



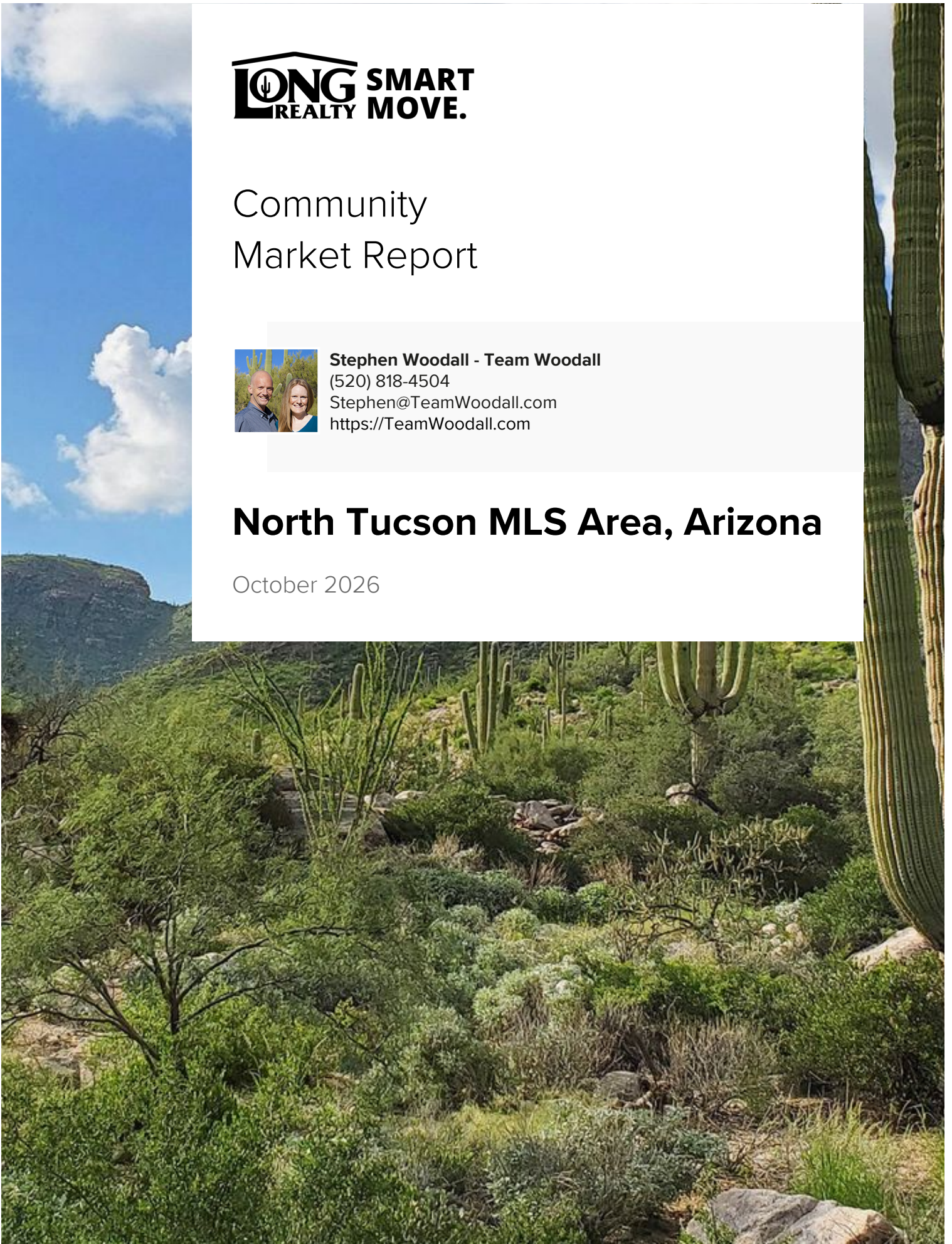
Community Market Report



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North Tucson MLS Area, Arizona

