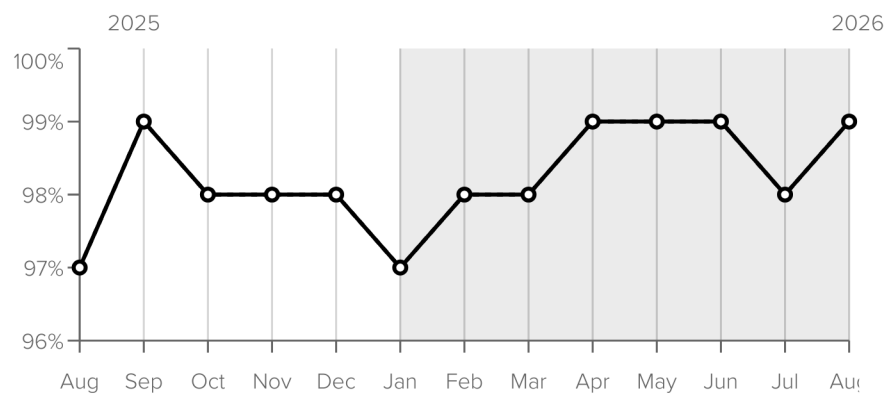




Homes Sold

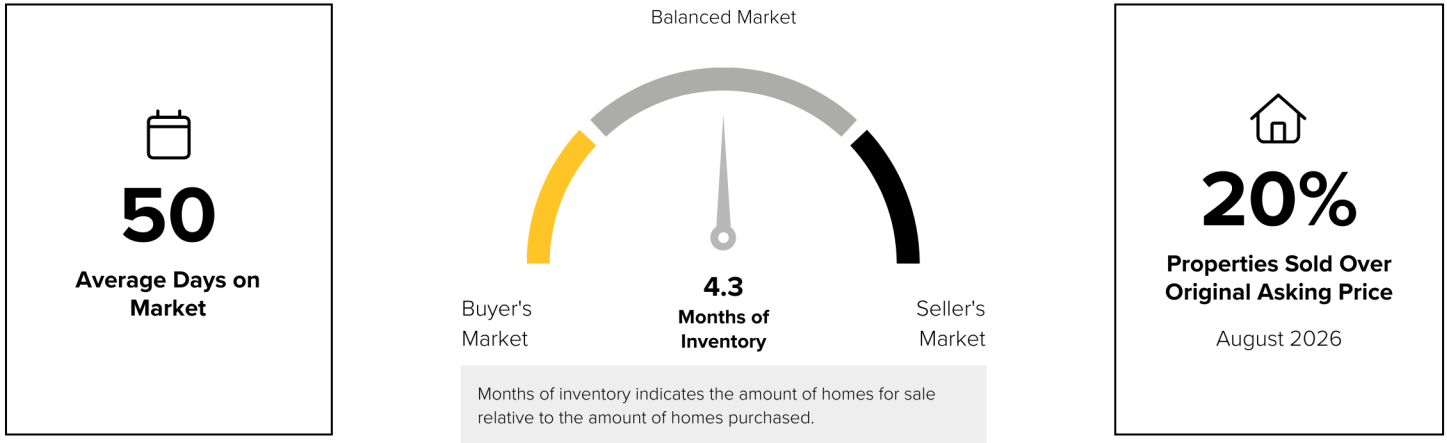


Sale to List Price Ratio





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**

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 9/4/26	Current Period Aug 2026	3 Month Trend	Current Period Aug 2026	6 Month Avg	
All Price Ranges	269	4.3	1.2	63	82	Balanced
< \$250,000	34	17.0	2.6	2	8	🟡 Buyer's
\$250,000 - \$300,000	26	3.3	1.4	8	7	🟢 Seller's
\$300,000 - \$350,000	30	1.9	0.6	16	18	🟢 Seller's
\$350,000 - \$400,000	42	3.5	1.0	12	13	🟢 Seller's
\$400,000 - \$450,000	30	2.7	0.9	11	9	🟢 Seller's
\$450,000 - \$500,000	16	2.7	0.8	6	6	🟢 Seller's
\$500,000 - \$600,000	26	13.0	1.7	2	5	🟡 Buyer's
\$600,000 - \$750,000	23	23.0	1.8	1	4	🟡 Buyer's
\$750,000 - \$1,000,000	25	6.3	1.5	4	6	🟡 Buyer's
\$1,000,000 - \$2,000,000	11	11.0	2.2	1	1	🟡 Buyer's
> \$2,000,000	6	—	—	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 August 2026.