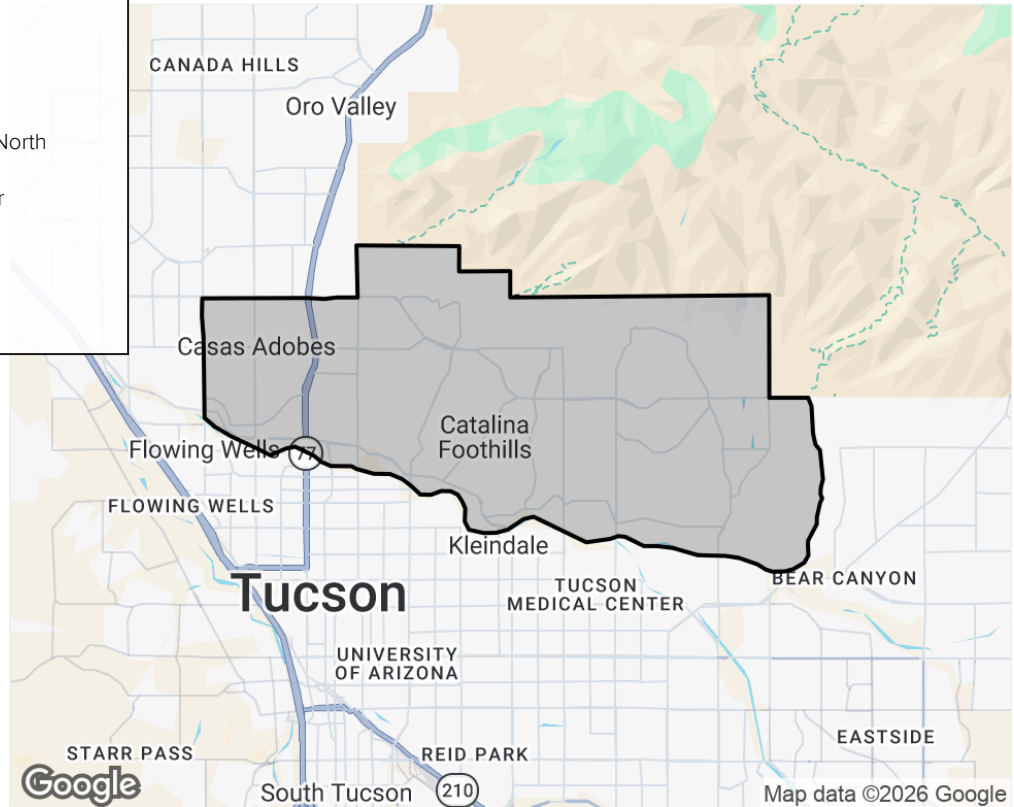
October 2026





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 September 2026.

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	68	87	▼ 22%	100	▼ 32%
Median Sale Price	\$563,250	\$640,000	▼ 12%	\$599,000	▼ 6%
Median List Price	\$567,500	\$650,000	▼ 13%	\$599,500	▼ 5%
Sale to List Price Ratio	97%	97%	0%	97%	0%
Sales Volume	\$50,124,684	\$64,528,386	▼ 22%	\$69,788,426	▼ 28%
Average Days on Market	63 days	56 days	▲ 7 days	78 days	▼ 15 days
Homes Sold Year to Date	952	884	▲ 8%	922	▲ 3%
For Sale at Month's End	402	350	▲ 15%	375	▲ 7%

Current Market

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

414

Homes for Sale

104

Homes Under Contract

\$12,950,000

High Price

\$89,900

Low Price

\$550,000

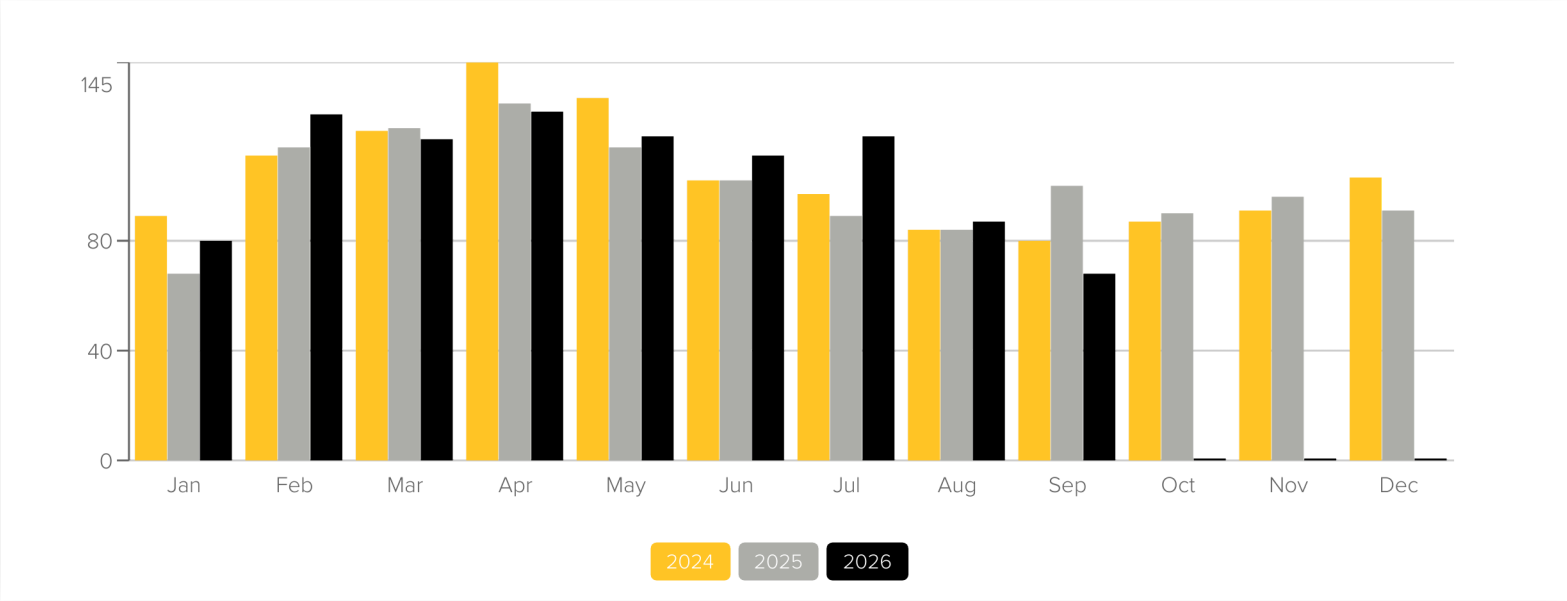
Median List Price

Values pulled on 10/4/2026

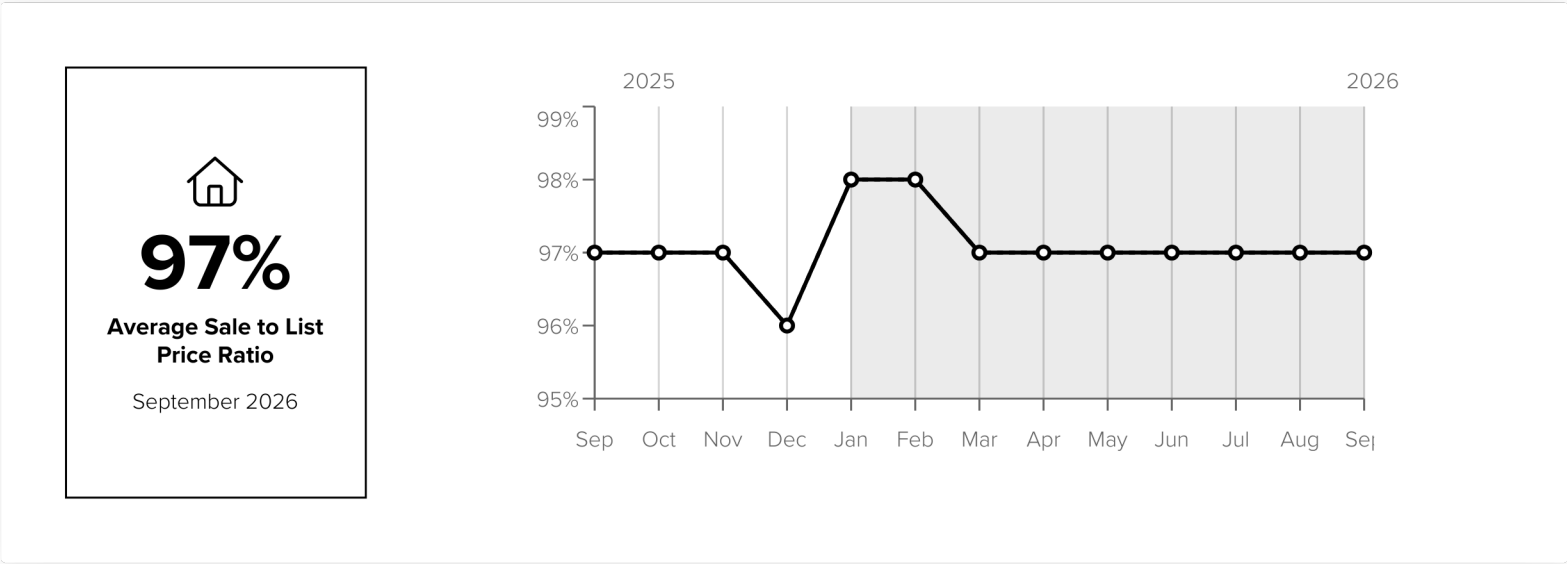




Homes Sold



Sale to List Price Ratio



97%

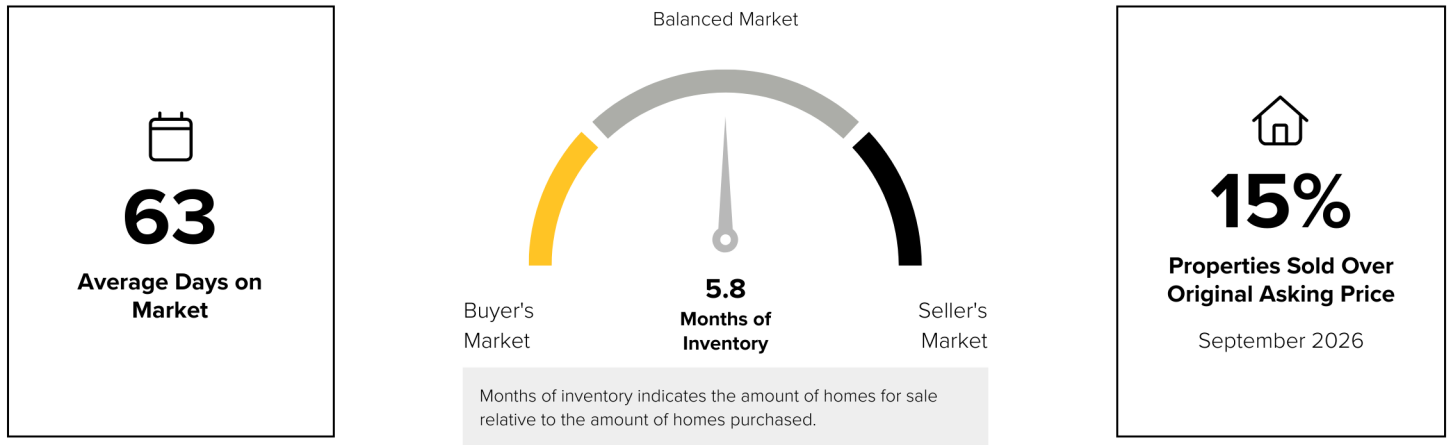
Average Sale to List
Price Ratio

September 2026





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 10/4/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg		
All Price Ranges	415	5.8	1.5	71	105	Balanced	
< \$250,000	51	6.4	1.9	8	8	● Buyer's	
\$250,000 - \$300,000	38	7.6	1.7	5	7	● Buyer's	
\$300,000 - \$350,000	31	5.2	1.6	6	6	● Balanced	
\$350,000 - \$400,000	23	5.8	2.3	4	4	● Balanced	
\$400,000 - \$450,000	18	6.0	1.3	3	4	● Buyer's	
\$450,000 - \$500,000	33	11.0	2.5	3	6	● Buyer's	
\$500,000 - \$600,000	36	4.0	1.1	9	12	● Balanced	
\$600,000 - \$750,000	52	3.7	1.3	14	14	● Seller's	
\$750,000 - \$1,000,000	56	6.2	1.3	9	18	● Buyer's	
\$1,000,000 - \$2,000,000	56	7.0	1.1	8	18	● Buyer's	
> \$2,000,000	21	10.5	4.2	2	2	● Buyer'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 North Tucson MLS Area, Arizona. The values are based on closed transactions in September 2026.

